



6 WEEK COMPLETION

SITUATION

Occupying a prominent trading position, yards from a **BP Connect/Marks & Spencer** on the south side of Shepherds Bush facing The Common and it's array of multiple and established traders. Shepherd's Bush Empire and Westfield Shopping Centre are nearby and the property is within close proximity of Shepherds Bush Market Underground (Hammersmith & City Line) & Shepherds Bush Underground (Central Line).

PROPERTY

Forming part of a 1930's five storey block of flats comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	11'0"
Internal Width	10'5" widening to 14'10"
Shop & Built Depth	27'2"
WC	

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 29th September 1979 at a peppercorn ground rent.

£12,500 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **SOPHIE TAYLOR**

TENANCY

The property is let on a full repairing and insuring lease to **S Haddad as a Restaurant/ Takeaway** for a term of 15 years from 26th January 2011 at a current rent of **£12,500 per annum** exclusive.

Rent Reviews 2016 & 5 yearly

Note 1: The occupational tenant has informed us that he paid a premium of £28,000 to take the premises and spent a further £20,000 on fitting out the unit.

Note 2: There is a £3,125 Rent Deposit held.



VENDOR'S SOLICITORS
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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 £275 (including VAT) upon exchange of contracts