



SITUATION

Located close to the junction with Lillie Road in this highly sought after residential area and amongst such occupiers as **William Hill, Paddy Power, H & T Pawnbrokers, Superdrug** and a **Holiday Inn Express** as well as a variety of established local traders and restaurants.

Fulham Broadway, with its host of varied and multiple retailers, lies less than ½ mile away and West Brompton Station (District and Main Line) is within close proximity.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop and Basement** with separate rear access via a service road to **3 Self-Contained Flats** on the upper floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop and Basement	Ground Floor Shop (20 covers) Gross Frontage 18'2" Internal Width 15'6" Shop Depth 40'6" Built Depth 57'8" WC & external Lean-to Basement Area Approx. 885 sq ft Plus Store, Bathroom/WC & sep. WC Vault Approx. 70 sq ft	K.Chaudry (Peri-Peri Chicken Restaurant/ Take-Away)	25 years from 28th March 2014	£25,000	FRI Rent Reviews 2019 and 5 yearly
First Floor (Flat 1)	Not Inspected	2 Individuals	99 years from 1st July 2001	£150	FRI Rent rising every 33 years. Valuable Reversion 82½ years.
Second Floor (Flat 2)	Not Inspected	Individual	189 years from 1st July 2001	Peppercorn	FRI
Third Floor (Flat 3)	Not Inspected	2 Individuals	189 years from 1st July 2001	£250	FRI
TOTAL				£25,400	

£25,400 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS

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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 £750 (including VAT) upon exchange of contracts