

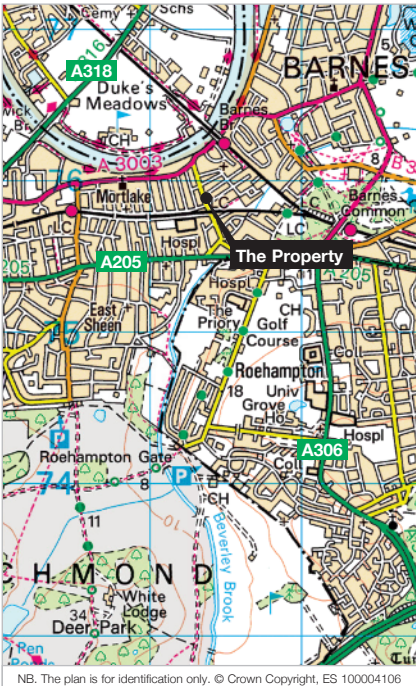
London SW13

50 White Hart Lane

Barnes

SW13 0PZ

- **Virtual Freehold Shop Investment**
 - Situated in affluent and popular West London location known as 'Little Chelsea'
 - Let until October 2027 without break
 - Rent Review 2022
 - VAT not applicable
 - Current Rent Reserved
- £15,000 pa**



Tenure

Leasehold. Held for a term of 999 years from completion at a fixed ground rent of £250 per annum.

Location

Barnes is an affluent West London suburb known as 'Little Chelsea' situated in the London Borough of Richmond upon Thames, to the south of Hammersmith Bridge. Putney lies to the east, Richmond to the west, Hammersmith to the north and Wimbledon to the south. The property is situated on the north side of White Hart Lane, between its junctions with Limes Field Road and Archway Street, in an attractive parade of boutiques and independent retailers with a Sainsbury's supermarket also close by.

Description

The property is arranged on ground floor only to provide a shop presently trading as a beauty spa.

The property provides the following accommodation and dimensions:

Gross Frontage	4.80 m	(16' 0")
Net Frontage	4.50 m	(14' 8")
Shop and Built Depth	7.30 m	(24' 0")

Tenancy

The entire property is at present let to AN INDIVIDUAL for a term of 10 years from 23rd October 2017 at a current rent of £15,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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

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