



SITUATION

Located close to the junction with Sutherland Avenue in this highly sought after residential area approximately 2 miles north-west of the West End.

PROPERTY

A mid terraced building comprising **2 Self-Contained Flats** together with a Rear Garden.

VAT is NOT payable in respect of this Lot

FREEHOLD

Note 1: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. This Lot cannot be sold prior to auction.

Note 2: The Freeholder currently appoints management and insures. Current sum insured £896,456. Current premium £1,184.45.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Lower Ground & Raised Ground Floor Flat plus Garden	Not inspected	Lansvale Properties Limited	125 years from 25th December 1987	£50 <i>(rising to £100 in 2017)</i>	FRI Rent rises by £50 every 30 years.
First & Second Floor Flat	Not inspected	Mountview Estates plc	125 years from 20th February 2015	£300	FRI Rent rises by £300 every 25 years.
TOTAL				£350 (rising to £400 in 2017)	

£350 p.a. rising to £400 p.a. in 2017

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JOHN BARNETT**

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

VENDOR'S SOLICITORS

Watson, Farley & Williams LLP – Tel: 020 7814 8000
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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 £500 (including VAT) upon exchange of contracts