



**LOTS 51 & 52**

To be offered as one Lot or Individually

## **159 Dawes Road, Fulham SW6 7EE**

### **Long Leasehold Vacant Shop & Self-Contained Flat Let on AST Share of Freehold included**

#### **Location & Description**

A ground floor shop and lower ground floor self-contained flat located on the south side of Dawes Road, close to the junction of Filmer Road. Fulham Broadway, with its shopping, restaurants and underground station, is about ½ mile away.

#### **Lot 51 Ground Floor**

Shop Gross frontage 10'  
Depth 10' max - **VACANT**

#### **Lot 52 Lower Ground Floor**

U-shaped room with kitchenette and separated sleeping area. Doors opening into lightwell

#### **Tenancy Details**

Let on an AST at £850 per month

**EQUIVALENT TO £10,200 p.a.**

#### **Lease Details**

Currently held on one lease for a term of 125 years from 25.12.1986 with a share of freehold. If sold individually, the shop will be offered on a new separate under lease. Please refer to the auctioneers for details.

**CONTACT: 020 7228 5864**

**GUIDE PRICE: £140,000 plus**