



SITUATION

Located close to 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 |
|--------------------------|--|---------------|------------------------------------|------------------------------------|---|
| Flats 1, 3 & 5 | 3 Flats – Not Inspected | Various | Each 189 years from 24th June 1974 | Peppercorn | Each FRI |
| Flat 2 (Ground Floor) | Not Inspected | Individual(s) | 5th August 1996 to 23rd June 2163 | £40 | FRI Rent increases to £55 in June 2040 and to £75 in June 2073. |
| Flat 4 (First Floor) | 1 Bedroom, Living Room, Kitchen, Shower Room/WC (not inspected – accommodation taken from lease plan). | Individual(s) | 99 years from 24th June 1974 | £55 | FRI Valuable Reversion in approx. 53 years. |
| | | | | Total: £95 (see Note 1) | |

Note 1: Rent has not been demanded or collected for many years and the Purchaser will be passed the benefit of any arrears.

Note 2: 6 week completion.

PROPERTY

A semi-detached period building comprising **5 Self-Contained Flats**. In addition, the property includes a front forecourt for parking with shared street access with the adjoining building (No. 207 – see Lot 5).

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 reserved their rights of first refusal. This lot cannot be sold prior to the Auction.

£95 p.a. with Valuable Reversion

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

Vendor's Solicitors

Marshall Hatchick
Tel: 01394 388 411 Ref: Colin Clark
Email: colin.clark@marshallhatchick.co.uk

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'**