



SITUATION

Located just a short walk away from the main retail areas of Fulham Road, North End Road and the King's Road, being within ¼ mile of Fulham Broadway Underground Station (District Line) and Stamford Bridge Football Stadium. Nearby shopping facilities and eateries include an **M & S Food Hall, Holland & Barrett, Evans Cycles, Whole Foods Market, GBK, Côte** and many others.

The property is situated within this prosperous and fashionable area only approx. 2½ miles south-west of Hyde Park Corner and approx. 1¼ miles south of Kensington.

PROPERTY

Comprising a **Ground Floor Beauty Salon** within this modern building which benefits from a decked patio at the front to provide outdoor seating.

ACCOMMODATION

Ground Floor Beauty Salon

Gross Frontage	24'8"
Internal Width	23'6"
Shop Depth	23'0"
Area	Approx. 480 sq ft plus Kitchen & WC

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a Peppercorn ground rent.

£20,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS LEIGH**

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

TENANCY

The property is let on a full repairing and insuring lease (Outside the 1954 L & T Act) to **Habsburg & Bourbon as a beauty salon** for a term of 5 years from 1st June 2017 at a current rent of **£20,000 per annum** exclusive.

Mutual Break on 31st May 2018 or any time thereafter, subject to 3 months notice – The Tenant has verbally confirmed that she does not wish to break the lease at this time.

£5,000 Rent Deposit held.



VENDOR'S SOLICITORS

Johns & Saggar LLP - Tel: 020 3490 1475
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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