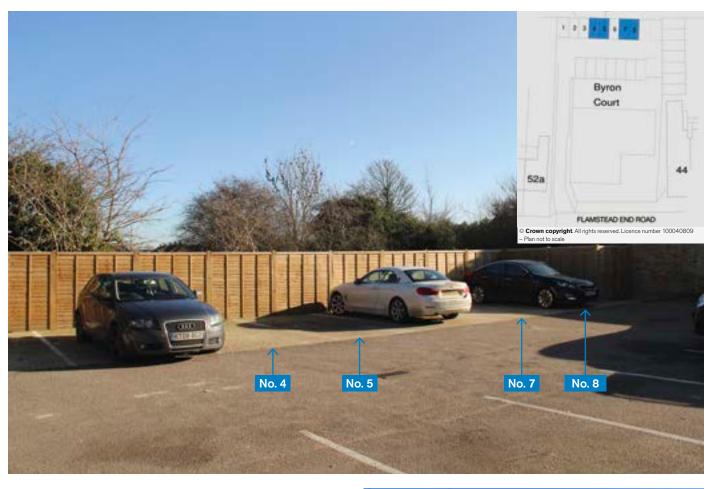
Lot 11

4 Parking Spaces at Byron Court, Flamstead End Road, Flamstead End, **Cheshunt, Hertfordshire EN8 0HU**



6 week completion



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

Vendor's Solicitors Teacher Stern LLP Tel: 020 7242 3191 Ref: Victoria Hodges Email: v.hodges@teacherstern.com

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