

**GROUND RENT INVESTMENT
6 WEEK COMPLETION**



SITUATION

Located in this residential area within close proximity of Rye House Rail Station approximately 1 mile north-east of the town centre. Hoddesdon is located approximately 18 miles from central London, 8 miles north of Enfield and conveniently situated for the M25 and M11.

PROPERTY

A modern purpose built block comprising **6 Self-Contained Flats** with 10 on-site parking spaces at the front and a rear garden.

VAT is NOT payable in respect of this Lot

FREEHOLD

Note 1: The Freeholder insures the property. Current Sum Insured £751,320. Current Premium £630.47.

Note 2: In accordance with Section 5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. Therefore, this lot cannot be sold prior to auction.

TENANCIES & ACCOMMODATION

Property	Accommodation*	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Flats 1, 3, 4 & 6	4 Flats: Each 2 Bedrooms (one with ensuite Shower Room/WC), Lounge/Kitchen, Bathroom/WC	Various	Each 125 years from 24th June 2007	£400 (£100 per Flat)	Each FRI Rents double every 25 years
Flats 2 & 5	2 Flats: Each 1 Bedroom, Lounge/Kitchen, Bathroom/WC	Various	Each 125 years from 24th June 2007	£200 (£100 per Flat)	Each FRI Rents double every 25 years
TOTAL				£600	

*Not inspected by Barnett Ross

£600 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

VENDOR'S SOLICITORS

Avery Emerson Law – Tel: 020 8215 0884
Ref: Ms Shelley Fitzpatrick – Email: shelley_fitzpatrick@ae-law.co.uk

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