



### SITUATION

Located close to the junction with Pellant Road and adjacent to the Sir John Lillie Primary School, serving this affluent residential neighbourhood, less than  $\frac{3}{4}$  of a mile from Fulham Broadway. Fulham is a sought after area of south-west London, located approximately 1 mile south of Hammersmith, enjoying excellent road links to central London via the A4.

### PROPERTY

Forming part of this end of terrace building comprising a **Ground Floor Shop and Basement**.

### ACCOMMODATION

#### Ground Floor Shop

Internal Width 15'2"  
Shop & Built Depth 17'4"

#### Basement

Area Approx. 240 sq ft

VAT is NOT applicable to this Lot

### TENURE

**Leasehold for a term of 999 years from 1st January 2020 at a peppercorn ground rent.**

### TENANCY

The property is let on a full repairing and insuring lease to **F. Lazare & L. Birkett as a Chandelier Shop** for a term of 5 years from 24th June 2018 (**renewal of a previous Lease**) (excl. s.24-28 L&T Act 1954) at a current rent of **£12,000 per annum** exclusive.

**Rent Review June 2021**

**£12,000** per annum

The Surveyors dealing with this property are  
**Steven Grossman** and **Elliott Greene**

### Vendor's Solicitors

Abbott Law

Tel: 020 7070 3664 Ref: Caroline Abbott

Email: caroline@abbottlaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**