



SITUATION

Occupying a prominent trading position at 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 trap door access to a **Basement** and 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 & Basement	Ground Floor Shop Gross Frontage 21'11" Internal Width (max) 17'3" narrowing at rear to 9'7" Shop Depth 29'10" Built Depth 49'11" Plus Rear Office & Kitchen WC Basement – Not inspected	Hamptons Estates Ltd (Having approx 100 branches) (T/O for Y/E 31/12/10 £64.1m, Pre-Tax Profit £6.7m and Net Worth £2.2m)	15 years from 30th August 2007	£22,500	FRI Rent Reviews 2012 & 5 yearly
First & Second Floor Flat	Not inspected	Individuals	999 years from 14th April 1997	£10	FRI
TOTAL				£22,510	

£22,510 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