



SITUATION

Located close to the junction with Derley Road and benefitting from the local shopping facilities and being less than a mile from Southall Main Line Station. Southall lies approximately 11 miles west of Central London and enjoys excellent road links via the M4 (Junction 3) and A40.

VAT is NOT payable in respect of this lot.

PROPERTY

Forming part of a mid terraced building comprising a **Self-Contained Flat** on the first and second floors accessed via a separate front entrance on Western Road .

TENURE

Leasehold for a term of 125 years from 24th January 2013 at a peppercorn ground rent.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 168a (First and Second Floor Flat)	4 Rooms, Kitchen, Bathroom/WC & Shower/WC	Individual	1 year from 15th April 2013	£4,200	AST First Floor – 1 Room with shared Kitchen and Bath/WC £350 deposit held
		2 Individuals	1 year from 1st November 2012 (Holding over)	£4,800	AST First Floor – 1 Room with shared Kitchen and Bath/WC
		2 Individuals	1 year from 27th October 2012 (Holding over)	£5,400	AST Second Floor – 2 Rooms incl Kitchen plus Shower/WC
TOTAL				£14,400	

£14,400 per annum

The Surveyors dealing with this property are
MATTHEW BERGER and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS

Michael Simkins LLP – Tel: 020 7874 5600
Ref: Ms Jaymini Ghelani – Email: jaymini.ghelani@simkins.com

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 £500 (including VAT) upon exchange of contracts