



SITUATION

Located close to the junction with the A406 North Circular Road within this popular and sought after residential area approx. 7 miles west of central London and just a short walk from the multiple shopping facilities in Uxbridge Road and Ealing Common Underground Station (Piccadilly and District Lines).

PROPERTY

A late Victorian detached double fronted property comprising **6 Self-Contained Flats** planned on basement, ground, first and second floor levels.

In addition, the property includes a **front forecourt which accommodates 4 parking spaces**.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: The property is insured through the Freeholder's agency. Current sum insured is £1,192,325 and the current premium is £1,318.98 p.a.

Note 2: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices were served on the Lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the auction.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Flats 1 to 6	6 Flats – Not inspected	Variou s	Each 125 years from 2006	£1,500 (£250 per flat)	Each FRI Rent doubles every 25 years (next increase due in 2031)
4 Parking Spaces on Front Forecourt	4 Parking Spaces	Kimberley Coventry One Limited	Licence from 1st September 2019	£4,000 (Licence Fee paid up to 31/8/20)	Either Party can terminate at any time on 3 months prior notice.
				Total: £5,500	

£5,500 per annum

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

Vendor's Solicitors

DKLM LLP
Tel: 020 7549 7888 Ref: Adam Keeble
Email: a.keeble@dklm.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'**