

Lot 19

5–12 Tithe Court, Hall Lane, Hendon,
London NW4 4TL

***Guide: £500,000**

In same ownership for over 25 years.
8 Flats (2 × ASTs & 6 Sold-off
incl. 2 Valuable Reversions)



SITUATION

Located close to the junction with the Watford Way (A41) at Fiveways Corner within this mixed residential and commercial neighbourhood. Colindale Underground Station (Northern Line) is approx. 1 1/3 miles distant and the recreational facilities of Sunny Hill Park are within close proximity.

Hendon is a sought after north-west London suburb approx. 9 miles from central London and benefitting from easy access to the M1 (Junction 2), the A406 North Circular Road and Brent Cross Shopping Centre.

PROPERTY

A purpose built residential block comprising **8 Self-Contained Flats (2 let on ASTs and 6 sold-off)** each benefitting from their own street entrance and there is a **rear communal garden**.

[Refer to the Auctioneers for the video tours of Flats 7 and 10.](#)

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: 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. Therefore, this lot cannot be sold prior to the auction.

Note 2: There may be potential to create additional accommodation in the loft space above Flat 10, subject to obtaining the necessary consents.

Note 3: There is a 6 week completion.



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£31,855 per annum

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

Vendor's Solicitors

Lawrence Stephens

Tel: 020 7563 1552 Ref: David Freedman

Email: dfreedman@lawstep.co.uk

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'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Flat 5 (Ground Floor)	Not inspected	Individual(s)	189 years from 25th December 1971	Peppercorn	FRI
Flat 6 (First Floor)	Not inspected – believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC (Area Approx. 710 sq ft¹)	Individual(s)	224 years from 25th December 1971	Peppercorn	FRI The lessees paid a premium of £45,000 in January 2021 for a 125 year lease extension.
Flat 7 (Ground Floor)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC Incl. uPVC double glazing and gas c/h. (GIA Approx. 660 sq ft)	Individual(s)	1 year from 9th December 2023	£17,700	AST £1,700 Rent Deposit held.
Flat 8 (First Floor)	Not inspected – believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	99 years from 25th December 1971	£25	FRI Valuable Reversion in approx. 46% years.
Flat 9 (Ground Floor)	Not inspected	Individual(s)	189 years from 25th December 1971	£20	FRI
Flat 10 (First Floor plus Loft – See Note 2)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC Incl. uPVC double glazing and gas c/h. (GIA Approx. 665 sq ft)	Individual(s)	2 years from 4th October 2021	£14,100	AST. Holding over. £1,240 Rent Deposit held.
Flat 11 (Ground Floor)	Not inspected	Individual(s)	215 years from 25th December 1971	Peppercorn	FRI
Flat 12 (First Floor)	Not inspected – believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC (Area Approx. 700 sq ft¹)	Individual(s)	99 years from 25th December 1971	£10	FRI Valuable Reversion in approx. 46% years.
¹ Area taken from EPC.				Total: £31,855	