



## SITUATION

Located in this cul-de-sac off Butlers Road, adjacent to St Teresa's Catholic School and close to the junction with Wood Lane in the suburb of Handsworth Wood.

The property is conveniently located, being approximately 2 miles north of Birmingham City Centre and enjoying good road links to the M6 (Junction 6).

## PROPERTY

A purpose built residential block comprising **18 Self-Contained Flats** planned on the ground and two upper floors together with **13 Garages**.

**VAT is NOT applicable to this Lot**

## FREEHOLD

**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 £2,409,750. Current premium is £3,428.06 p.a.

**Note 3:** According to Land Registry, Flat 9 Richmond Close sold for £89,950 in June 2019 having a lease for 189 years from 1977.



**Note 4:** The Lease of Flat 8 was extended for 90 years in 2019 for a premium of £12,000.

**Note 5:** The Lessee of Flat 2 has agreed to pay a premium of £13,000 to extend their lease and this is now in solicitor's hands.

**Note 6:** There is a 6 week completion.

**£475** p.a.

**Plus 13 Valuable Reversions**

The Surveyors dealing with this property are  
**John Barnett** and **Elliott Greene**

## Vendor's Solicitors

Lawrence Stephens Limited  
Tel: 020 7936 8888 Ref: Stephen Messias  
Email: smessias@lawstep.co.uk

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 <sup>1</sup>	Lessee	Term	Ann. Excl. Rental	Remarks
Flats 2, 5, 7, 10, 11, 12, 12a & 17 and Garages 2, 8, 12 & 12a	<b>8 Flats:</b> Each believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC <b>Plus 4 Garages</b>	<b>Various</b>	Each 99 years from 24th March 1977	£200 (£25 per flat)	Each FRI by way of service charge. <b>8 Valuable Reversions in approx. 55 years (see Note 5).</b>
Flats 1, 3, 6 & 16 and Garages 1, 3, 4 & 10	<b>4 Flats:</b> Each believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>Plus 4 Garages</b>	<b>Various</b>	Each 99 years from 24th March 1977	£120 (£30 per flat)	Each FRI by way of service charge. <b>4 Valuable Reversions in approx. 55 years.</b>
Flat 18 & Garage 9	<b>1 Flat</b> Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>Plus 1 Garage</b>	<b>Individual(s)</b>	99 years from 24th March 1977	£35	FRI by way of service charge. <b>Valuable Reversion in approx. 55 years.</b>
Flat 9	<b>1 Flat</b> Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	<b>Individual(s)</b>	189 years from 24th March 1977	£25	FRI by way of service charge.
Flats 8 & 15 and Garages 7 & 11	<b>2 Flats</b> Each Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>Plus 2 Garages</b>	<b>Various</b>	189 years from 24th March 1977	£60 (£30 per flat)	FRI by way of service charge.
Flat 14 and Garage 14	<b>1 Flat</b> Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	<b>Individual(s)</b>	189 years from 24th March 1977	£35	FRI by way of service charge.
	<b>1 Garage</b>	<b>Individual(s)</b>	99 years from 25th March 1977		
Flat 4 and Garage 5	<b>1 Flat</b> Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>Plus 1 Garage</b>	<b>Individual(s)</b>	189 years from 24th March 1977	Peppercorn	FRI by way of service charge.
				<b>Total: £475</b>	

<sup>1</sup>Not inspected by Barnett Ross. Accommodation provided by Vendor.