For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)





Freehold London Restaurant and Residential Investment

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Property Information

 Freehold London Restaurant and Residential Investment Entirely Let to Sun GE Limited (t/a The Good Earth) Tenant in Occupation Since 1981 The Good Earth Trades from 7 Affluent London Locations and Surrey In the Same Ownership for Nearly 50 Years Nearby Occupiers Include GAIL's Bakery, Pizza Express, Prezzo, Londis and Boots 		Location		Description The property comprises a restaurant on the ground and first floors and 2 x Three Bedroom self-contained residential flats on the second floor. The property also benefits from approximately 8 car parking spaces to the rear. VAT		
		Miles Roads Rail Air	10 miles north-west of Central London, 3 miles north of the north circular, 5 miles south of the M25 A1, M1, M25 Mill Hill Broadway (Thameslink) London Luton, London Heathrow			
VAT-Free Investment		Situation		VAT is not applicable to this lot.		
Lot	Auction					
8	9th July 2024	miles north-	opular and affluent North London suburb, is located approximately 10 west of Central London. The property is prominently situated on The			
Rent	Status		Mill Hill's main shopping destination, just off the junction with Mill Hill ndabout. Nearby occupiers include GAIL's Bakery, Pizza Express,			
£115,000 per Annum Exclusive	Available		ndis, Boots and an eclectic mix of local retailers.			
Sector	Auction Venue	Tenure				
Restaurant	Live Streamed Auction					

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Freehold.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground First Second (Flat 16 Clarence Court) Second (Flat 18 Clarence Court)	Restaurant Ancillary 3 Bedroom Flat 3 Bedroom Flat	127.60 (1) 142.50 (1) 56.70 (2) 64.10 (2)	(1,373) (1,534) (610) (690)	SUN GE LIMITED (CRN: 00906175) (t/a The Good Earth) (3)	20 years from 01/11/2006	£115,000	31/10/2026
Total Approximate Floor Area		390.90	(4,207)			£115,000	

(1) The floor areas stated above have been taken from the Valuation Office Agency (https://www.tax.service.gov.uk/business-rates-find/valuations/start/12281001000)

(2) The residential floor areas have been measured on an Gross Internal Area (GIA) basis

(3) The Good Earth is a popular chain of Chinese restaurants with sites in Esher, Wandsworth, Knightsbridge, Mill Hill, Swiss Cottage, Battersea, Richmond and Wimbledon (www.goodearthgroup.co.uk)

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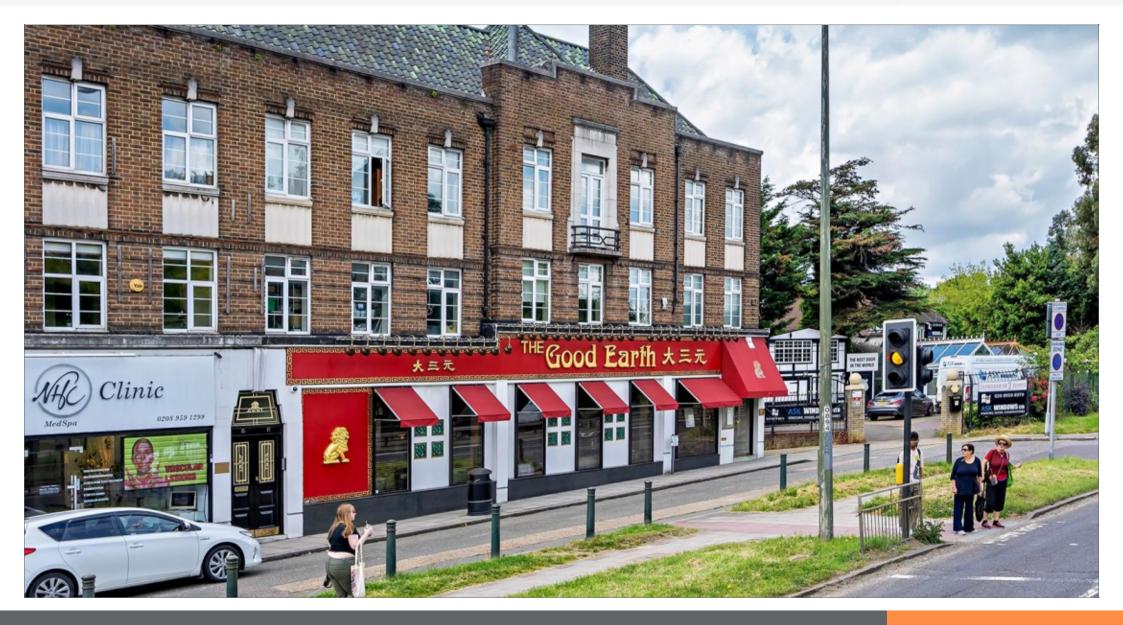




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