



SITUATION

Located at the junction with Salisbury Road on the eastern side of the High Street.
Godstone is an affluent historic Surrey village approx. 1 mile to the south of the M25 (Junction 6).

PROPERTY

Forming part of a detached building comprising **6 Self-Contained Flats** on basement, ground, first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor & Basement Flat	Not Inspected	Individual	250 years from 20th February 2017	£250	FRI Rent rises by £250 every 33 years until 2182.
Flats A, B & E	Not Inspected	Various	Each 99 years from 25th December 1989	£300 (£100 per flat)	Each FRI Total Rents rise to £450 in December 2022 and £600 in December 2055. 3 Valuable Reversions in 69 ½ years
Flat C	Not Inspected	Individual	189 years from 25th December 1989	£100	FRI Rent rises to £150 in December 2022 and £200 in December 2055.
Flat D	Not Inspected	Individual	99 years from 25th December 1993	£100	FRI Rent rises to £150 in December 2022 and £200 in December 2055. Valuable Reversion in 73 ½ years
				Total: £750	

Note: 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 the Auction.

£750 p.a. with 4 Valuable Reversions

The Surveyors dealing with this property are
Joshua Platt and **Jonathan Ross**

Vendor's Solicitors

Lewis Nedas Law
Tel: 020 7387 2032 Ref: Naziana Ayed
Email: nayed@lewisnedas.co.uk

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page