



Rear Yard



SITUATION

Located at the junction with Warwick Road in this most desirable location within close proximity to West Brompton Station (Main Line and District Line) and Earl's Court Exhibition Centre.

PROPERTY

A substantial corner building comprising a **Ground Floor Shop** with separate front entrance and a lift to **10 Self-Contained Flats** arranged over the 5 upper floors. In addition the property benefits from a **Rear Yard (See Note 1)** and a vacant **Ex-Boiler Room**.

TENURE

Leasehold for a term of 99 years from 24th June 1956 at a fixed ground rent of £100 p.a. (thus having approx. 42½ years unexpired).

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Internal Width 21'11" (max) Built Depth 59'11"	Individual	99 years (less 10 days) from 24th June 1956	£100	FRI
Flats 1, 4, 5, 8 & 9	5 Flats: Each 2 Rooms, Kitchen, Bathroom/WC	Various	Each 99 years (less 2 days) from 24th June 1956	£350	Each FRI
Flats 2, 3, 6, 7 & 10	Not Inspected	Various	Each for a term expiring 23rd June 2145	Peppercorn	Each FRI
Former Boiler Room	Area Approx. 76 sq ft	VACANT			

**£450 p.a. plus
Parking Potential**

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

VAT is NOT payable in respect of this Lot

Note 1: Only the shop lessee has a right to park 1 vehicle in the rear yard and use it for temporary parking, delivery and despatch of cars, goods, equipment and materials. Therefore there is potential to create additional parking.

Note 2: The Head Lessee appoints management and insures. Current management fee is £5,496 p.a. + VAT. Current sum insured £2,089,000. Current premium £3,969.10.

Note 3: The adjoining property has developed the roof above the original mansard.

Note 4: In accordance with s. 5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. Therefore, this lot cannot be sold prior to the auction.

TOTAL

**£450
Plus Vacant Room**

VENDOR'S SOLICITORS

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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