



SITUATION

Occupying a prominent trading position and just a few yards from a **BP Connect / Marks & Spencer** on the south side of Shepherd's Bush facing The Common and its array of multiple and established traders such as **McDonald's, KFC, Greggs, Nationwide** and **Betfred**. **O2 Shepherds Bush Empire** and **Westfield Shopping Centre** are nearby, and the property is within close proximity of Shepherd's Bush Market Underground (Hammersmith & City Line) & Shepherd's Bush Underground (Central Line).

PROPERTY

Forming part of the 1930's five storey block of flats comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	10'0"
Internal Width	9'9" widening to 20'6"
Shop & Built Depth	27'6"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 29th September 1979 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Shahed Limited as a Coffee Shop / Shisha Bar** for a term of 15 years from 26th January 2011 at a current rent of **£12,500 per annum** exclusive.

Rent Review January 2021 (Outstanding)

Note 1: Tenant has erected a temporary canopy for an external seating area on the pavement which is not within the demise of the 999 year lease.

Note 2: There is a £6,250 Rent Deposit held.

£12,500 per annum

The Surveyors dealing with this property are
Elliott Greene and Nathan Schindler

Vendor's Solicitors

Teacher Stern Solicitors
Tel: 020 7242 3191 Ref: Uri Newman
Email: u.newman@teacherstern.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

