

Photographs taken May 2009



**6 WEEK COMPLETION
 IN SAME OWNERSHIP
 FOR 37 YEARS**



SITUATION

Located at the junction with Gray's Inn Road, near to the Royal Mail Mount Pleasant Sorting Office and within easy reach of both the West End and City.

PROPERTY & ACCOMMODATION

A terrace of **10 properties comprising various Self-Contained Flats** and a **Ground Floor Shop**. In addition, there are communal gardens to the rear which are also accessed from Gough Street.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **The Mayor & Burgesses of the London Borough of Camden** for a term of 125 years from 2nd August 1972 (thus having approx 88 years unexpired) at a fixed ground rent of **£100 per annum** exclusive.



£100 per annum with Valuable Reversion in approx 88 years

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

VENDOR'S SOLICITORS
 Eversheds LLP, Eversheds House, 70 Great Bridgewater Street,
 Manchester, M1 5ES. Tel: 0845 497 0619. Ref: Ms Jane Peet

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 £250 (including VAT) upon exchange of contracts