



**SITUATION**

Located on this busy retail thoroughfare amongst a large variety of local traders and multiples such as **Co-Op Food, Ladbrokes, KFC** and a **Post Office** and within close proximity to Shepherds Bush Market Underground Station (Circle and Hammersmith & City Lines). Westfield London is approx. ½ mile distant with the West End being approx. 4 miles to the east.

**PROPERTY**

A mid terraced building comprising a **Ground Floor Betting Shop** and **Basement** together with separate front access to **3 Self-Contained Flats** on the first, second and third floors. In addition there is a communal **Store Room** at rear first floor level.

**VAT is NOT applicable to this Lot**

**FREEHOLD**



**£54,300 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.



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Betting Shop & Basement	<b>Ground Floor Betting Shop</b> Gross Frontage 17'5" Internal Width 11'6" widening to 15'9" Shop Depth 51'6" 2 WCs <b>Basement</b> Not Inspected	<b>Camel Limited t/a William Hill (Having approx. 2,375 branches)</b>	15 years from 4th November 2005	£15,000	FRI
Flat A (First Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC	2 Individuals	1 year from 28th July 2017	£13,200	AST <b>£1,384 Rent Deposit held.</b>
Flat B (Second Floor)	Studio Room, Kitchen, Bathroom/WC	2 Individuals	1 year from 28th February 2017	£12,900	AST <b>£1,454 Rent Deposit held.</b>
Flat C (Third Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC	2 Individuals	1 year from 11th December 2016	£13,200	AST. Holding over. <b>£2,280 Rent Deposit held.</b>
<b>TOTAL</b>				<b>£54,300</b>	

**Note: Floor Plans available from Auctioneers.**

### 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