



SITUATION

Located close to the junction with Belmont Avenue within this popular west London suburb being a short walk from the various local shopping facilities in King Street and less than ½ mile from Southall Station (Overground).

Southall lies approx. 11 miles west of central London and enjoys excellent road links via the M4 (Junction 3) and A40.

PROPERTY

A purpose built residential block with a gated entrance comprising **9 Self-Contained Flats** planned on the ground and two upper floors together with **10 Garages** (See Note 5) to the rear of the property.

VAT is NOT applicable to this Lot

FREEHOLD



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5 Valuable Reversions & 6 Vacant Garages

Vendor's Solicitors

HCB Solicitors

Tel: 020 8907 4366 Ref: James Heaps

Email: jamesheaps@hcbgroup.com

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 1 & Garage 3	2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹ Plus Garage	Individual(s)	91 years from 25th December 1984	£60	FRI by way of service charge. Valuable Reversion in approx. 55 years.
Flat 2	2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹	Individual(s)	189 years from 25th December 1996	Peppercorn	FRI by way of service charge.
Flat 3 & Garage 11	2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹ Plus Garage	Individual(s)	99 years from 25th December 1976	£40 (rising to £60 p.a. in 2042)	FRI by way of service charge. Valuable Reversion in approx. 55 years.
Flat 4	2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹	Individual(s)	125 years from 25th March 1999	£75 (rising to £150 p.a. in 2024, £300 p.a. in 2049, £450 p.a. in 2074 & £550 p.a. in 2099)	FRI by way of service charge.
Flat 5 & Garage 7	2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹ Plus Garage	Individual(s)	189 years from 16th December 1977	Peppercorn	FRI by way of service charge.
Flat 6 & Garage 8	2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹ Plus Garage	Individual(s)	99 years from 25th December 1976	£40 (rising to £60 p.a. in 2042)	FRI by way of service charge. Valuable Reversion in approx. 55 years.
Flat 7	2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹	Individual(s)	99 years from 25th December 1976	£40 (rising to £60 p.a. in 2042)	FRI by way of service charge. Valuable Reversion in approx. 55 years.
Flat 8 & Garage 6	2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹ Plus Garage	Individual(s)	120 years from 31st July 2019 (See Note 3)	£150 (rising by £150 p.a. every 25 years)	FRI by way of service charge.
Flat 9 & Garage 2	2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹ Plus Garage	Individual(s)	88 years from 25th December 1987	£80 (rising to £160 p.a. in 2045)	FRI by way of service charge. Valuable Reversion in approx. 55 years.
Garage Nos. 1, 4, 5, 9, 10 & 12	6 Garages			VACANT – See Note 5	

¹Not inspected by Barnett Ross. Accommodation provided by Vendor.

**Total:
£485 plus 6 Vacant Garages**

Note 1: In accordance with s5B 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 2: The Freeholder insures. Current sum insured £2,408,738. Current premium is £1,838.28 p.a.

Note 3: The lease of Flat 8 (which had an unexpired term of approx. 56½ years) was amended by way of a Deed of Variation to provide a new term of 120 years from July 2019 for a premium of £28,000.

Note 4: There is potential to create additional accommodation in the roof space, subject to obtaining the necessary consents.

Note 5: The garages are in a dilapidated condition and the structures of garage Nos. 6 and 7 no longer exist.

Note 6: There is a 6 week completion.