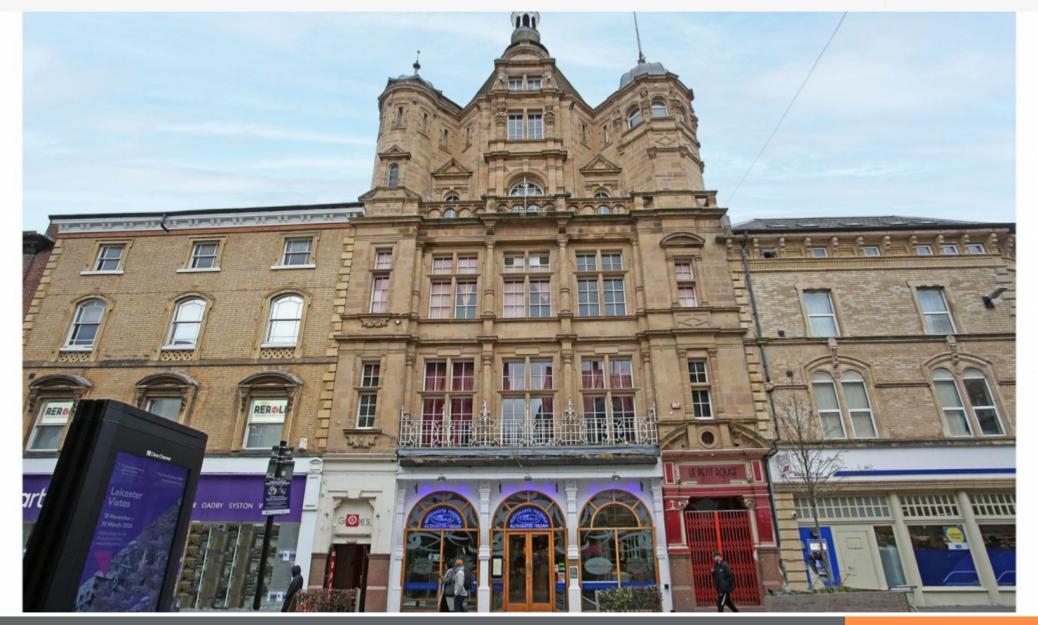
For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)

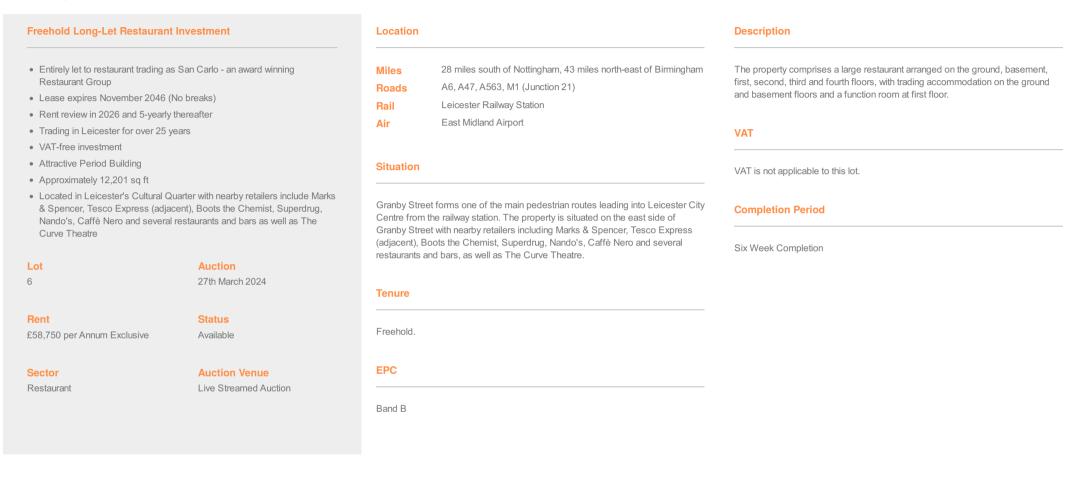




Freehold Long-Let Restaurant Investment

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)

Property Information



DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

www.acuitus.co.uk

Page 2 of 7



For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant	Term	Rent p.a.x.	Rent Reviews
Ground Basement First Second Third Fourth	Restaurant Restaurant/Ancillary Function Room Ancillary Ancillary Ancillary	190.00 160.20 200.50 214.00 202.90 166.05	(2,045) (1,724) (2,158) (2,303) (2,184) (1,787)	HARNBURY HOLDINGS LIMITED (t/a San Carlo) (2)	35 years from 12/11/2011 until 11/11/2046 on a full repairing and insuring lease	£58,750	12/11/2026 and five yearly thereafter
Total		1,133.65	(12,201)			£58,750	

(1) Areas provided by VOA (www.gov.uk/find-business-rates)

(2) For the year ending 24th September 2022, Harnbury Holdings Limited reported a turnover of £52,564,194, a pre-tax profit of £1,895,204 and a net worth of £9,012,638 (www.northrow.com). The company's main trading name is San Carlo, who operate restaurants in various other locations including 8 restaurants in London, as well as restaurants in Manchester, Birmingham and Leeds. Harnbury Holdings Limited also trade under names including Isola, Fumo and Alto (www.sancarlo.co.uk).

Freehold Long-Let Restaurant Investment



For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)





Freehold Long-Let Restaurant Investment

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)





Freehold Long-Let Restaurant Investment

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)





Freehold Long-Let Restaurant Investment

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)



Contacts

Acuitus

Seller's Solicitors

David Margolis +44 (0)20 7034 4862 +44 (0)7930 484 440 david.margolis@acuitus.co.uk

Henry John +44 (0)20 7034 4860 +44 (0)7876 884 320 henry.john@acuitus.co.uk BSG Solicitors LLP 314 Regents Park Road, Finchley London N3 2JX

Jeremy Swerner +44 (0)20 8343 4411 jeremy@bsgsolicitors.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited. September 2020