

**IN SAME OWNERSHIP FOR 26 YEARS**



**SITUATION**

Located close to the corner of Glendarvon Street in a most sought after position, fronting the south bank of the River Thames, close to Putney Bridge, only 2 miles from Fulham Football Club and some 4 miles south-west of Central London.

The property is close to Putney Mainline Station and enjoys excellent transport links via the many bus routes towards Fulham and Chelsea.

**PROPERTY (Total Frontage 72'1")**

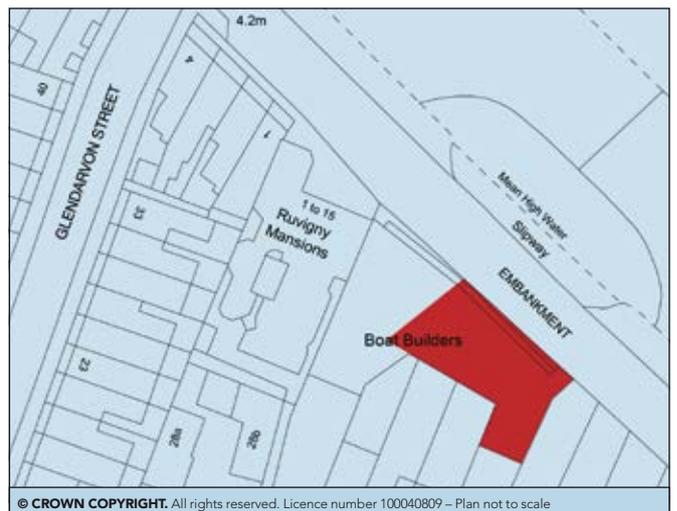
Forming the major part of an Old Victorian Boathouse comprising a **Ground Floor Showroom** with 2 sets of entrance doors and front forecourt parking for 2 small cars. There is also separate front access to **Self-Contained Offices** at ground and first floor level with a decked balcony extending virtually the entire width of the building and a **Single Storey Garage** to the left hand side with a roller shutter door.

**VAT is applicable to this Lot**

**FREEHOLD**

**£86,500 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**



View from Property towards Putney Bridge



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Showroom	Gross Frontage 41'2" Internal Width 40'5" Shop & Built Depth 28'10" increasing to 36'4" Area Approx. 1,340 sq ft	<b>Chas Newens Marine Company Limited (with 2 sureties)</b>	16 years from 25th March 2003	£16,500 (fixed from 2015)	FRI <b>Note 1: The lessee also trades from the adjoining unit which is not included in the sale.</b>
Ground & First Floor Offices plus Garage	<b>Ground Floor</b> Offices, Kitchen, Store Area Approx. 700 sq ft 2 WCs (one with shower) <b>First Floor</b> Office Area Approx. 1,860 sq ft <b>Total Area Approx. 2,560 sq ft</b> <b>Plus Garage</b> Area Approx. 160 sq ft	<b>BPR Architects Limited</b>	10 years from 1st May 2013	£70,000	FRI (Limited as per clause 3.5 of lease) <b>Rent Review and Tenant's Break 2018.</b>
<b>TOTAL</b>				<b>£86,500</b>	

**Note 2: 6 Week Completion**

### VENDOR'S SOLICITORS

Shakespeare Martineau – Tel: 01789 416 400  
Ref: Ms Caroline Irvine – Email: caroline.irvine@shma.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