



SITUATION

Located within this attractive residential street, opposite Kent County Cricket Club and within close proximity to New Beckenham Main Line Station. Beckenham lies approximately 8 miles east of central London, 2 miles west of Bromley and 5 miles north-east of Croydon.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 165 (Ground Floor & Basement Flat)	Flat not inspected. Plus part Rear Garden and Garage	Individuals	For a term expiring 28th September 2181	Peppercorn	FRI
No. 165a (First & Second Floor Flat) ¹	3 Bedrooms, Lounge/Dining Room, Kitchen, Bathroom/WC Plus part Rear Garden and Garage	Individuals	90 years from 1st September 1999 (Life Tenancy – see Note 1)	£5,902.41	IRI Rent Reviews Sept. 2015 and 2 Yearly linked to RPI.
Part Rear Garden		Individuals (same lessees as No. 165a)	6 months from 1st September 1999 (Holding over)	£1	Mutual Break on 6 months prior Notice.
TOTAL				£5,903.41	

¹ Not inspected by Barnett Ross

Note 1: Any time after the death of the last survivor of the Tenants the Landlord can determine the tenancy on one months prior Notice – Refer to lease. As an indication, No. 165 (a 2 Bed Flat) sold in Sept 2014 for £450,000.

PROPERTY

A semi-detached building comprising **2 Self-Contained Flats** on the ground, basement, first and second floors together with a **Rear Garden** and **2 Garages**.

VAT is NOT payable in respect of this Lot

FREEHOLD

Note 2: The Freeholder insures the building. Current sum insured £618,000. Current Premium £775.14.

Note 3: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have reserved their rights of first refusal. Therefore, this lot cannot be sold prior to the auction.

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
Burgess Salmon – Tel: 0117 939 2000
Ref: P. Alford, Esq – Email: peter.alford@burgess-salmon.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