



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 (Lioness and Mildmay Lines) and St John's Wood Underground Station (Jubilee Line), close to Lord's Cricket Ground and Regents Park Road and just a short drive to the West End.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** and **Basement**.

ACCOMMODATION

Ground Floor Shop

Internal Width 14'0"

Shop Depth 19'0"

Basement

Area Approx. 441 sq ft¹

WC

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

TENANCY

The property is let on an effectively full repairing and insuring lease to **Elysian Cleanse Ltd as a Dry Cleaners and Tailors** for a term of 15 years from 16th June 2025 at a current rent of **£25,500 per annum** exclusive.

Rent Reviews 2030 and 2035.

There are no Tenant Breaks.

There is a £6,375 Rent Deposit held.

£25,500 per annum

The Surveyors dealing with this property are
Steven Grossman and Rocco Kay

Vendor's Solicitors

Bude Nathan Iwanier LLP

Tel: 020 8458 5656 Ref: Booky Dubiner

Email: bd@bnllaw.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'**

