

# London W9

## 12/12A Lauderdale Parade

### Lauderdale Road

### Maida Vale

### W9 1LU

- **Virtual Freehold Restaurant Investment**
- Entirely let until 2024
- Affluent North West London location close to Maida Vale Underground Station
- No VAT applicable
- Rent Review 2021
- Current Gross Rent Reserved  
**£30,000 pa**



#### Tenure

Leasehold. Held for a term of 990 years from 25th December 2003 (thus having some 975 years unexpired) at a ground rent of a peppercorn.

#### Location

Maida Vale is a fashionable area of North West London, located to the west of St John's Wood and to the north of Paddington. The area enjoys good communications, having Underground services at Maida Vale (Bakerloo Line), Edgware Road and Paddington (Circle and District Lines), as well as being adjacent to the A40/M40 and the A5, the latter providing the link to the North Circular and M1 Motorway. The property is situated fronting the south side of Lauderdale Road within an attractive local parade of shops known as Lauderdale Parade. Maida Vale Underground Station is less than 500m away on Elgin Avenue. Occupiers close by include estate agents, cafés, restaurants and delicatessens.

#### Description

The property is arranged on ground and lower ground floors to provide a double fronted restaurant to the ground floor together with kitchen accommodation to the rear and further kitchen and WCs to the lower ground floor. The restaurant benefits from an outside seating area to the front. The property forms part of a larger building, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>10.10 m</b>	<b>(33' 2")</b>
<b>Net Frontage</b>	<b>9.10 m</b>	<b>(29' 10")</b>

<b>Shop Depth</b>	<b>9.20 m</b>	<b>(30' 2")</b>
<b>Built Depth</b>	<b>13.70 m</b>	<b>(44' 11")</b>
<b>Ground Floor (GIA)</b>	<b>70.90 sq m</b>	<b>(763 sq ft)</b>
<b>Lower Ground Floor</b>	<b>17.70 sq m</b>	<b>(190 sq ft)</b>
<b>Total</b>	<b>88.60 sq m</b>	<b>(953 sq ft)</b>

#### Tenancy

The entire property is at present let to THE LITTLE CABIN LIMITED with personal guarantor for a term of 21 years from 24th June 2003 at a current rent of £30,000 per annum. The lease provides for rent reviews in September 2006 and every fifth year thereafter and contains full repairing and insuring covenants.

NB. The property is under-let to Izakaya Sasuke Creation Limited, with personal guarantor, for a term from 17th November 2017 to 22nd September 2021 at £41,500 per annum. The sub-lease is granted outside the 1954 Act.

#### Tenant Information

The sub-tenant trades as Sushi Murasaki.  
Website Address: [www.sushi-murasaki.co.uk](http://www.sushi-murasaki.co.uk)

#### VAT

VAT is not applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

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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