



SITUATION

Located along this busy thoroughfare, close to the junction with Earl's Court Road and within 100 yards of Earl's Court Underground Station (District & Piccadilly Lines). A number of local amenities are within close proximity as well as a variety of multiples such as **The Tanning Shop, Lloyds Bank, Dexters, Café Nero, Nandos, GBK, Pret, Byron Burger** and many more.

The property lies just ¾ of a mile of Hyde Park and Stamford Bridge Football Stadium as well as only being approx. 2½ miles west of Westminster.

PROPERTY

A recently refurbished end of terrace building comprising a **Ground Floor Shop and Basement** with separate front access to **Office Accommodation** at first, second and third floor levels.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'1"
Internal Width	9'8" narrowing at rear
Shop Depth	19'1"
Built Depth	27'9"

Basement

1 Room, WC

First, Second & Third Floors

3 Rooms, WC

Vacant Shop & Offices

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

VAT is **NOT** applicable to this Lot

FREEHOLD offered with **VACANT POSSESSION**

Note 1: There may be potential to convert the existing offices to residential accommodation under Permitted Development and any other necessary consents.

Note 2: Floor plans available from Auctioneers on request.



JOINT AUCTIONEERS
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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