

Rear of block fronting Rothschild Road



SITUATION

Located within this residential neighbourhood, just over a mile north of the town centre.

Leighton Buzzard is an attractive market town situated 12 miles north-west of Luton and 8 miles south of Milton Keynes, with excellent transport links being well served by the A5 and 9 miles from the M1 motorway (Junction 11A).

PROPERTY

2 Detached Blocks (one fronting Rothschild Road and one fronting Bosington Lane) **comprising a total of 10 Flats** with attractive communal gardens.

VAT is NOT applicable to this Lot

FREEHOLD



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**£117 per annum Plus
5 Valuable Reversions**

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

Vendor's Solicitors

Seddons

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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'**

Bosington Road Frontage



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Flats 1, 5, 6, 8 & 9	5 Flats (not inspected) Some of the accommodation is as follows: Flat 1 – Approx. 699 sq ft ¹ Flat 9 – 2 Bed Flat Approx. 645 sq ft ¹	Various	Each 99 years from 24th June 1963	£97.50 (£19.50 per flat)	Each FRI by way of service charge. 5 Valuable Reversions in approx. 38 years – see Note 1.
Flat 10	2 Bed Flat (not inspected) (Approx. 721 sq ft ¹)	Individual(s)	990 years from 24th June 1963	Peppercorn	FRI by way of service charge.
Flats 2, 3 & 4	3 Flats (not inspected)	Various	Each for terms expiring in 2152	Peppercorn	Each FRI by way of service charge.
Flat 7	1 Flat (not inspected)	Individual(s)	125 years from 24th February 2010	£19.50	FRI by way of service charge.
				Total: £117	

¹Area taken from EPC

Note 1: The current lessee of Flat 10 has just paid a premium of £39,000 for a 929 year lease extension.

Note 2: Flat 4 (2 Bed Flat – Approx. 759 sq ft) sold for £220,000 in September 2022.

Note 3: 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.