



## LOT 54

### 4 Queenstown Road, Battersea SW8 3RX

#### Freehold Shop Let, 2 Flats Sold on Lease

##### Location & Description

In a popular residential and commercial locality, forming part of a parade of shops at the junction of Queenstown Road and Lavender Hill, close to Sainsburys Local with local bars and restaurants being close by. Queenstown Road mainline station is about  $\frac{3}{4}$  mile away.

##### Accommodation

###### Shop (trading as hairdressers):

**Ground Floor:** Salon 216 sq ft (20 sq m) approx

**Basement:** Salon 195 sq ft (18 sq m) approx

Kitchenette, WC

Let on lease for 12 years from 25.10.1989 on repairing and insuring terms at £12,000 p.a. with rent review every 4 years.

**Upper Flat:** Sold on lease for 125 years from 12.06.1998 at a ground rent of £100 p.a.

**Lower Flat :** Sold on lease for 125 years from 03.06.1999 at a ground rent of £100 p.a.

**EQUIVALENT TO £12,200 p.a.**

**CONTACT: 020 7228 5864**

##### Joint Auctioneer

Courtney Joyce

Tel: 020 7738 0900

COURTNEY  
JOYCE

**GUIDE PRICE: £140,000 plus**