

**London NW1**  
**Ground Floor**  
**9/29 Jamestown Road**  
**Camden**  
**NW1 7BW**

- **Virtual Freehold Restaurant Investment**
- Well located in an established restaurant pitch close to the world famous Camden Market
- Let to Wagamama Ltd on a lease expiring in 2024 (part sublet)
- Fixed increase in 2019
- Comprises the ground floor of a stained glass fronted building
- Current Rent Reserved

**£223,000 pa**  
**Rising to £250,000 pa**  
**in January 2019**

**SIX WEEK COMPLETION**  
**AVAILABLE**



**Tenure**

Long Leasehold. Held for a term of 999 years from 26th February 1999 (thus having some 983 years unexpired) at a fixed rent of a peppercorn.

**Location**

Camden is situated some 3.5 miles north of the West End and is both an increasingly popular residential and commercial area as well as being the home to the world renowned Camden Market which is London's fourth most popular visitor attraction. The property is situated on the south side of Jamestown Road close to its junction with Camden High Street. Camden Lock and Market is nearby to the north. Jamestown Road is an established and popular restaurant location and occupiers close by include Byron Burgers, Fatburger, Rosso Pomodoro, The Diner, Samba, Caffè Nero and a Holiday Inn Hotel.

**Description**

The property is arranged on ground floor only to provide a large Wagamama restaurant unit together with a further smaller restaurant unit which is presently being fitted out to provide a Mildreds Kitchen Restaurant.

The property provides the following accommodation and dimensions:

<b>Wagamama</b>			
<b>Gross Frontage</b>	45.77 m	(150' 2")	
<b>Built Depth</b>	15.54 m	(50' 12")	
<b>Ground Floor</b>	535.95 sq m	(5,769 sq ft)	
<b>Mildreds Kitchen</b>			
<b>Gross Frontage</b>	17.31 m	(56' 9")	
<b>Built Depth</b>	17.05 m	(55' 11")	
<b>Ground Floor</b>	182.87 sq m	(1,968 sq ft)	

**Tenancy**

The property is at present let to WAGAMAMA LIMITED for a term of 25 years from 11th January 1999 at a current rent of £223,000 per annum rising to £250,000 per annum on 11th January 2019. The lease contains full repairing and insuring covenants. Part of the premises have been sublet to Mildreds Limited on a coterminous lease (less 2 days) at a commencing rent of £85,000 per annum.

**Tenant Information**

No. of Branches: Wagamama are in 17 countries around the world and have over 100 restaurants in the UK.  
Website Address: [www.wagamama.com](http://www.wagamama.com)  
For the year ended 27th April 2014, Wagamama Limited reported a turnover of £159.233m, a pre-tax profit of £15.942m and a net worth of £54.531m. (Source: Experian 28.05.2015)

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

**Energy Performance Certificate**

Mildreds Kitchen Restaurant – EPC Rating 107 Band E (Copy available on website).  
Wagamama – For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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