For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)

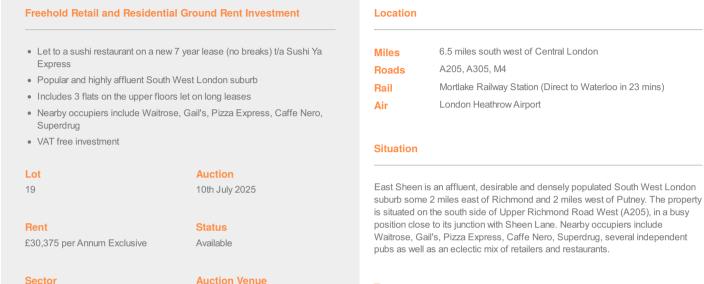




Freehold Retail and Residential Ground Rent Investment

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Live Streamed Auction

#### Tenure

#### Freehold.

#### Description

The property comprises a restaurant/takeaway arranged on the ground and basement floors benefitting from a rear yard, with three separately accessed flats on the upper floors, each let on a long lease.

#### VAT

VAT is not applicable to this lot.

#### Note

As to the residential flats, the tenants have been served notice pursuant to Section 5B of the Landlord and Tenant Act 1987. The tenants have not responded to the notice within the timeframe (or not at all). Therefore, the tenants are not able to exercise their rights of pre-emption on this sale.

High Street Retail





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### **Tenancy & Accommodation**

Floor	Use	Floor Areas Approx sq m (3)	Floor Areas Approx sq ft (3)	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement	Retail Ancillary	55.98 43.90	(602) (472)	WETLAND LIMITED with a personal guarantee t/a Sushi Ya Express (1)	7 years from 25/10/2024 (2)	£30,000	25/10/2028
First Second	3 x flats	-	-	INDIVIDUALS	Let on 3 x leases each for a term of 125 years from 29/09/2011	£375	
Total Approximate Commercial Floor Area		99.88	(1,074)			£30,375	

(1) www.sushiyaexpress.co.uk

(2) A side letter is attached to the lease giving the tenant an option to extend the lease for a further 5 years. Please see the lease for further details.

(3) The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).



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acuitus Real Estate Auctioneering & Investment

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#### Contacts

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