



SITUATION

Located close to the junction with Talbot Road, less than ½ mile from Portobello Road, Notting Hill and Kensington Gardens and within walking distance of Bayswater (District and Circle), Notting Hill Gate (Central, District and Circle) and Paddington (National Rail, District, Circle, Bakerloo, and Hammersmith & City) Stations. Bayswater is an affluent and highly sought after residential area situated approximately 2 miles west of Marble Arch in Central London.

VAT is NOT applicable to this Lot

TENANCIES & ACCOMMODATION

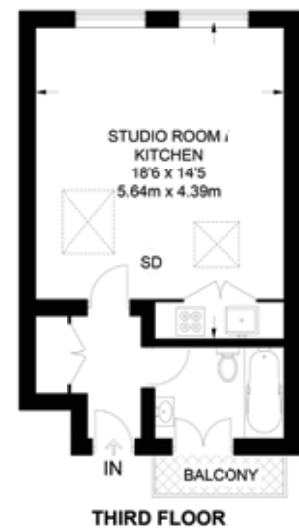
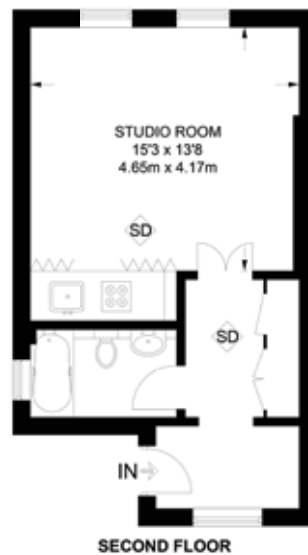
Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 59 (Ground Floor Shop & Basement)	Not inspected.	James Hay Pension Trustees Limited	999 years from 20th December 2011	Peppercorn	FRI
No. 59a (1st Floor Flat)	Studio Room/Kitchen, Bathroom/WC plus Balcony GIA Approx. 355 sq ft	Individual	1 year from 16th April 2024	£18,279	AST £1,625 Rent Deposit held.
No. 59b (2nd Floor Flat)	Studio Room/Kitchen, Bathroom/WC GIA Approx. 356 sq ft	Individual	2 years from 23rd June 2023	£20,540	AST £1,975 Rent Deposit held.
No. 59c (3rd Floor Flat)	Studio Room/Kitchen, Bathroom/WC plus Balcony GIA Approx. 312 sq ft	Individual	3 years from 2nd September 2023	£18,071	AST £1,550 Rent Deposit held.
				Total: £56,890	

PROPERTY

An attractive Period building comprising a **Ground Floor Shop & Basement** with separate side access to **3 Self-Contained Flats** on the first, second and third floors. The Flats benefit from Gas Central Heating and entry-phones.

Note: Refer to the Auctioneers for the video tour of the Flats.

FREEHOLD



Plans not to scale and for identification purposes only.

£56,890 per annum

The Surveyors dealing with this property are
Elliott Greene and **Steven Grossman**

Vendor's Solicitors

Collins Benson Goldhill LLP

Tel: 020 7436 5151 Ref: Karen Walsh

Email: kw@cbglaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**