



## SITUATION

Located close to the junction with Becklow Road amongst such other multiple retailers as **Tesco Express, Gail's, Costa, Marsh & Parsons, Co-op Supermarket** and **Nisa** together with a host of independent retailers all serving the surrounding residential population and being approx. 1 mile from Goldhawk Road Underground Station (Circle and Hammersmith & City Lines).

Shepherd's Bush has undergone considerable regeneration in recent years including the Westfield Shopping Centre development as well as a number of high end residential developments and is only approx. 4 miles west from central London via the A40.

## PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to **3 Self-Contained Flats (1 x 2 Bed and 2 x 1 Bed)** on rear ground, first, second and third floors.

Each flat benefits from gas central heating and uPVC double glazing.

**Refer to Auctioneers for the Floor Plans and Video Tours of the flats.**

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£60,600** per annum

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

## Joint Auctioneers

ESTATE MANAGEMENT  
LONDON

Estate Management London  
Tel: 020 7930 9333 Ref: Sven Weinast  
Email: s.weinast@emluk.com

## Vendor's Solicitors

Ingram Winter Green LLP  
Tel: 020 7845 7400 Ref: Michael Compton  
Email: michaelcompton@iwg.co.uk

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



## TENANCIES & ACCOMMODATION

| Property                              | Accommodation  | Lessee & Trade                       | Term   | Ann. Excl. Rental     | Remarks   |
|---------------------------------------|--|--------------------------------------|--|-----------------------|---|
| Ground Floor Shop                     | Gross Frontage 16'4"<br>Internal Width 10'11" (max)<br>Shop Depth 25'10"<br>WC   | <b>S. Heder<br/>(Balkan Grocers)</b> | 15 years from<br>10th January 2023   | £12,000               | FRI by way of service charge.<br><b>Rent Reviews &amp; Tenant's Breaks 2028 and 2033.</b> |
| Flat A<br>(Ground & First Floor Flat) | <b>Ground Floor</b><br>Living Room/Kitchen, WC<br><b>First Floor</b><br>Bedroom with ensuite Bathroom/WC<br><b>(GIA Approx. 419 sq ft)</b>   | <b>Individual</b>                    | 1 year from<br>28th January 2023   | £15,600               | AST<br><b>£1,347.69 Rent Deposit held.</b>  |
| Flat B<br>(First & Second Floor Flat) | <b>First Floor</b><br>Living Room/Kitchen<br><b>Second Floor</b><br>2 Bedrooms, Bathroom/WC<br><b>(GIA Approx. 568 sq ft)</b>                | <b>2 Individual</b>                  | 1 year from<br>28th September 2022<br><b>(In occupation since at least 2017)</b> | £16,800               | AST   |
| Flat C<br>(Second & Third Floor Flat) | <b>Second Floor</b><br>Entrance Hall<br><b>Third Floor</b><br>Bedroom, Living Room/Kitchen, Shower Room/WC<br><b>(GIA Approx. 356 sq ft)</b> | <b>Individual</b>                    | 1 year from<br>1st July 2023<br><b>(In occupation since July 2022)</b>           | £16,200               | AST<br><b>£1,500 Rent Deposit held.</b>   |
|                                       |  |                                      |  | <b>Total: £60,600</b> |   |