

6 WEEK COMPLETION



SITUATION

Located in between Leman Street (A1202) and Mansell Street (A1210) which leads into Tower Bridge Road and across the River Thames, being within close proximity of the amenities of Brick Lane, Spitalfield Market, Whitechapel Market and Liverpool Street.

Aldgate (Circle) and Aldgate East (Hammersmith & City) Underground Stations are only a short distance.

PROPERTY

Forming part of a terraced building comprising a **Self-Contained Studio Flat** at first floor level.

ACCOMMODATION

First Floor Studio Flat

Living Area/Kitchen, Bathroom/WC

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 125 years from 11th November 2011 at a fixed ground rent of £100 per annum.

TENANCY

The property is let on an Assured Shorthold Tenancy to an Individual for a term of 1 year from 1st December 2012 at a current rental of **£16,200 per annum** exclusive.

Note: There is a £1,000 rent deposit held.

£16,200 per annum

The Surveyors dealing with this property are
NICHOLAS BORD and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS

Vyman Solicitors – Tel: 020 8427 9080
Ref: Ms Jaymini Ghelani – Email: jaymini.ghelani@vyman.co.uk

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 £600 (including VAT) upon exchange of contracts