



SITUATION

Located in a busy market position close to the junction with Lillie Road, near to **Earl's Court** and **Olympia** and a short walk from West Brompton Station (District and Mainline).

Fulham is a prosperous and fashionable area only 2 miles from Hyde Park Corner and under a mile from Kings Road, Chelsea.

VAT is NOT payable in respect of this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 17'6" Net Frontage 15'6" Shop Depth 45' Built Depth 55' WC Basement Not inspected	Caesars World Ltd (Amusements) (Having 14 branches)	10 years from completion (In occupation since 1989)	£30,000	FRI Rent Review 2014 with minimum RPI increase.
First Floor Flat	2 Rooms, Kitchen, Bathroom/WC	Individual	AST	see Note 1	Vendor's ERV £10,000 p.a.
Second Floor Flat	2 Rooms, Kitchen, Bathroom/WC	Individual	AST	see Note 1	Vendor's ERV £10,000 p.a.

FREEHOLD

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** and **Basement** with separate rear access to **2 Self Contained Flats** arranged on first and second floors.

Note 1: The Freeholders have misplaced the AST Agreements and have not been collecting rent on either Flat. They are trying to locate further copies and hopefully these will be available at the Auction.

**£30,000 per annum
plus 2 Flats**

The Surveyors dealing with this property are
JONATHAN ROSS and **MATTHEW BERGER**

TOTAL
**£30,000
plus 2 Flats**

VENDOR'S SOLICITORS

Bains & Co., 14 Station Road, Watford, Herts WD17 1EN
Tel: 01923 288 488. Ref: R Bains Esq.

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £250 (including VAT) upon exchange of contracts