



**6 WEEK COMPLETION**

**SITUATION**

Occupying a prominent trading position, close to the junction with Sheen Lane, and forming part of this popular retail thoroughfare amongst such multiples as **Caffe Nero, Barclays, WH Smith, Flight Centre, NatWest, Santander** and **Superdrug**.

East Sheen is a prosperous and sought after south-west London suburb which lies between Putney and Richmond and close to Barnes with good road access via the A205 (South Circular Road).

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** on the first and second floors.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'4" Internal Width (max) 12'4" Shop Depth 28'4" Built Depth 39'2" WC	<b>E. Khoury &amp; C. Khoury (Hairdresser)</b>	15 years from 2nd February 2011	£12,000 (Rising to £14,000 in 2013)	FRI <b>Rent Reviews 2016 and 5 yearly</b> <b>Tenant has been in occupation over 12 years</b>
First & Second Floor Flat	Not inspected	Individual	125 years from 2008	£50	FRI <b>Note: The lease of the flat has not been Registered – refer to Special Conditions of Sale</b>

<b>TOTAL</b>	<b>£12,050 Rising to £14,050 in 2013</b>
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**£12,050 per annum**  
**Rising to £14,050**  
**in 2013**

The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**

**VENDOR'S SOLICITORS**

E Edwards Son & Noice – Tel: 01277 658 551  
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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