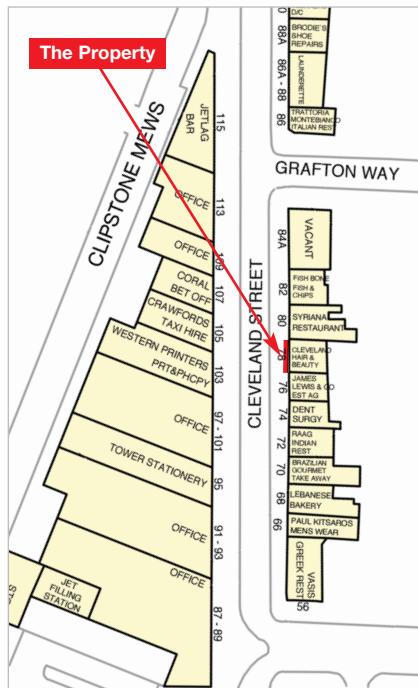


London W1T

78 Cleveland Street W1T 6LU

- Leasehold Shop Investment
- Situated in the Fitzrovia area of Central London
- Shop let on a lease expiring 2021
- Shop Rent Review 2013
- Current Rent Reserved
£18,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Leasehold. To be held on a new 999 year lease from completion at a peppercorn rent (fixed).

Location

Cleveland Street is located in the Fitzrovia area of Central London and runs north-south between Euston Road and Mortimer Street/Goode Street.

The property is situated towards the southern end of Cleveland Street near the junction with Maple Street.

Occupiers close by include a wide range of offices, restaurants, estate agents and a Coral.

Description

The property is arranged on ground floor only to provide a hair salon. 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:

Gross Frontage	4.85 m	(15' 1")
Net Frontage	4.45 m	(14' 7")
Shop Depth	11.6 m	(38' 1")
Built Depth	13.0 m	(42' 8")

Tenancy

The property is at present let to CLEVELAND HAIR LTD for a term of 12 years from 29th September 2009 at a current rent of £18,500 per annum, exclusive of rates. The lease provides for rent reviews every 4th year of the term and contains repairing and insuring provisions covenants.

VAT

VAT is not applicable to this lot.

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

Documents

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

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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