

London NW3

104 Heath Street Hampstead NW3 1DR

- **Freehold Restaurant and Residential Ground Rent Investment**
- Restaurant let on a lease expiring 2020
- Well established business with late night licence
- Located within a wealthy North London suburb
- Restaurant Rent Review 2015
- No VAT
- Total Current Rents Reserved
£36,100 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

The fashionable and prosperous suburb of Hampstead is situated about 4 miles north of Central London. The area has long been a sought after residential area close to the proximity of Hampstead Heath and the easy links to both the City and the West End. Hampstead Station (Northern Line) is a short distance to the south.

The property is situated in a wealthy residential area just outside the centre of Hampstead village, a short walk from Hampstead Underground Station (Northern Line).

Occupiers nearby include an art gallery and a range of restaurants and shops.

Description

The property is arranged on basement, ground and two upper floors to provide a well known American diner on ground and basement levels with a maisonette above that will be sold off on a long lease.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 104 London NW3**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground & Basement	Tinseltown Ltd With personal guarantee (1)	Gross Frontage 5.00 m (16' 4") Net Frontage 3.00 m (9' 8") Shop & Built Depth 14.45 m (47' 4") Ground Floor 42.35 sq m (456 sq ft) Basement 35.90 sq m (386 sq ft)	15 years from 12.09.2005 Rent review every 5th year FR & I	£36,000 p.a.	Rent Review 2015
First & Second Floors	Heath Street Properties LLP	First & Second Floor Residential	New 999 year lease from completion	£100 p.a.	Reversion 3010

NB: The purchaser will pay 1% plus VAT on the purchase price towards Vendor's costs.

(1) Tinseltown operate from four venues in London, Bayswater, Faringdon, Gants Hill and also Leicester.

Total £36,100 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

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