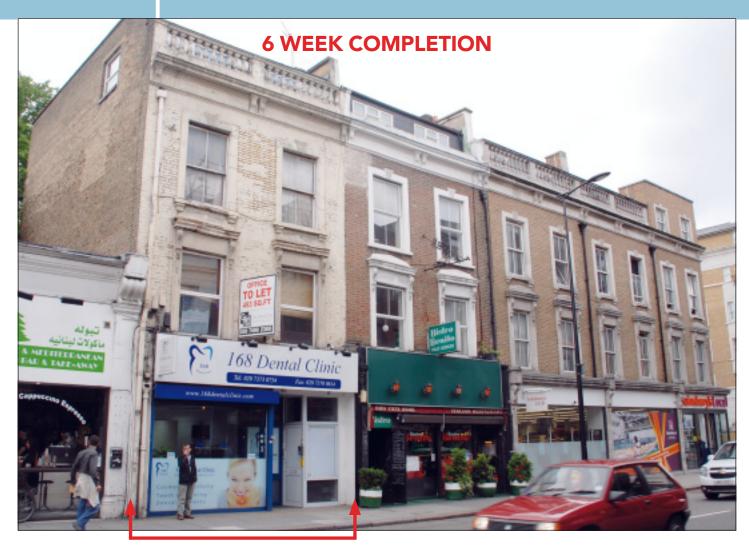
# LOT 13

168 Earls Court Road, Earls Court, London SW5 9QQ



## 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.

| WILLIAMSON & DACE | JOINT AUCTIONEERS<br>Williamson and Dace, 22 Cannon Hill, Southqate, |
|-------------------|----------------------------------------------------------------------|
| London            | N14 6BY Tel: 020 8886 4407 Ref: Ms Katherine Dace                    |
| Def. E D          | VENDOR'S SOLICITORS<br>Francis Read – Tel: 020 7499 4055             |
| Ref: F R          | ead 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