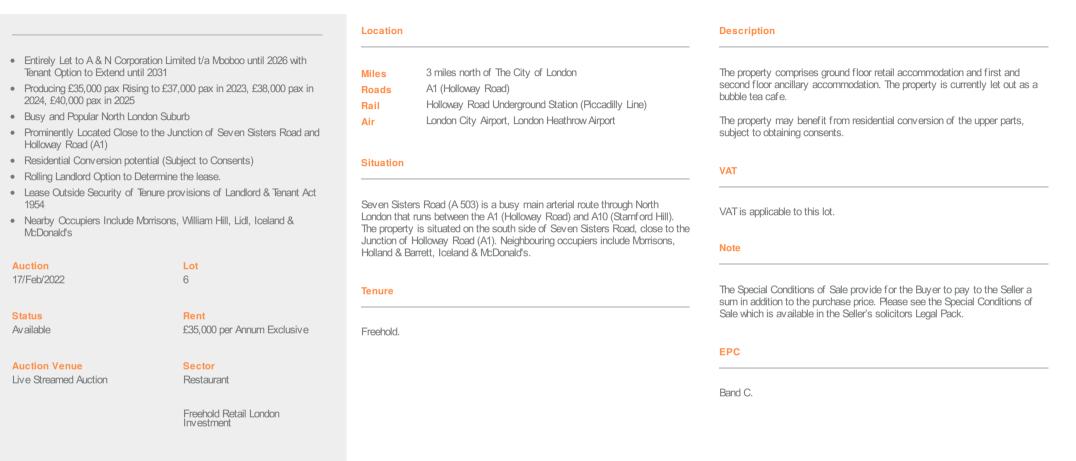
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Property Information



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Tenancy & Accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x	Reviews/(Reversion)
Ground First Second	Restaurant Ancillary Ancillary	44.69 sq m 14.40 sq m 17.10 sq m	(481 sq ft) (155 sq ft) (184 sq ft)	A & N CORPORATION LIMITED t/a Mooboo	5 years from 03/08/2021 with tenant option to extend until 2031 (1)	£35,000 Rising to £40,000 in 2025 (1)	03/08/2023 03/08/2024 03/08/2025 (1) (03/08/2026)
Total Approximate Floor Area		76.19 sq m	(820 sq ft) (2)			£35,000 Rising to £40,000 in 2025 (1)	

(1) The lease is outside of the security of tenure provisions of the Landlord and Tenant Act 1954 and for a rolling option for the Landlord to determine the lease at anytime on serving 6 months written notice. The lease provides for fixed rental increases rising to £37,000 per annum exclusive on 03/08/2023, £38,000 per annum exclusive on 03/08/2024 and £40,000 per annum exclusive on 03/08/2025.
(2) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)

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