



## SITUATION

Located on the south side of the popular Goldhawk Road near the junction with Sycamore Gardens, amongst a host of local traders who serve the surrounding residential area as well as being within close proximity to the famous **Shepherd's Bush Market** and the impressive **Westfield London Shopping Centre**.

Shepherd's Bush lies approx. 4 miles west of central London with good transport links via the A40 and Goldhawk Road Underground Station (Circle and Hammersmith & City Lines).

## PROPERTY

A late Victorian mid-terrace building comprising **4 Self-Contained Flats (1 Regulated & 3 sold-off)** planned over lower ground, ground, first and second floor levels. The lower ground floor flat includes a rear garden.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Flat	1 Bedroom, Living Room, Kitchen, Bathroom/WC. Flat includes gas central heating. (GIA Approx. 500 sq ft)	Individual	<b>Regulated Tenancy</b>	£9,420 (£785 pcm)	<b>EDR 14th May 2018</b> <b>Note 1: A one bed flat at 107c Goldhawk Road sold for £390,000 in January 2018 (source: Zoopla).</b>
Lower Ground Floor Garden Flat	Not Inspected	2 Individuals	125 years from 25th March 1993	£150	FRI <b>Rent rises by £50 every 25 years.</b>
First Floor Flat	Not Inspected	Individual	125 years from 25th December 1994	£100	FRI
Second Floor Flat	Not Inspected	Boropex Holdings Ltd	125 years from 25th June 2014	£250	FRI <b>Rent doubles every 25 years.</b>
				<b>Total: £9,920</b>	

**Note 2: In accordance with Section 5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the auction.**

**£9,920** per annum

The Surveyors dealing with this property are  
**John Barnett and Joshua Platt**

## Vendor's Solicitors

J. S. Lane & Co - Tel: 020 8950 1782

Ref: Jon Lane - Email: info@jsslane.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**