Lot 33

# 74 & 75 London Road, King's Lynn, Norfolk PE30 5EU



### SITUATION

Located opposite the junction with Guanock Place, nearby a host of local traders serving the surrounding residential area and less than  $1\!\!/_2$ mile from King's Lynn Train Station (Great Northern Line).

King's Lynn in located on the Norfolk coast at the mouth of The Wash some 12 miles north-east of Wisbech and 44 miles west of Norwich with direct Rail Link (Great Northern Line) to London King's Cross Station.

## PROPERTY

A pair of mid-terraced houses converted to provide 8 Self-Contained Studio Flats on ground, first and second floor levels.

VAT is NOT applicable to this Lot **FREEHOLD** 

#### **TENANCIES AND ACCOMMODATION**

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 1, 74 London Road	Second Floor Studio Flat: Bedroom/Living Room, Kitchen, Shower/WC	Individual	6 months from 10th February 2017	£4,800	AST. Holding over. £500 Rent Deposit held.
Flat B, 74 London Road	First Floor Studio Flat: Bedroom/Living Room, Kitchen, Shower/WC	Individual	1 year from 24th February 2019	£5,100	AST £500 Rent Deposit held.
Flat C, 74 London Road	Ground Floor Studio Flat: Bedroom/Living Room, Kitchen, Shower/WC	Individual	1 year from 28th September 2018	£4,500	AST £475 Rent Deposit held
Flat D, 74 London Road	Ground Floor Studio Flat: Bedroom/Living Room, Kitchen, Bathroom/WC	VACANT			
Flat 1, 75 London Road	Second Floor Studio Flat: Bedroom/Living Room, Kitchen, Shower/WC	VACANT			
Flat 2, 75 London Road	First Floor Studio Flat: Bedroom/Living Room, Kitchen, Shower/WC	Individual	1 year from 19th April 2019	£4,800	AST £500 Rent Deposit held.
Flat 3, 75 London Road	Ground Floor Studio Flat: Bedroom/Living Room, Kitchen, Shower/WC	Individual	6 months from 25th January 2019	£4,980	AST £515 Rent Deposit held
Flat 4, 75 London Road	Ground Floor Studio Flat: Bedroom/Living Room, Kitchen, Bathroom/WC	Individual	1 year from 30th April 2019	£4,620	AST £475 Rent Deposit held.
				Total: 28,800 Plus	

# £28,800 p.a. Plus **2 Vacant Flats**

Vendor's Solicitors Howard Schneider Spiro Steele Tel: 020 8216 2020 Ref: Purdy Freedman Email: p.freedman@conveyancing.co.uk

2 Vacant Flats

The Surveyors dealing with this property are Jonathan Ross and Elliott Greene

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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 £850 (including VAT) upon exchange of contracts \*Refer to points 9 and 10 in the 'Notice to all Bidders' page