



SITUATION

Occupying a prominent position close to Wandsworth Bridge in this affluent location just south of Fulham and Chelsea and with excellent transport links via Clapham Junction Mainline Station.

VAT is believed not to be payable in respect of this Lot, but bidders are referred to the Special Conditions of Sale which provide VAT may be payable in certain circumstances.

PROPERTY

Forming an end of terrace property comprising a **Ground Floor Double Shop** with separate side access to **2 Self-Contained Flats** above. The property also benefits from an **Advertising Hoarding** to the flank wall.

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|------------------------------|---|-----------------------|---|-------------------|--|
| Ground Floor Shop | Gross Frontage 33'0" Internal Width 31'0" Built Depth 57'4" WC | | VACANT | | |
| First and Second Floor Flats | 2 Flats - Not Inspected | Various | Each 125 years from between 2006 and 2008 | £500 | Each FRI Rents rise every 25 years |
| Advertising Hoarding | | Criterion Auctioneers | Licence | £1,800 | |
| TOTAL | | | | £2,300 | Plus Vacant Shop |

Vacant Shop

The Surveyors dealing with this property are **MATTHEW BERGER** and **JOHN BARNETT**

VENDOR'S SOLICITORS
SGH Martineau - Tel: 0800 763 1576
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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 £500 (including VAT) upon exchange of contracts