

ON BEHALF OF TRUSTEE IN BANKRUPTCY



SITUATION

Located nearby the open spaces of Gooseley’s Playing Fields and the East Ham Nature Reserve & Visitor Centre as well as the shopping facilities at the Beckton Triangle Retail Park being within a mile of Beckton (DLR) Station. East Ham is a densely populated area 3 miles north of Docklands and 6 miles south of Walthamstow with excellent transport links situated just east of the North Circular Road.

PROPERTY

An end of terrace building arranged as **2 Self-Contained Flats**.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Flat 41A (Ground Floor Flat)	Not inspected – Believed to be 1 Bedroom, Kitchen, Living Room, Bathroom/WC	Individual(s)	99 years from 1st January 2007	£100	FRI Valuable Reversion in approx. 89 years.
Flat 41B (First & Attic Floor Flat)	Not inspected – Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	99 years from 1st January 2007	£100	FRI Valuable Reversion in approx. 89 years.
TOTAL				£200	

Note 1: The leases require the Freeholder to insure the property and recover the premium from the lessees.

Note 2: 6 Week Completion.

Note 3: In accordance with s.5B 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 auction.

£200 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

* Refer to Point 9 in the ‘Notice to all Bidders’ page

VENDOR’S SOLICITORS
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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 £500 (including VAT) upon exchange of contracts