



### SITUATION

Located close to the junction with Coval Road within this established and popular retail thoroughfare amongst a host of local traders, all serving the surrounding affluent residential population. East Sheen is a sought after south-west London suburb which lies between Putney and Richmond and close to Barnes. The area is served by Mortlake Station (South West Trains) and there is good road access via the A205 (South Circular Road).

### PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear 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	Gross Frontage 14'10" Internal Width 13'7" narrowing at rear to 6'8" Shop & Built Depth 36'5" WC Plus rear Lean-to 15'9" x 9'3"	<b>P. A Knight (Dog &amp; Cat Groomers)</b>	From 9th July 2021 to 1st January 2027 <b>(Renewal of a previous lease – in occupation since 2017)</b>	£18,500 <b>(see Note)</b>	FRI <b>Note: The rent is currently £15,500 p.a. rising to £18,500 p.a. from 1st Jan. 2023 and therefore the Vendor will top up this rent shortfall on completion.</b>
First & Second Floor Flat	Not inspected	<b>Individual(s)</b>	999 years from 27th October 1983	Peppercorn	FRI
				<b>Total: £18,500</b>	

**£18,500** per annum

The Surveyors dealing with this property are **Steven Grossman** and **Jonathan Ross**

#### Joint Auctioneers

Martin Campbell & Co  
Tel: 020 8940 2266 Ref: Richard Farndale  
Email: r.farndale@martincampbell.co.uk

#### Vendor's Solicitors

Simons Muirhead Burton LLP  
Tel: 020 3206 2700 Ref: Mark Levine  
Email: mark.levine@smb.london

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'**

