



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 a separate front entrance to **2 Self-Contained Flats** at first and second floor levels. In addition the property includes a **Rear Garden**.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor & Lower Ground Floor Offices	Ground Floor Office Gross Frontage 19'8" Internal Width 14'0" Built Depth 33'5" GIA Approx. 402 sq ft WC Lower Ground Floor Office 2 Offices, Kitchenette & WC GIA Approx. 467 sq.ft	Occupied by long established Solicitors Practice	20 years from 29th September 1988 (Holding Over)	£17,000	FRI
109a (First Floor Flat)	Not inspected – believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC	Individual	99 years from 25th March 1979	£100	FRI by way of Service Charge Valuable Reversion in approx. 54 years
109b (Second Floor Flat)	Not inspected – believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC	Individual	99 years from 25th March 1979	£100	FRI by way of Service Charge Valuable Reversion in approx. 54 years
				Total: £17,200	

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: In accordance with s.5B of the Landlord and 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.

Note 2: There may be potential for change of use of the whole or part of the Office to residential and to extend into the rear garden, subject to obtaining possession and the necessary consents.

View of Rear Garden



£17,200 per annum
Plus 2 Valuable Reversions

The Surveyors dealing with this property are
Jonathan Ross and **Elliott Greene**

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'**