



SITUATION

Located close to the junction with Abbey Road within this well-known local commercial enclave, in the heart of this highly sought after residential area, within easy reach of South Hampstead Rail Station and St John's Wood Underground Station (Jubilee Line), close to Lord's Cricket Ground and Regents Park and just a short drive to the West End.

PROPERTY

A mid terraced building comprising **Self-Contained Offices** on ground and lower ground floors plus separate front entrance to a **Self-Contained Flat** at first, second and third floor levels.

The Offices have recently been refurbished to a high standard and benefit from a small central Courtyard.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor & Lower Ground Floor Offices	Ground Floor Office Gross Frontage 18'2" Internal Width 16'11" (max) Built Depth 47'8" GIA Approx. 668 sq ft WC Lower Ground Floor Office 3 Offices, Kitchen, Inner Courtyard, Vault Storage, 2 WCs GIA Approx. 830 sq ft (plus Pavement Vaults Storage with 5'2" head height)	Occupied by long established Solicitors Practice	1st February 2000 to 24th March 2012 (Holding Over)	£33,000	FRI Refer to CPSEs and Schedule of Dispute.
First, Second & Third Floor Flat	3 Bedrooms, Living Room, Kitchen, 2 Bathrooms/2 WCs – not inspected.	Individual	175 years from 25th March 1983	Peppercorn	FRI
				Total: £33,000	

£33,000 per annum

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

Vendor's Solicitors

AST Law

Tel: 020 8954 3045 Ref: Alan Tibber

Email: alan@astlaw.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'

