

**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 and Basement** 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 & Basement	<b>Ground Floor Shop</b> Gross Frontage 19'10" Internal Width 19'9" Shop Depth 35'7" Built Depth 54'3" Store Area Approx 290 sq ft WC <b>Basement</b> Area Approx 125 sq ft	<b>Cancer Reaserch Uk (Having approx 550 branches)</b>	15 years from 30th August 2009	£26,000	FRI <b>Rent Reviews 2014 &amp; 5 yearly</b>
First & Second Floor Flat	Not inspected	Individuals	99 years from 29th September 1978	£25	FRI <b>Valuable Reversion in approx 65 years</b>
<b>TOTAL</b>				<b>£26,025</b>	

**£26,025 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  
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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