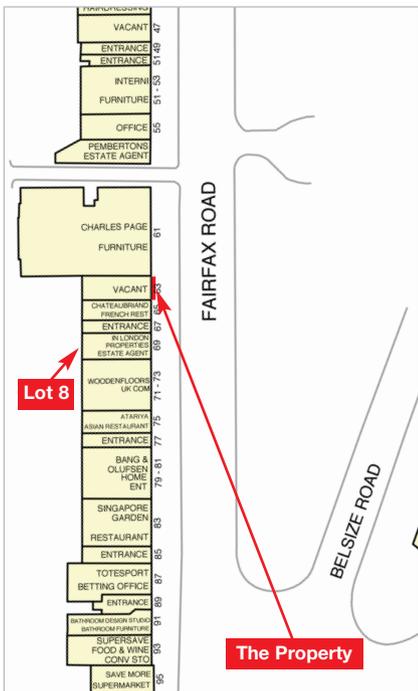


London NW6
63 Fairfax Road
South Hampstead
NW6 4EE

- **Leasehold Vacant Shop**
- **Affluent and densely populated North-West London suburb**
- **Established local shopping parade**
- **May suit owner occupier/investor**

Vacant

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



Tenure

Leasehold. Held for a term of 99 years from 25th March 1982 (thus having some 69 years unexpired) paying £290 per annum until 2033 with an increase to £315 per annum until 2068 and a further increase to £415 per annum.

Location

South Hampstead is an affluent and densely populated North-West London suburb. The area benefits from good communications with South Hampstead and Swiss Cottage Underground Stations, along with a number of bus routes serving the area. The property is situated on the west side of Fairfax Road just north of the junction with Belsize Road and within walking distance of South Hampstead Underground Station. Occupiers close by include Bang & Olufsen and a number of local retailers, restaurants and bars.

Description

The property is arranged on basement and ground floors only to provide a vacant shop forming part of a larger building not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	5.50 m	(18' 0")
Net Frontage	5.00 m	(16' 4")
Ground Floor	66.70 sq m	(717 sq ft)
Basement	43.60 sq m	(469 sq ft)
Total	110.30 sq m	(1,186 sq ft)

The floor areas have been taken from the voa website: www.2010.voa.gov.uk

Tenancy

The property is at present to be offered VACANT.

Rateable Value

We understand the property has a rateable value of £24,250.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk In the subject box of your e-mail, please ensure that you enter **Lot 30 London NW6**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda