



SITUATION

Located close to the junction with Lanark Road within the Maida Vale Conservation Area and serving this highly sought after and affluent residential area. Nearby multiple retailers include **Gail's** and **Starbucks** as well as a host of local traders.

The area is well served by good public transport communications and being just a few yards from Maida Vale Underground Station (Bakerloo Line).

Maida Vale lies to the west of St John's Wood, near to Little Venice and is less than 2 miles from London's West End.

PROPERTY

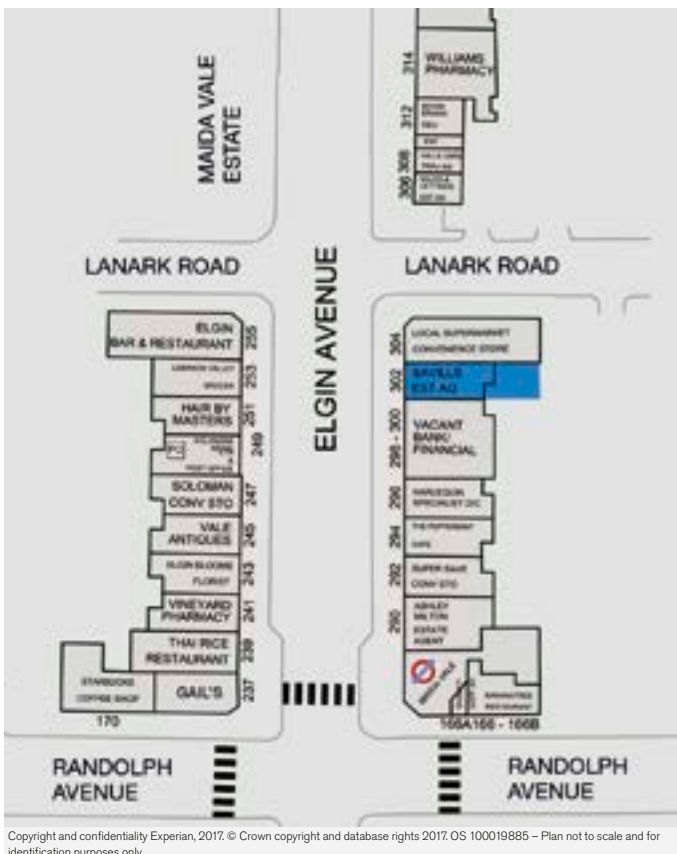
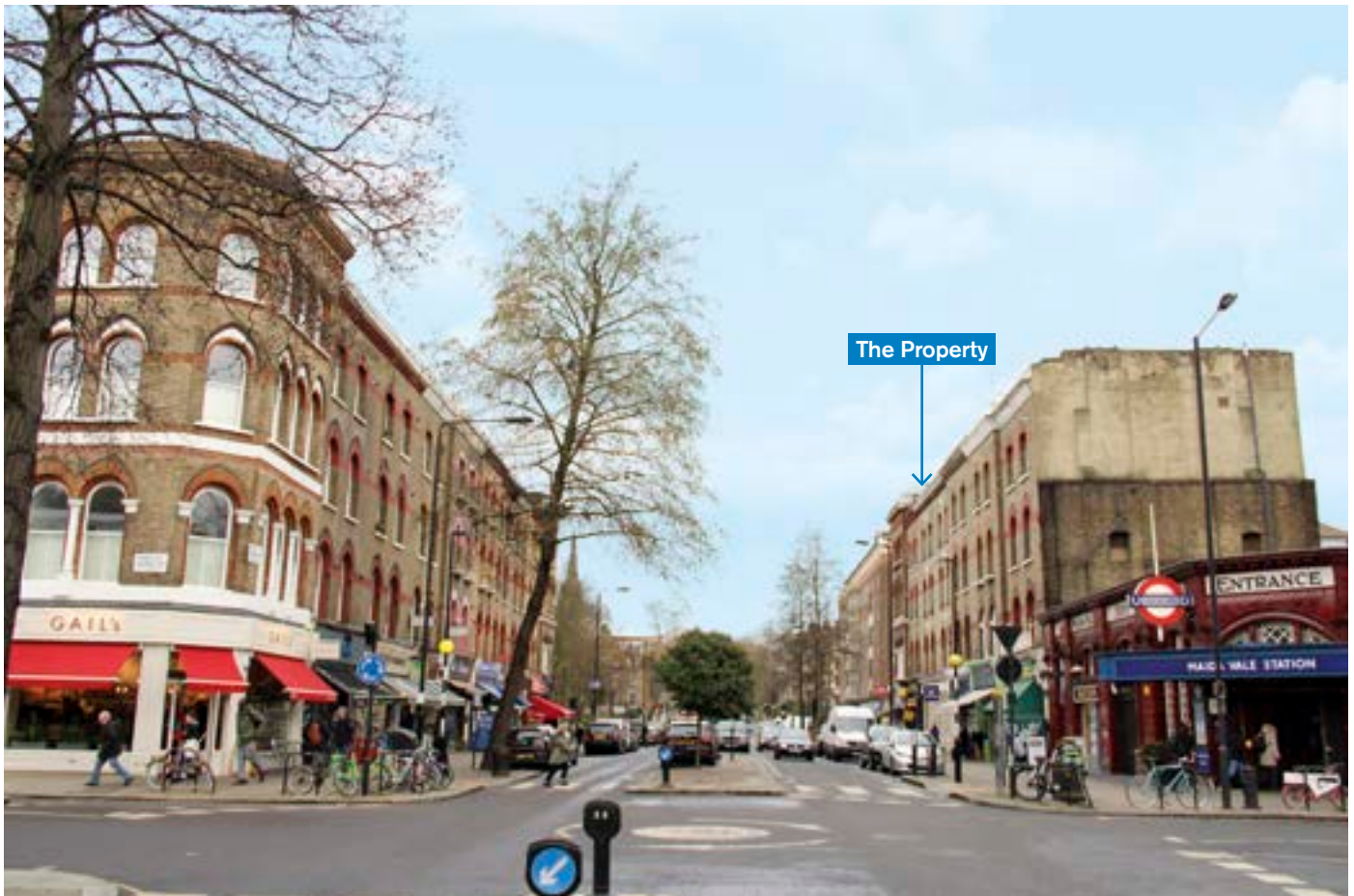
A mid terraced building comprising a **Ground Floor Shop and Lower Ground Floor** together with separate front access to **3 Self-Contained Flats** on the first, second and third floors. In addition, the property includes a **Rear Yard** accessed at lower ground floor level.

