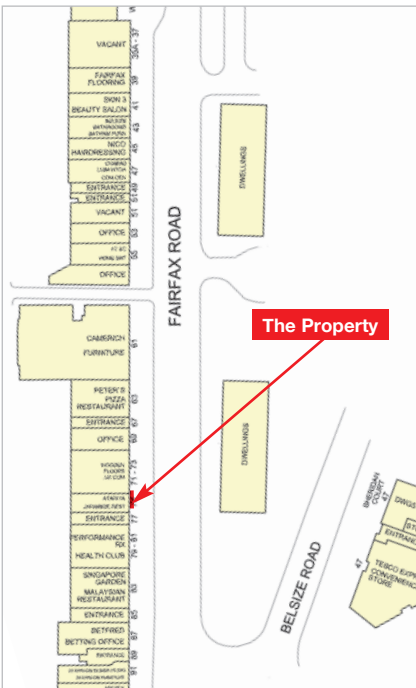


London NW6

75 Fairfax Road South Hampstead NW6 4EE

- **Leasehold Shop Investment**
- Located in affluent and popular North London location
- Situated close to both Swiss Cottage Underground and Hampstead Rail Stations
- Let to T&S Enterprises (London) Limited (t/a Atari-Ya) until 2029 (no breaks)
- No VAT applicable
- Rent Review August 2019
- Current Gross Rent Reserved **£36,000 pa⁽¹⁾**



Tenure

Leasehold. Held for a term of 97 years and 6 months from 29th September 1983 (thus having some 61 years unexpired) at a ground rent of £315 per annum.

Location

South Hampstead is an affluent and densely populated North West London suburb. The area benefits from good communications with South Hampstead and Swiss Cottage Underground stations serving the area.

The property is situated in an established parade on the west side of Fairfax Road. The property is some 160 metres north of South Hampstead Rail Station and within 500m west of Swiss Cottage Underground Station.

Occupiers close by include Betfred, Tesco Express and Camerich, as well as a range of delicatessens and restaurants, amongst a number of local traders.

Description

The property is arranged on basement, ground and mezzanine floors to provide a ground floor shop currently trading as a sushi bar with further seating on the mezzanine level, whilst the basement provides a kitchen and storage/WC.

The property provides the following accommodation and dimensions:

Gross Frontage	5.00 m	(16' 5")
Net Frontage	4.75 m	(15' 7")
Shop and Built Depth	14.40 m	(47' 3")
Basement	40.45 sq m	(435 sq ft)
Ground Floor	67.90 sq m	(731 sq ft)
Mezzanine	6.10 sq m	(66 sq ft)
Total	114.45 sq m	(1,232 sq ft)

Tenancy

The property is at present let to T&S ENTERPRISES (LONDON) LIMITED (t/a Atari-Ya) on a lease and reversionary lease each for terms of 10 years from 14th August 2009 and expiring 13th August 2029 at a current rent of £30,000 per annum (1). The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) The current rent is £30,000 per annum, increasing to £36,000 per annum on 15th August 2019, and the Vendor will 'top up' the rent so a buyer effectively receives the equivalent of £36,000 per annum from completion.

Tenant Information

Website Address: www.atariya.co.uk

Atari-ya also have sushi bars in Ealing Common, Finchley Road and James Street (takeaway).

For the year ended 31st December 2017, T&S Enterprises (London) Limited reported a turnover of £16,014,876, a pre-tax profit of £232,041, shareholders' funds and a net worth of £2,422,196. (Source: Experian 01.03.2019.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 60 Band C (Copy available on 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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