



SITUATION

Located at the junction with Orchard Road within this popular and sought after residential area approx. 1/3 mile from St Margarets Station (South Western Railway) and the surrounding local shopping facilities. Twickenham lies less than a mile west of Richmond and approx. 11 miles south-west of central London.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 1 (Gnd & Bsmt)	Not Inspected	Individual(s)	189 years from 25th March 1976	Peppercorn	FRI
Flat 2 (First Floor)	2 Bedrooms, Living Room, Kitchen & Bathroom (not inspected – accommodation taken from lease plan)	Individual(s)	99 years from 25th March 1976	£30 (original rent)	FRI The ground rent is reviewed to 0.207% of market value in 2000, 2025 & 2050. It is unknown if the rent review due in 2000 was actioned. Valuable Reversion in approx. 55 years – see Note 1.
Flat 3 (Second Floor)	Not Inspected	Individual(s)	125 years from 1st January 2007	£200	FRI Rent increases by £200 every 25 years.
				Total: £230 (see Note 2)	

Note 1: The lessee of Flat 2 served a s.42 Notice on 22/4/20 requesting a 90 year lease extension at a peppercorn ground rent for a premium of £49,095. The Vendor will not reply and will pass the benefit of this extension to the Purchaser who will have until 27/7/20 to reply to the s.42 Notice following completion of the sale of the freehold.

Note 2: Rent has not been demanded or collected for many years and the Purchaser will be passed the benefit of any arrears.

PROPERTY

A semi-detached period building comprising **3 Self-Contained Flats**. In addition, the property includes a front forecourt for parking with shared street access with the adjoining building (No. 209 – see Lot 6).

VAT is NOT applicable to this Lot

FREEHOLD

Note 3: 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 the Auction.

Note 4: The Freeholder insures. Current sum insured is £742,000. Current premium is £1,399.91 p.a. incl. IPT.

Note 5: 6 week completion.

£230 p.a. with Valuable Reversion

Vendor's Solicitors

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