

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

INVESTMENT FOR SALE ON 999 YEAR LEASE



109 KING'S CROSS ROAD, LONDON WC1X 9LR

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.





109 KING'S CROSS ROAD, LONDON WC1X 9LR

LOCATION	The property is brilliantly situated on the west side of King's Cross Road, in an up and coming district, running between King's Cross and Farringdon. King's Cross station is just a 10 minute walk (Eurostar, Northern line, Circle, Hammersmith and City, Metropolitan and National Rail). Farringdon station is also only 10 minutes walking too (Elizabeth line).		
DESCRIPTION	Comprising the bright, attractive, open plan ground floor restaurant unit and ancillary basement accommodation, of a well maintained, period Building. The unit benefits from gas, externally ducted cooking extraction, good quality basement space and an alcohol license.		
AREA	Ground floor	432 sq ft/40.1 sqm	
<i>All areas stated approx.</i>	Basement	361 sq ft/33.5 sqm	
	TOTAL	<u>793 sq ft/73.6 sqm</u>	
HIGHLIGHTS	* Desirable up and coming location * Well let Virtual Freehold investment property * Reversionary with next rent review in c. 1.75 years * Fitted restaurant unit, including gas and external extraction ducting * Premises license * VAT not applicable		
USER	Class E including restaurant, retail, office and medical.		
TENURE	Available for sale on a new 999 year headlease, at a peppercorn rent. The premises has been underlet to Xiran Limited for a term of 19 years from 20th January 2022 , on a full repairing and insuring lease, granted outside sections 24-28 of the Landlord & Tenant Act, for security of tenure. The passing rent is £26,500 PAX and it is considered that the lease is reversionary with the next rent review being 20th January 2027, upward only, to open market rental value.		

PRICE £395,000

BUSINESS RATES We understand the Rateable value of the property is £15,000.
Business rates payable is £7,485 per annum , and are paid by the
occupational Tenant under the terms of their lease.
Interested parties are advised to make their own enquiries of Camden
Council to confirm all Ratings information provided.

VAT We understand that the property is not VAT elected and VAT will not be
charged on the sale.

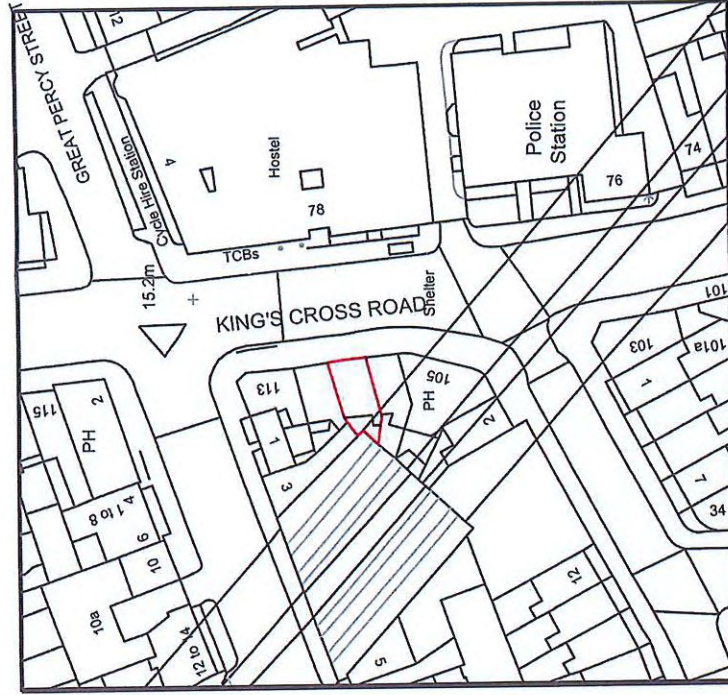
EPC C/67

VIEWING

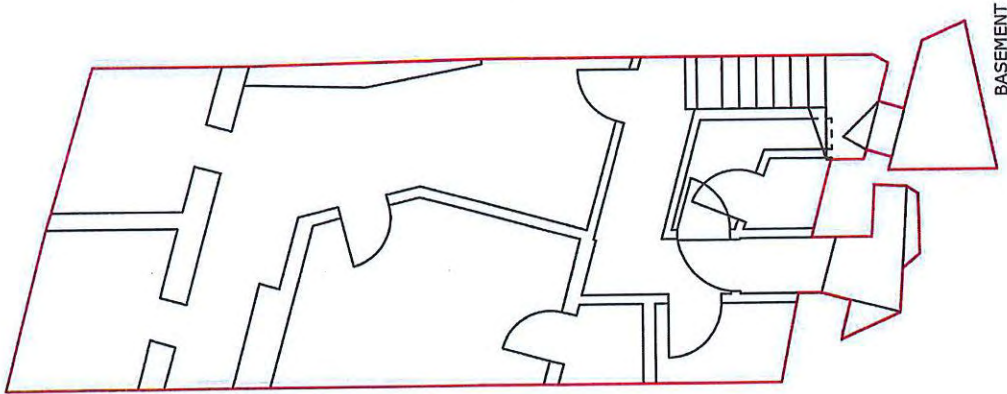
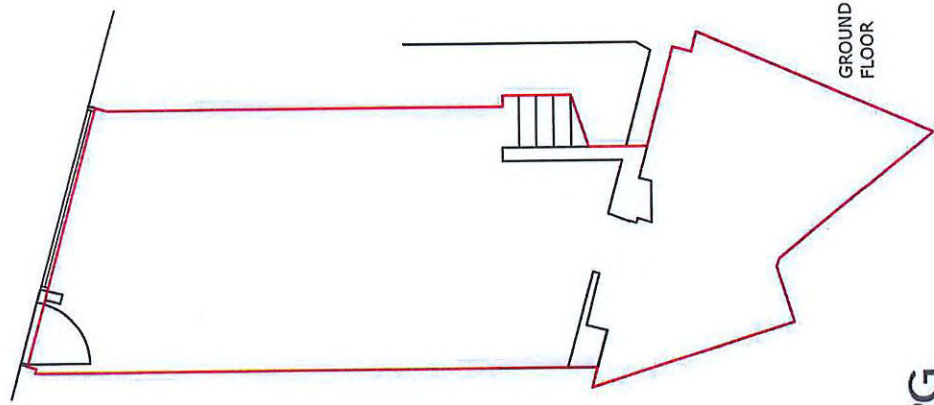
Through Sole Agent
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plan 1

W/44
C/44



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109 Kings Cross Road
LONDON
WC1X 9LR

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1:100 @ A4
Drawn by: SF

RG
FLOOR PLANS

H.M. LAND REGISTRY		TITLE NUMBER	
		NGL694311	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	GREATER LONDON		TQ 3082
			SECTION H
Scale: 1/1250		© Crown copyright 1978	
BOROUGH OF ISLINGTON			

