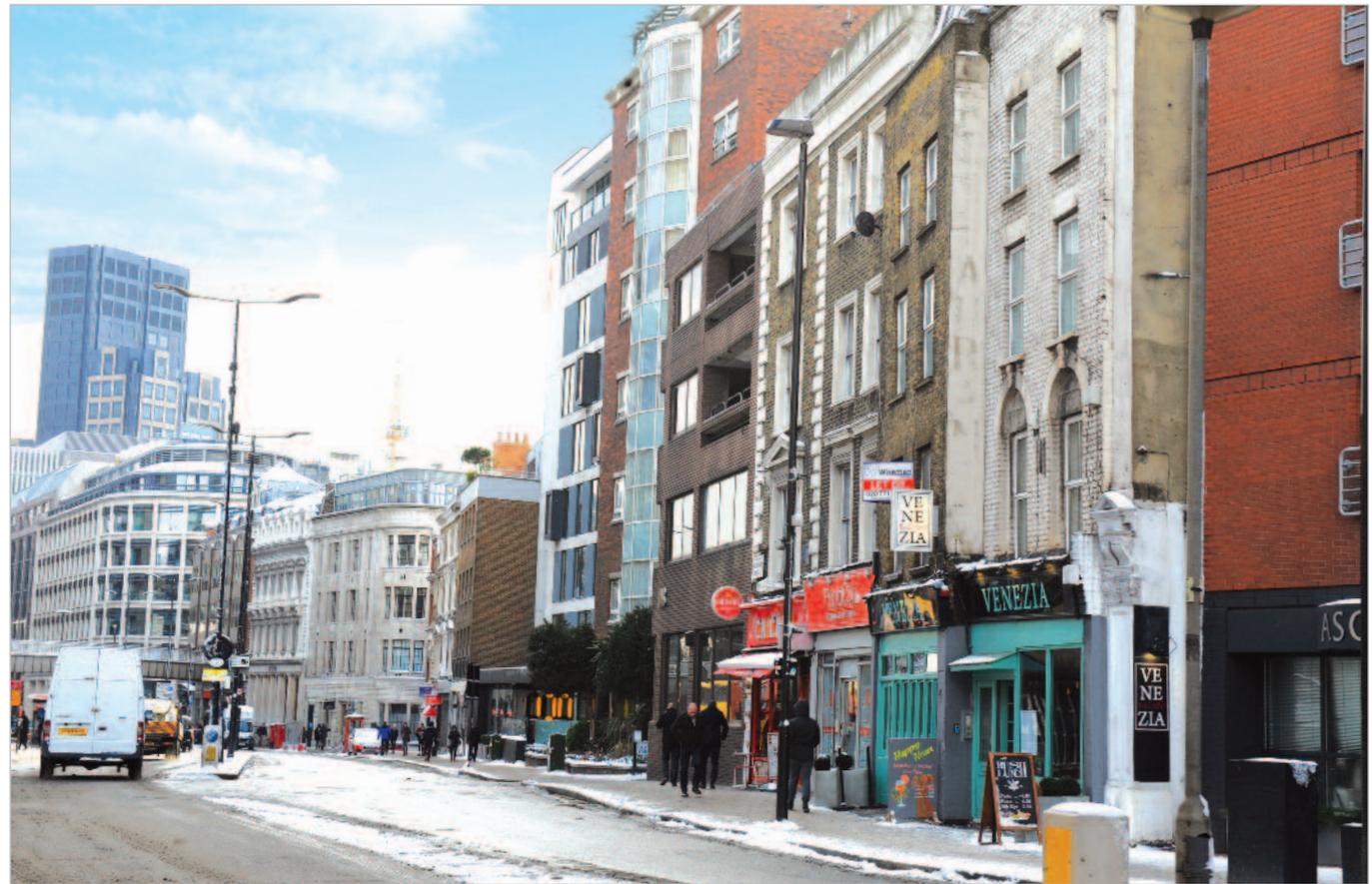


London EC1M

1 Goswell Road Clerkenwell EC1M 7AH

- **Freehold Leisure and Residential Investment**
- Comprising a restaurant and three flats
- Restaurant let to Pasta Co.Si UK Limited on a lease expiring 2024 (no breaks)
- Central London location within 200 metres of Barbican Underground Station
- No VAT applicable
- Total Current Rents Reserved
£62,558 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Clerkenwell forms part of Central London within the London Borough of Islington.

The property is located on the western side of Goswell Road (A1), at its merge with Aldersgate Street (A1), which links the City to the North Circular Road. Barbican Station (Hammersmith & City, Circle and Metropolitan Lines) lies some 0.1 miles to the south of the property. The famous Barbican Centre is approximately 0.2 miles south-east of the property. Occupiers close by include Tesco Express, NatWest, Virgin Active and Sourced Market Coffee amongst a range of local occupiers.

Description

The property is arranged on basement, ground and three upper floors to provide a ground floor restaurant with ancillary accommodation at basement level. The upper floors comprise three self-contained one bedroom flats.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1	Pasta Co.Si UK Limited	Gross Frontage (inc access) 5.10 m (16' 9") Net Frontage 3.45 m (11' 4") Shop Depth 7.15 m (23' 6") Ground Floor 23.80 sq m (256 sq ft) Basement 26.35 sq m (284 sq ft)	7 years from 19.05.2017 Rent review at the 5th year FR & I	£18,000 p.a.	Rent Review May 2022
Flat 1	Individual(s)	First Floor – One Bedroom Flat 26.3 sq m (283 sq ft)	12 month Assured Shorthold Tenancy from 18.02.2017	£15,079 p.a.	Holding Over
Flat 2	Individual(s)	Second Floor – One Bedroom Flat 26.3 sq m (283 sq ft)	12 month Assured Shorthold Tenancy from 07.08.2017	£15,079 p.a.	Reversion August 2018
Flat 3	Individual(s)	Third Floor – One Bedroom Flat 26.3 sq m (283 sq ft)	12 month Assured Shorthold Tenancy from 20.09.2017	£14,400 p.a.	Reversion September 2018

NB. The buyer will pay 1% of the purchase price on completion as a contribution to the seller's costs.

Total £62,558 p.a.

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

Seller's Solicitor G Phillips Esq, Solomon Taylor & Shaw. Tel: 0207 317 8695 e-mail: gary@solts.co.uk

