



**SITUATION**

Located close to the junction with Sutherland Avenue in this highly sought after residential area approximately 2 miles north-west of the West End.

**PROPERTY**

A mid terraced building comprising **4 Self-Contained Flats** together with a Rear Garden.

**VAT is NOT applicable to this Lot**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Basement Flat and Garden	Not inspected	Individual(s)	125 years from 24th June 1987	£50 <i>(rising to £100 in June 2017)</i>	FRI Rent rises by £50 every 30 years. <b>Valuable Reversion in approx. 95 years.</b>
Raised Ground Floor Flat	Not inspected	Individual(s)	125 years from 25th December 2008	£300	FRI Rent rises to £600 in 2033 and £1,200 in 2058.
First Floor Flat	Not inspected	Individual(s)	999 years from 25th November 2016	£400	FRI Rent rises to £600 in 2041, £1,200 in 2066 and £2,400 in 2091.
Top Floor Flat (2nd & 3rd Floors)	Not inspected	Individual(s)	125 years from 25th December 2008	£300	FRI Rent rises to £600 in 2033, £1,200 in 2058 and £2,400 in 2083.

**£1,050 per annum**  
**rising to £1,100 in June 2017**

<b>TOTAL</b>	<b>£1,050</b> <b>(rising to £1,100 in June 2017)</b>
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**FREEHOLD**

**Note 1: 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.**

**Note 2: The Freeholder currently appoints management and insures. Current sum insured £1,270,000. Current premium circa £2,300.**

**VENDOR'S SOLICITORS**  
Watson Farley & Williams LLP – Tel: 020 7814 8000  
Ref: Alice Bushell – Email: abushell@wfw.com

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

\* Refer to Point 9 in the 'Notice to all Bidders' page

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