



Miss Ipek Guler  
Urbanist Architecture  
2 Little Thames Walk  
London SE8 3FB

29<sup>th</sup> November 2019

Dear Ipek

RE: Finegrange Investments - Shop, 61 Endell Street, London WC2H 9AJ

Further to our recent discussion I confirm that Finegrange Investments purchased 61 Endell Street in 1999. As requested I have set out below a list of tenants who have occupied the building since then:-

1. Rachid and Krmo Gaya – We granted a new 15 year lease to Rachid and Krmo Gaya (trading as Petit Pain) in March 2000 who were a coffee shop (A1 use), they did not trade well and had problems paying the rent and in 2001 they assigned the lease.
2. Mr R Barratt – He took an assignment of the lease in September 2001 (see attachment) and opened a coffee shop (A1 use) which subsequently closed, he then opened another coffee shop called Coffee Cake and Kink. This also ran into difficulties and subsequently closed in November 2008 (see letter attached) the shop was then vacant. In September 2012 he sublet (see attachment) the lease to Yap & Li who were a coffee shop they vacated in March 2015 when the lease ended. They did not want to take a new lease due to poor trading.
3. I Love Nata - In March 2015 we granted I Love Nata a new 15 year lease who traded as a coffee shop (A1 use). In June 2018 they failed to pay the rent and in July 2018 they went into receivership and ceased trading.

Due to the building be listed, rates are not payable when the shop is vacant therefore this is a significant loss to the council.

Over the past 18 years the only interest we have had is from coffee shops (A1 use). All of these have failed in a relatively short space of time, therefore we strongly believe this type of use is not viable due to the location of the shop and the small frontage to Endell Street.

I trust this is satisfactory for your purposes.

Kind regards

Julian Raw

## LAND REGISTRY

### LAND REGISTRATION ACT 2002

Administrative area	Camden
Title number(s)	NGL767089
Property	Ground floor and part of basement 61 Endell Street London WC2

THIS LICENCE AND DEED OF VARIATION is made on 16 day of September 2012

#### BETWEEN:

- (1) **FINEGRANGE INVESTMENTS LIMITED** (Company Registration No. 3529147) of 25 Harley Street London W1N 2BR ('the Landlord')
- (2) **RICHARD MARK BARRETT** of 17-21 Hatton Wall London EC1N 8JE ('the Tenant')
- (3) **YAP & LI LIMITED** (Company Registration No. 7679861) whose registered office is at 3 Kerzia Mews Kerzia Street London SE8 5AY ('the Subtenant')

#### NOW THIS DEED WITNESSES as follows:

##### 1 DEFINITIONS AND INTERPRETATION

In this licence:

- 1.1 'the Lease' means the lease dated ( *20 March 2000* ) and made between (1) the Landlord and (2) Rachid Gaya and Krimo Gaya and the documents supplemental to it as set out in schedule 1 SUPPLEMENTAL DOCUMENTS;
- 1.2 'the Property' means the ground floor and part of basement 61 Endell Street London WC2;
- 1.3 'the Sublease' means the sublease permitted by this licence;
- 1.4 'the Sublease Term' means the period commencing on and including the date of the Sublease and expiring on 18 March 2015;
- 1.5 'the Term' means the term created by the Lease;
- 1.6 where any party to this licence for the time being comprises two or more persons, obligations expressed or implied to be made by or with that party are deemed to be made by or with the persons comprising that party jointly and severally (this means that they will each be liable for all sums due under this licence and not just a proportionate part);

# REFINED PRECIOUS METALS

17-21 Hatton Wall Hatton Garden London EC1N 8JE

Telephone +44 (0) 20 7209 0299

+44 (0) 20 7209 9884

Banks Assays +44 (0) 20 7209 0919

Fax +44 (0) 20 7209 0737

PRIMEDENE PROPERTIES PLC  
FINEGRANGE INVESTMENTS  
GROSVENOR GARDENS HOUSE  
35/37 GROSVENOR GARDENS  
LONDON  
SW1W 0BS  
Attn Mr Julian Rowe

25<sup>TH</sup> November 2009

**FAX 020 3262 0049**

Dear Mr Raw

**RE: SHOP-61 ENDELL STREET INSURANCE DEMAND**

I have today received the Insurance demand for the period 29<sup>th</sup> October 2008 to 29<sup>th</sup> October 2009 £961.05

According to our records this period was paid on your invoice dated 10<sup>th</sup> November 2008 value £715.05.

As you know the above property has been EMPTY since 2<sup>nd</sup> November 2008. and as such the premium should be less??

I await hearing from you.

Yours Sincerely

C Patel  
Bookkeeper

Ps I have tried to call you and also fax you letters but have not been successful.  
I need ALL EDF Energy Bills from Sept 2007 to Sept 2008 as these are required by Camden Council

DATED 4<sup>TH</sup> SEPTEMBER

2001

(1) FINEGRANGE INVESTMENTS LIMITED

(2) RACHID GAYA & KRIMO GAYA

(3) RICHARD MARK BARRETT

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LICENCE TO ASSIGN

Ground Floor and Part of Basement  
61 Endell Street  
London WC2

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JULIAN HOLY  
31 BRECHIN PLACE  
LONDON SW7 4QD  
DX 35765 SOUTH KENSINGTON

Tel: 020 7370 5443

Fax: 020 7244 7371

PARTICULARS

Date	4 <sup>TH</sup> SEPTEMBER 2001
1. the Landlord	<b>FINEGRANGE INVESTMENTS LIMITED</b> (company number 3529147) whose registered office is at 25 Harley Street London W1N 2BR
2. the Tenant	<b>RACHID GAYA &amp; KRIMO GAYA</b> both of 28 Nighthawk Great Field Colindale London NW9 5TY
3. the Assignee	<b>RICHARD MARK BARRETT</b> of 17-21 Hatton Wall London EC1N 8JE
4. the Premises	Ground Floor and Part Basement 61 Endell Street London WC2
5. the Lease	Dated: 20 <sup>th</sup> March 2000 B/w: (1) Finegrange Investments Limited (2) Rachid Gaya & Krimo Gaya Term: a term of 15 years from and including 20 <sup>th</sup> March 2000 ("the Term")