

6 WEEK COMPLETION



SITUATION

Located close to the junction with Cromwell Road (A4) with nearby multiples including **Sainsbury's**, **Robert Dyas**, **Starbucks** and **William Hill**. Earls Court Underground Station (Piccadilly, Circle and District Lines) is within easy walking distance and Kensington Gardens and Hyde Park are within close proximity.

PROPERTY

A 5 storey mid terraced period building comprising a **Ground Floor Dental Surgery** and **Basement** together with a separate front entrance to **Self-Contained Offices** on the first floor and **2 Self-Contained Flats** on second and third floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

£112 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

ACCOMMODATION

Ground Floor Dental Surgery

Gross Frontage	20'5"
Internal Width	14'2" widening to 18'5" at rear
Surgery Depth	35'10"
Built Depth	49'6"
Disabled WC	

Basement – 3 Rooms, Kitchen, WC

First Floor Offices – Not inspected

Second Floor Flat – Not inspected

Third Floor Flat – Not inspected

TENANCY

The entire property is let on a full repairing and insuring lease to **Flodrive Ltd** for a term of 150 years (less 10 days) from 29th September 1954 at a fixed ground rent of **£112 per annum** exclusive.

Note: The ground floor, basement and first floor are sublet to Light Nora Ltd at a current rent of £50,000 per annum exclusive and are underlet to Dr Barakji as a Dental Surgery at a current rent of £55,000 per annum exclusive.



JOINT AUCTIONEERS
Williamson and Dace, 22 Cannon Hill, Southgate,
London N14 6BY Tel: 020 8886 4407 Ref: Ms Katherine Dace

VENDOR'S SOLICITORS
Francis Read – Tel: 020 7499 4055
Ref: F Read Esq – Email: francisread@grosvenorstreet.co.uk

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