



## SITUATION

Located at the junction with Katherine Drive within this residential area approx. 1½ miles east of the town centre. Dunstable lies on the main A505 only 3 miles west of Luton and enjoying easy access to the M1 (Junction 11).

## PROPERTIES

**Lot 23 (Nos. 44 & 46)** – Two purpose built residential blocks comprising a total of **12 Self-Contained Flats and 8 Garages together with a rear section of Land.**

**Lot 24 (No. 42)** – A purpose built residential block comprising **6 Self-Contained Flats and 4 Garages.**

**VAT is NOT applicable to these Lots**

## FREEHOLD

**Note 1:** In April 2019 the lessee of Flat 6 paid the Freeholder a premium of £15,000 (plus legal costs) to extend the lease for an additional 90 years and to increase the ground rent to £250 p.a. (rising by £250 every 25 years).

**Note 2:** In January 2020 the Vendor quoted £15,000 plus a ground rent of £250 p.a. (subject to contract) to another lessee in 46 Duncombe Drive who enquired about a lease extension.

**Note 3:** The Freeholder Insures. Total current sum insured for Nos. 42, 44 & 46 Duncombe Drive is £3,049,604 and total current premium is £2,329.90 p.a.

**Note 4:** In accordance with s.5B of the Landlord & Tenant Act 1987, Notices were served on the lessees.

The lessees of Lot 23 (44 & 46 Duncombe Drive) have not reserved their rights of first refusal.

The lessees of Lot 24 (42 Duncombe Drive) have reserved their rights of first refusal.

These lots cannot be sold prior to the auction.

**Note 5:** Part of the Freehold Title includes public roadways, pavements, alleyways and grass verges which may have been adopted by the Land Authority.



Part of Rear Land - Lot 23



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## TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
<b>Lot 23</b> <b>*Reserve below £95,000</b> (The lessees have not reserved their rights of first refusal for this Lot)	No. 44 Duncombe Drive	<b>Flats 1, 2, 3, 4, 5 &amp; 6</b> 6 x 2 Bedroom Flats <b>Garage Nos. 3, 5, 8 &amp; 10</b> 4 x Garages (let to Flats 1, 2, 3 & 5)	Various	Each 120 years from 24th June 1967	£72 (£12 per flat)	Each FRI by way of service charge. <b>6 Valuable Reversions in approx. 67¼ years. (See Notes 1 &amp; 2)</b>
	No. 46 Duncombe Drive	<b>Flats 1, 2, 3, 4 &amp; 5</b> 5 x 2 Bedroom Flats <b>Garage Nos. 1, 2 &amp; 4</b> 3 x Garages (let to Flats 2, 4 & 5)	Various	Each 120 years from 24th June 1967	£60 (£12 per flat)	Each FRI by way of service charge. <b>5 Valuable Reversions in approx. 67¼ years. (See Notes 1 &amp; 2)</b>
		<b>Flat 6 &amp; Garage 9</b> 2 Bedroom Flat plus Garage	Individual	For a term expiring 23rd June 2177	£250	FRI by way of service charge. <b>Rent rises by £250 every 25 years.</b>
	Rear Land	Land including public roadways, pavements, grass verges etc.	<b>VACANT (subject to any rights that may exist thereover).</b> <b>Part of the land is to the rear of No. 42 and may have residential development potential, subject to obtaining the necessary consents.</b>			
					<b>Total: £382</b>	
<b>Lot 24</b> <b>*Reserve below £50,000</b> (The lessees have reserved their rights of first refusal for this Lot)	No. 42 Duncombe Drive	<b>Flats 1, 2, 3, 4, 5 &amp; 6</b> 6 x 2 Bedroom Flats <b>Garage Nos. 6, 7, 11 &amp; 12</b> 4 x Garages (let to Flats 1, 2, 3 & 4)	Various	Each 120 years from 24th June 1967	£72 (£12 per flat)	Each FRI by way of service charge. <b>6 Valuable Reversions in approx. 67¼ years. (See Notes 1 &amp; 2)</b>
						<b>Total: £72</b>

### Vendor's Solicitors

Macrory Ward

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