

6 WEEK COMPLETION



SITUATION

Located close to the junction with Evans Avenue in this popular residential area which benefits from excellent road access being just off the A41 less than 2 miles from its junctions with the M25 and M1 providing a direct link to Central London.

PROPERTY

Part of a terraced parade comprising **3 Ground Floor Shops** (which currently intercommunicate) with separate rear access to **3 Self-Contained Flats** above. The property benefits from rear access via a service road.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 3, 5 & 7 (Ground Floor Triple Shop)	Gross Frontage 73'2" Internal Width 71'0" Built Depth (max) 35'0" WC		VACANT		
No. 15 (Flat)	Not inspected	2 Individuals	99 years from 28th May 1998	£50	FRI Rent rises Valuable Reversion is approx. 85 years
No. 17 (Flat & Garage 5)	Not inspected	Individual	99 years from 31st August 1994	£50	FRI Rent rises Valuable Reversion is approx. 81 ¼ years
No. 19 (Flat)	Not inspected	Individual	99 years from 29th September 1989	£50	FRI Rent rises Valuable Reversion is approx. 76 ½ years
TOTAL				£150 plus Vacant Triple Shop	

**Vacant Triple Shop
Plus 3 Valuable
Reversions**

The Surveyors dealing with this property are
MATTHEW BERGER and **JONATHAN ROSS**

VENDOR'S SOLICITORS
Matthew Arnold & Baldwin LLP - Tel: 01923 202020
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration
fee of £275 (including VAT) upon exchange of contracts