



SITUATION

Located close to the junction with Lisson Grove in this well known retail thoroughfare, famous for its antique retailers and just a few doors from **Alfies Indoor Antique Market**. There is also a street market a few hundred yards further along Church Street (Mondays to Saturdays) and the area is well served by public transport with Marylebone Station less than ½ mile to the south-east together with numerous bus routes that run along Lisson Grove.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop and Basement** with a small rear courtyard. In addition, there is separate front access to a **Self-Contained Flat** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 18'4" Internal Width 12'5" (max) Shop Depth 27'5" Built Depth 36'6" Rear Store/WC Area Approx. 45 sq ft Basement Area Approx. 430 sq ft Plus Vault	N. Haywood (Antiques)	15 years from 28th September 2008	£21,000	FRI Rent Reviews 15th April 2017 (Outstanding) and 2020
First & Second Floor Flat	Not inspected	Individual(s)	125 years from 28th November 1997	Peppercorn	FRI
TOTAL				£21,000	

£21,000 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

* Refer to Point 9 in the 'Notice to all Bidders' page

JOINT AUCTIONEERS
 WL Commercial - Tel: 020 7299 9619
 Ref: P. Lewis - Email: paul@wlcommercial.com
VENDOR'S SOLICITORS
 Duffield Harrison LLP - Tel: 01992 442 911
 Ref: Ms Humeyra Parlak - Email: h.parlak@dhlaw.email

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