

# Lot 31

£48,000 per annum  
exclusive

887/887B Finchley Road,  
**Golders Green, London NW11 8RT**  
Freehold Restaurant and Residential Investment





# Tenancy and accommodation

**Lot 31**

£48,000 per annum exclusive

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Restaurant	98.74 sq m (1,063 sq ft)	GUEMSUJEO LIMITED	15 years from 25/03/2015 on a full repairing and insuring lease	£48,000	25/03/2020 and 5 yearly thereafter (24/03/2030)
Basement	Ancillary	10.90 sq m (117 sq ft)	t/a Sarang Restaurant (1)			
First/Second/Third	Residential – Four bedroom maisonette	- (-)				
<b>Total Commercial Area</b>		<b>109.62 sq m (1,180 sq ft)</b>			<b>£48,000</b>	

(1) Sarang is a popular Korean restaurant who have been in occupation since 2002. The Vendor holds a rent deposit of £18,096.64.

### Key Details

- Entirely let to Guemsujeo Limited (t/a Sarang Restaurant)
- Lease expires March 2030 (No breaks)
- Tenant in occupation since 2002
- Includes large maisonette on upper parts (arranged as House in Multiple Occupation)
- Approximately 50 metres from Golders Green Underground, Bus and Coach Station
- Affluent North West London suburb
- Nearby occupiers include Sainsbury's, Boots the Chemist, Costa and Barclays Bank

### On Behalf of Trustees

#### Location

- Miles:** 2 miles north of Hampstead  
5 miles north-west of Central London
- Roads:** A1, A41, A406 (North Circular Road), M1 (Junction 1)
- Rail:** Golders Green Underground Station (Northern Line)
- Air:** London Heathrow Airport  
London Luton Airport

#### Situation

Golders Green is an affluent North West London suburb some 5 miles north-west of London's West End. The location benefits from excellent communications being close to the A406 (North Circular Road) and M1. The property is situated in a prominent position on the west side of the busy Finchley Road, at its junction with Golders Green Road and North End Road (A502). Nearby occupiers include Sainsbury's, Boots the Chemist, Costa, Starbucks and Barclays, HSBC and Santander banks. Golders Green Underground, Bus and Coach Station is situated only 50 metres away.

#### Description

The property comprises a ground floor restaurant with ancillary accommodation in the basement. The first, second and third floors comprise a large self-contained four bedroom maisonette arranged as an HMO.

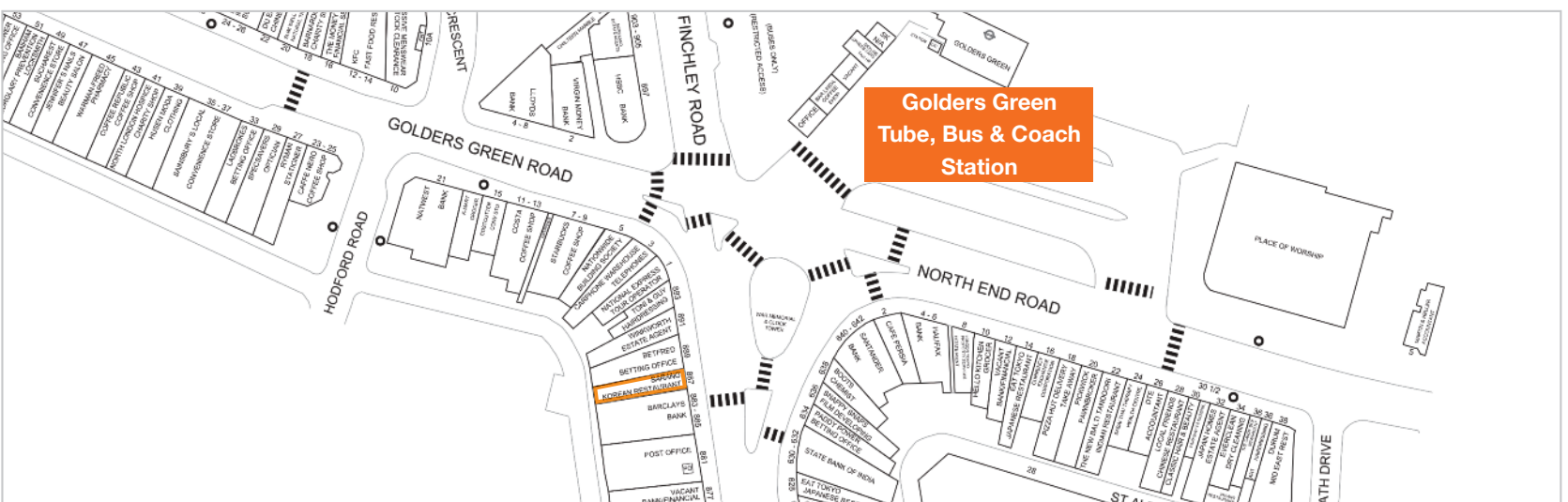
#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Six Week Completion



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**Acuitus**  
David Margolis  
+44 (0)20 7034 4862  
david.margolis@acuitus.co.uk

**Acuitus**  
George Watkins  
+44 (0)20 7034 4861  
george.watkins@acuitus.co.uk

**Associate Auctioneer:** LEWIS & PARTNERS  
Stephen Raingold  
+44 (0)20 7580 4333  
stephenraingold@lewisandpartners.com

**Seller's Solicitors: Brecher LLP**  
Caroline Ko  
+44 (0)20 3696 7585  
cko@brecher.co.uk