



SITUATION

Located within this residential neighbourhood and within easy walking distance to the local shopping facilities and Underground Station (Metropolitan Line) in nearby Preston Road. Wembley lies some 7 miles north-west of central London.

PROPERTY

A purpose built block comprising **16 Self Contained Flats** planned on the ground and first floors. In addition, the property includes rear gardens and vehicle access to **16 Garages** to the rear of the property.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: The entire site lends itself to redevelopment to include additional storeys, all of which is subject to possession and the necessary consents.

Note 2: Flat 126 (1 Bedroom, Living Room, Kitchen, Bathroom/WC plus garage) sold in June 2021 for £255,000.

Note 3: The lease on Flat 134 (1 Room, Kitchen, Bathroom/WC) was extended for a further 90 years in May 2021 for a premium of £21,500.

Note 4: Flat 136 (1 Room, Kitchen, Bathroom/WC) sold in August 2020 for £199,000 (Source: zoopla.co.uk).

Note 5: The Freeholder insures – Current sum insured £2,567,318 and current premium £3,556.96 p.a.

Note 6: In accordance with s.5B of the Landlord and 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.

**£4,778 p.a. incl. 3 Valuable Reversions
& 7 individually let Garages**

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

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

Vendor's Solicitors

HCB Group
Tel: 020 8907 4366 Ref: Rahul Khimasia
Email: rahulkhimasia@hcbgroup.com

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 126 (Ground Floor) & Garage	1 Bedroom, Living Room, Kitchen, Bathroom/WC Plus Garage	Thaylor Investments Ltd	125 years from 1st June 2021	£100 (Rising by £100 p.a. every 25 years)	FRI
Flat 128 (Ground Floor) & Garage	1 Bedroom, Living Room, Kitchen, Bathroom/WC Plus Garage	Individuals	189 years from 24th June 1962	Peppercorn	FRI
Flat 130 (First Floor) & Garage	1 Bedroom, Living Room, Kitchen, Bathroom/WC Plus Garage	Individual	142 years from 24th June 1962	£100 (Rising by £100 p.a. every 25 years)	FRI Valuable Reversion in approx. 81¼ years – see Note 2.
Flat 132 (First Floor) & Garage	1 Bedroom, Living Room, Kitchen, Bathroom/WC Plus Garage	Individual	189 years from 25th October 1962	£180 (Rising to £300 p.a. in 2038 and then inc. by £150 p.a. every 25 years)	FRI
Flat 134 (Ground Floor)	1 Room, Kitchen, Bathroom/WC	Individuals	189 years from 25th December 1986	Peppercorn	FRI
Flat 136 (Ground Floor)	1 Room, Kitchen, Bathroom/WC	Individuals	125 years from 24th August 2020	£150 (Rising by £150 p.a. every 25 years)	FRI
Flat 138 (Ground Floor)	1 Room, Kitchen, Bathroom/WC	Individual	99 years from 25th December 1986	£100 (Rising by £50 p.a. every 25 years)	FRI Valuable Reversion in approx. 63¼ years – see Notes 3 & 4. Within the last few weeks the lessee has made an informal request to extend the lease.
Flat 140 (Ground Floor) & Garage	1 Room, Kitchen, Bathroom/WC Plus Garage	Individual	125 years from 21st July 2022	£100 (Rising by £125 p.a. every 25 years)	FRI
Flat 142 (First Floor)	1 Room, Kitchen, Bathroom/WC	Individual	125 years from 14th March 2022	£50 (Rising by £100 p.a. every 25 years)	FRI
Flat 144 (First Floor)	1 Room, Kitchen, Bathroom/WC	Individual	119 years from 25th December 1986	£100 (Rising to £200 p.a. after 53 years and £400 p.a. in last 33 years)	FRI Valuable Reversion in approx. 83¼ years – see Notes 3 & 4.
Flat 146 (First Floor)	1 Room, Kitchen, Bathroom/WC	Individuals	149 years from 25th December 1986	£100 (Rising by £100 p.a. every 25 years)	FRI
Flat 148 (First Floor)	1 Room, Kitchen, Bathroom/WC	Individual	125 years from 14th March 2022	£50 (Rising by £100 p.a. every 25 years)	FRI
Flat 150 (Ground Floor) & Garage	1 Bedroom, Living Room, Kitchen, Bathroom/WC Plus Garage	Individual	189 years from 24th June 1962	£50 (Rising by £25 p.a. every 25 years)	FRI
Flat 152 (First Floor) & Garage	1 Bedroom, Living Room, Kitchen, Bathroom/WC Plus Garage	Individual	189 years from 24th June 1962	Peppercorn	FRI
Flat 154 (First Floor) & Garage	1 Bedroom, Living Room, Kitchen, Bathroom/WC Plus Garage	Individual	189 years from 24th June 1962	Peppercorn	FRI
Flat 156 (Ground Floor) & Garage	1 Bedroom, Living Room, Kitchen, Bathroom/WC Plus Garage	Individual	125 years from 19th May 2022	£100 (Doubling every 25 years)	FRI
7 Garages	Nos. 6, 7, 8, 9, 10, 11 & 12			£3,548 (Each let on an informal basis between £480 p.a. and £520 p.a.)	
				Total: £4,778	

Garages