VAT is applicable to this Lot

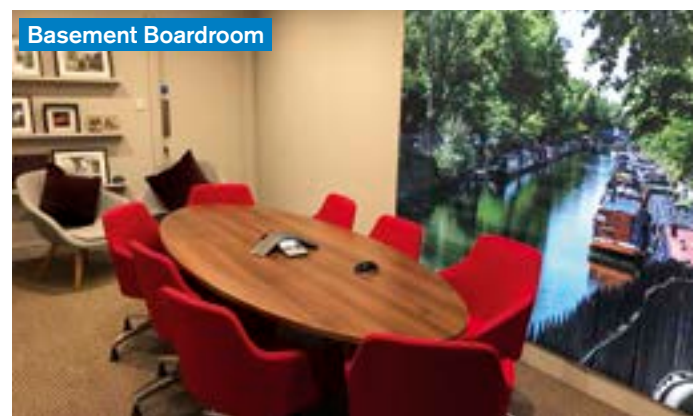
FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|---------------------------------------|--|---|--|-----------------------|---|
| Shop, Lower Ground Floor & Yard | Ground Floor Shop Gross Frontage 19'3" Internal Width 13'10" narrowing at rear to 9'9" Shop & Built Depth 42'5" Area Approx. 490 sq ft WC Lower Ground Floor Boardroom, Kitchen & Stores Area Approx. 400 sq ft WC Front Vaults (not inspected) Plus Yard | Savills (UK) Ltd (Having 42 branches) (T/O for Y/E 31/12/18 £557.3m, Pre-Tax Profit £59.8m and Shareholders' Funds £93.8m) | 10 years from 2nd October 2015 | £50,000 | FRI Rent Review October 2020. Note: The tenant is not obliged to put or keep the Yard in any better state of repair or condition as evidenced by way of a photographic schedule of condition. |
| First, Second & Third Floors | 3 Flats – Not inspected | Individual | Each between 120 and 125 years from 24th June 1984 | £225 (£75 per flat) | Each FRI Rents rise to £375 p.a. in 2024 and £525 p.a. in 2064. 2 Valuable Reversions in approx. 84¼ years. |
| | | | | Total: £50,225 | |



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Vendor's Solicitors

Memery Crystal

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Email: dodwyer@memerycrystal.com

£50,225 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

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 £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page