



SITUATION

Located at the junction with Palewell Park and forming part of this popular retail thoroughfare amongst nearby occupiers including **Marsh & Parsons Estate Agents, Oliver Bonas, Pizza Express, Dominos** and many others. Richmond Park lies approx. 1/2 mile to the south.

East Sheen is an affluent and sought after south-west London suburb which lies between Putney and Richmond and close to Barnes. The area is served by Mortlake Station (South West Trains) and there is good road access via the A205 (South Circular Road).

PROPERTY

A late Victorian corner building comprising a **Ground Floor Shop and Basement** with a **tyre fitting bay, side forecourt** and **private rear yard all fronting Palewell Park**. In addition, there is separate front access to a **Self-Contained Upper Part** which used to be a large Maisonette but in recent years we believe it has been altered to provide Bedsitting Rooms on the first and second floors.

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage	36'0"
Gross Shop Frontage	28'0"
Shop Depth	33'0"
Built Depth	86'0"
Area	Approx. 631 sq ft ²
Tyre fitting bay Area	Approx. 373 sq ft ²
Rear yard Area	Approx. 460 sq ft ²
WC	

Basement

Area	Approx. 530 sq ft ²
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First Floor

Not inspected – Believed to be 3 Rooms, Kitchen, Shower/WC, sep. WC (**see Note 2**)

Second Floor

Not inspected – Believed to be 3 Rooms, Kitchen, Shower/WC, sep. WC (**see Note 2**)

¹Not inspected by Barnett Ross

²Area from VOA

VAT is NOT applicable to this Lot

FREEHOLD

£31,500 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page



TENANCY

The entire property is let on a full repairing and insuring lease to **Manrose Services Limited with Mr & Mrs P. S. Patwalia as Guarantors (t/a Sheen Tyre Services)** for a term of 15 years from 25th March 1991 at a current rent of **£31,500 per annum** exclusive.

Note 1: The Lessees have been holding over since 2006.

Note 2: The Upper Part is licensed as an HMO for 10 individuals and 6 households.

Note 3: In the Auctioneers opinion the property is suitable for development/conversion to include a third floor dormer to provide 2 Self-Contained Flats in the Upper Part plus a Townhouse to the rear, subject to obtaining possession and the necessary consents.



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VENDOR'S SOLICITORS

Wason Lawrance Holder - Tel: 01707 664 888
Ref: C. Holder - Email: christopher@wlh-solicitors.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts