



6 WEEK COMPLETION

SITUATION

Located close to the junction of Harwood Road in the affluent residential area of Fulham being to the south of Fulham Broadway and its Underground Station. Fulham is a prosperous and fashionable area only 2 miles from Hyde Park Corner and under a mile from King's Road, Chelsea.

PROPERTY

In a local parade of shops forming part of a mid-terraced building comprising a **Ground Floor Shop** with **Basement** well fitted out with central heating.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	13'10"
Internal Width	13'0"
Shop Depth	22'5"
Built Depth	40'0"

Basement

3 Treatment Rooms
WC plus Shower

£18,500 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

VAT is NOT payable in respect of this Lot

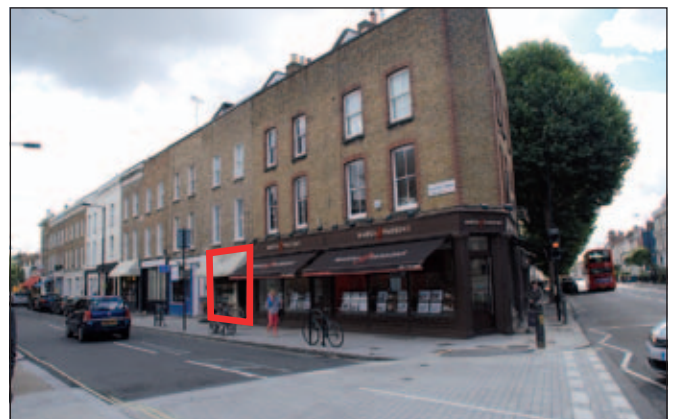
TENURE

Leasehold for a term of 999 years from 10th May 2007 at a fixed nil ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Cara Hanrahan and Volkan Savas as a Hair Salon** for a term of 12 years from 2nd August 2007 at a current rent of **£18,500 per annum** exclusive.

Rent Review 2015



VENDOR'S SOLICITORS

Hamllins LLP - Tel: 020 7355 6000
Ref: A. Gordon Esq - Email: agordon@hamllins.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 £500 (including VAT) upon exchange of contracts