



4 WEEK COMPLETION

SITUATION

Located at the junction with Leyburn Grove in this busy residential area only a short distance from the A1010 Fore Street and the A406 North Circular Road.

PROPERTY

An end of terrace former **House** which has been extended at ground floor and is currently being used as a **Young Persons Care Home**.

ACCOMMODATION

Ground Floor

Reception Room, Staff Room / Office / WC, Kitchen, 2 Bedrooms, WC

First Floor

3 Rooms, Bathroom/WC

Rear Yard

Outbuilding / Garage

HMRC have confirmed they do not have a record of an Option to Tax affecting the property and do not propose to charge VAT on completion.

FREEHOLD

TENANCY

The entire property was let on a full repairing and insuring lease to Mr O. Moritiwon as a Young Persons Care Home for a term of 2 years from 21st July 2008 at a rental of £36,000 per annum.

The tenant has claimed that a subsequent lease was entered into for a term of 1 year from 21 April 2010 at an annual rent of £18,000 per annum. The Receivers are disputing the validity of this lease.

The property is offered for sale subject to any rights of pre-emption contained in the lease in favour of the tenant.

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

VENDOR'S SOLICITORS
TLT LLP - Tel: 0117 917 7977
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts