



SITUATION

Located in this busy shopping centre adjoining **Tesco Express** and diagonally opposite **Sainsbury's** and Shepherd's Bush Market and 100 yards from Goldhawk Road Station (Circle and Hammersmith & City Lines).

PROPERTY

A terraced **Ground Floor Shop with a small Basement** benefitting from gas central heating.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'0"
Internal Width	12'8"
Shop Depth	28'4"
Built Depth	48'11"

2 WCs

Basement

Area Approx. 150 sq ft

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **R F Allen as a Caribbean Takeaway** for a term of 10 years from 2nd August 2016 at a current rent of **£24,000 per annum** exclusive.

Rent Review August 2021 (No Notice served)



£24,000 per annum

The Surveyors dealing with this property are
John Barnett and **Nathan Schindler**

Vendor's Solicitors

Sylvester Amiel Lewin & Horne LLP
Tel: 020 8446 4000 Ref: Jonathan Horne
Email: jonathanhorne@sylvam.co.uk

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'**