



5 WEEK COMPLETION

**SITUATION**

Located opposite Drayton Gardens in a prominent position in this most desirable location under 200 metres from Gloucester Road Underground Station (District, Circle and Piccadilly Lines).

**PROPERTY**

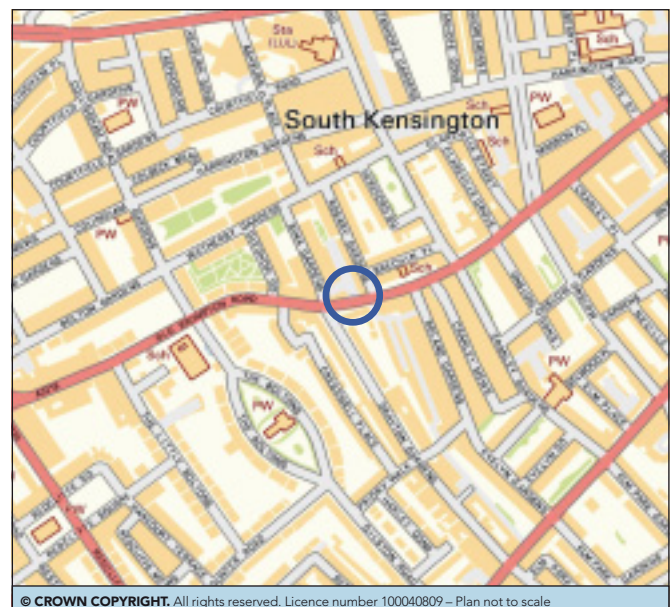
A terraced property comprising a **Ground Floor Shop**, **Basement** and separate front access to **6 Residential Units** on three upper floors benefitting from 3 communal wc's, 2 with shower.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**PLANNING**

Plans have been drawn up but not submitted for the erection of an extra floor to create an additional one-bedroom flat. We are informed that similar works have been carried out on other properties in the parade.



**£71,830 per annum**

The Surveyors dealing with this property are **MATTHEW BERGER** and **JOHN BARNETT**

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**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'7" Internal Width 13'3" Shop Depth 28'3" WC/Shower	J Hornsby Interiors Ltd	5 years from 28th February 2011	£22,000	FRI by way of service charge
Basement <b>(See Note)</b>	Not Inspected	S and A Ahmed	13 years from November 2005	£6,000	
First Floor Flat	1 Room, Kitchen	Individual	Regulated	£4,620	
First Floor Flat	1 Room, Kitchen	Individual	AST	£8,400	
Second Floor Flat 3	1 Room, Kitchen	Individual	Regulated	£4,290	
Second Floor Flat 4	1 Room, Kitchen	Individual	AST	£7,800	
Third Floor Flat A	1 Room, Kitchen	Individual	AST	£8,580	
Third Floor Flat B	1 Room, Kitchen	Individual	AST	£10,140	
<b>TOTAL</b>				<b>£71,830</b>	

**Note: The lessee also occupies the adjoining restaurant which intercommunicates at basement level.**

**FARLEYS** **JOINT AUCTIONEERS**  
 Farleys, 44–48 Old Brompton Road, London SW7 3DY  
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**VENDOR'S SOLICITORS**  
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 Ref: T Wilson Esq – Email: twilson@ashleywilson.co.uk