



Tenure
Freehold.

Location

Holborn is a district of central London located between the City and the West End in an area often referred to as 'midtown' and popular with the legal profession. Underground services are provided at Holborn Street (Central Line).

The property is situated on a lane between High Holborn and Kingsway in central Holborn.

Occupiers close by include Pret a Manger, Eat, Itsu, New Look, Superdrug and McDonald's amongst others, and Africa House that will provide 118,000 sq ft of refurbished offices.

Description

The property is arranged on basement, ground and three upper floors to provide a café, with three suites of self-contained offices above and separate basement, all of which are accessed from the front.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 180 Band G (Copy available on website).

Buyer's Premium

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

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement	Rentokil Initial Limited	Basement 29.5 sq m (318 sq ft)	5 years from 05.02.2013 Tenant's Break Clause 2016 IR & I	£5,000 p.a.	Reversion 2018
Ground Floor	E. Aliu t/a Little Venice Café	Ground Floor 41.29 sq m (444 sq ft)	16½ years from 12.05.2009 Rent review every 5 years from 25.12.2015 FR & I	£22,500 p.a.	Rent Review 2015
First Floor	Y M Lo	First Floor 24.9 sq m (268 sq ft)	5 years from 27.07.2007 IR&I	£8,000 p.a.	Holding Over
Second Floor	City Capital London LLP	Second Floor 27.3 sq m (294 sq ft)	4 years from 31.08.2010 IR & I	£7,800 p.a.	Reversion 2014
Third Floor	M C Cracco t/a Brazilian Waxing	Third Floor 22.7 sq m (244 sq ft)	5 years from 05.11.2012 Tenant's Break Clause 2015 IR & I	£5,500 p.a.	Reversion 2017
		Total 145.69 sq m (1,568 sq ft)	Total £48,800 p.a.		

NB. Floor Areas adopted from www.2010.voa.gov.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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London WC1V **7 & 8 Little Turnstile** **Holborn** **WC1V 7DX**

- **Freehold Shop and Office Investment**
- Central location to the rear of Holborn Station
- Comprises basement, ground and three upper floors of 145.69 sq m (1,568 sq ft)
- Rent Reviews from 2015
- Total Current Rents Reserved
£48,800 pa

SIX WEEK COMPLETION AVAILABLE

