



SITUATION

Located off Hugh Street in this sought after residential area with the shopping facilities of Victoria being just a few minutes' walk. The area is well served by good public transport with Victoria Rail, Bus & Coach Stations just a few minutes away and Pimlico Underground Station (Victoria Line) under ½ mile distant.

PROPERTY

Comprising a **Self-Contained Ground Floor Commercial Unit** previously used as a **Store/Office**.

ACCOMMODATION

Ground Floor Commercial Unit

Internal Width 8' 9"
Built Depth 14' 8"
Area Approx. 128 sq ft

Refer to the Auctioneers for the video tour of the property.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 150 years (less 3 days) from 25th December 1951 (thus having approx. 76 years unexpired) at a peppercorn.

Offered with Vacant Possession

Note: There may be potential to convert the unit into a Garage subject to the necessary consents.

Vacant Commercial Unit

The Surveyors dealing with this property are
Jonathan Ross and Rocco Kay

Vendor's Solicitors

Hamblins
Tel: 020 7355 6000 Ref: Joseph Holder
Email: joseph.holder@hamblins.com

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'

