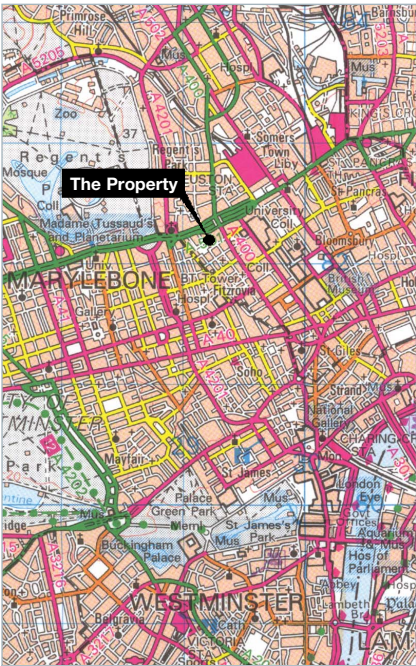


London W1 139-143 Whitfield Street Fitzrovia W1T 5EN

- Freehold Shop and Wine Bar/Nightclub Investment
- A café, a double shop and a wine bar and nightclub
- Popular Fitzrovia location close to Warren Street Underground
- To be offered as one lot
- Rent Review 2013 and 2014
- Total Current Rents Reserved

£82,500 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Whitfield Street runs between Warren Street and Grafton Way, parallel to (and west of) Tottenham Court Road, in an increasingly popular area of Central London known as Fitzrovia. The area is served by Warren Street Tube Station (Northern and Victoria Lines), Goodge Street Tube Station and numerous bus services which run up Tottenham Court Road. Occupiers close by include a variety of restaurants, cafés and local traders. The area is also a popular office and residential district of Central London.

Description

The property is arranged on basement, ground and three upper floors to provide three buildings currently providing a basement wine bar and nightclub (under all three buildings), three shop units, each on ground floor only, together with three floors of residential accommodation over, which have been sold on a single long lease.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
139	R Dirik (t/a Olive Caff)	Gross Frontage	3.70 m	(12' 2")	15 years from 25.03.2009 Rent review every 5th year FR & I	£10,500 p.a.	Rent Review 2014
		Net Frontage	3.30 m	(10' 10")			
		Shop Depth	11.05 m	(36' 3")			
		Built Depth	14.20 m	(46' 7")			
141	Scotts Real Life Tours Ltd (t/a Scotts Tours)	Gross Frontage	3.85 m	(12' 7")	15 years from 04.12.2009 Rent review every 5th year FR & I	£30,500 p.a.	Rent Review 2014
		Net Frontage	3.50 m	(11' 6")			
		Shop Depth	10.55 m	(34' 7")			
		Built Depth	14.05 m	(46' 2")	Six month rent deposit held Tenant option to break at the end of the 5th and 10th years subject to release of the rent deposit to the Landlord		
143	M Houlton & A Wilkinson	Gross Frontage	4.05 m	(13' 2")	12 years from 23.03.2005 Rent review every 4th year FR & I	£41,500 p.a.	Rent Review 2013
		Net Frontage	3.70 m	(11' 9")			
		Built Depth	14.70 m	(48' 10")			
		Basement Wine Bar & Nightclub	220.4 sq m	(2,372 sq ft)	6 month rental deposit held		
139/143 Basement					999 years from 24.06.1984	Peppercorn	Reversion 02.09.2983
139/143 First to Third Floors	Three Individuals	Various Flats					

Total £82,500 p.a.