

**6 WEEK COMPLETION**



**SITUATION**

Located close to the junction with Treen Avenue in this established local parade serving the surrounding residential population in this sought after area. White Hart Lane is a busy road which links Mortlake High Street with the A205 (Upper Richmond Road West) being close to Putney and Richmond.

**PROPERTY**

A mid terraced building comprising an attractive corner **Ground Floor Shop** with separate front access to a **Self-Contained Flat** on the first floor with UPVC double glazing.

**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 32'11" Internal Width (max) 22'0" narrowing to 12'0" Shop Depth 14'3" Built Depth 18'1" WC	<b>A. Ozcan &amp; Z. Teglesi</b> t/a <b>Zolly's Café</b>	15 years from 31st October 2006	£10,000	FRI <b>Rent Reviews 2012 &amp; 3 yearly</b>
First Floor Flat	Bedroom/Living Area, Kitchen, Bathroom/WC	Individual	1 year from 19th November 2011	£10,200	AST
<b>TOTAL</b>				<b>£20,200</b>	

**£20,200 per annum**

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

**VENDOR'S SOLICITORS**

E Edwards Son & Noice – Tel: 01277 658 551  
Ref: A. Squires Esq – Email: law@eesan.plus.com

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