



SITUATION

Located directly behind a purpose built block of flats (Byron Court) and being near to the junction with Brookfield Lane and amongst a variety of residential and commercial occupiers including **William Hill**, **Londis**, a **Shell Petrol Station** and a **Tesco Express** as well as a **Dentist** which is adjacent to the property and a **Pub** being directly opposite.

Cheshunt is located approx. 4 miles north of Enfield and benefits from excellent road links via the M25 (Junction 25) and the A10.

PROPERTY & ACCOMMODATION

Forming **4 Parking Spaces (Nos. 4, 5, 7 & 8)** (all to be offered as **one lot**) to the rear of a block of flats accessed directly off Flamstead End Road.

VAT is NOT applicable to this Lot

TENURE

4 separate leaseholds each for a term of **250 years** from completion at a peppercorn ground rent (all to be offered as **one lot**).

Offered with **Vacant Possession**

Note 1: One of the parking spaces sold in October 2018 for **£2,500** to a lessee of **Byron Court** for a term of approx. 101 years at a ground rent of **£25 p.a.** rising every 15 years by RPI.

Note 2: In the Auctioneer's opinion, the spaces may provide additional parking for the commercial and residential occupiers in the nearby locality.



4 Vacant Parking Spaces

The Surveyors dealing with this property are **John Barnett** and **Steven Grossman**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors

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