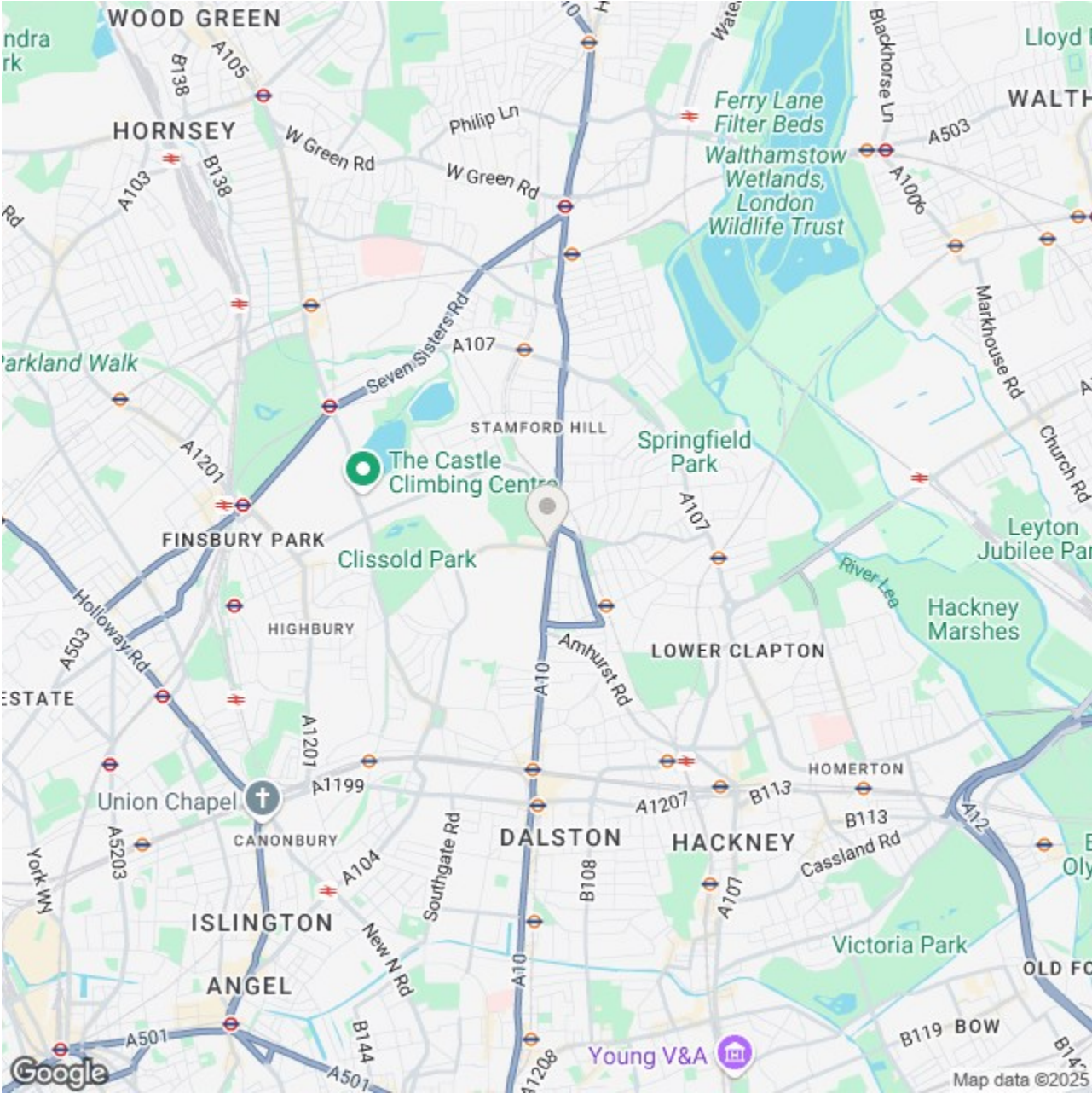




£21,000 P/A

- 1141 Sq. Ft
- Assignment of Lease (20 years from 2013)
- Premium - £90,000
- Ground Floor & Basement
- Excellent Location
- Loading Access To Rear



Council Tax Band - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

This ground floor and basement premises is being offered by way of lease assignment benefitting from a 20 year lease commencing 2013.

The property offers a generously sized ground floor seating area, with loading access to the rear (out onto Wilmer Place) in addition to a basement level comprising of WC and a sizeable prep and kitchen area.

Lease Term

Assignment of 20 year lease from 2013

Premium

£90,000

Rent Review

Next rent review 2029 and every 4 years after.

Rent review for April 2025 is overdue and TBC

Floor Area

Total Floor Area -106 Sq. M / 1141 Sq. Ft

B. Rates

Rateable Value - £21,250

Estimated Rates - £10,603. 75

EPC Rating

Rating C/58

