



SITUATION

Located close to the junction with Wheatsheaf Lane being just over 1 mile from the multiple retail facilities in Staines Town Centre and Staines Rail Station.

PROPERTY

A mid-terraced building comprising **2 Self-Contained Flats** planned on the ground and first floor, each having their own street entrance. In addition, the property includes a rear garden.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 10 (Ground Floor Flat)	1 Bed Flat ¹ Plus rear garden	Individual	99 years from 25th December 1999	£200 (rising to £400 p.a. in 2032 and £800 p.a. in 2065)	Valuable reversion in approx. 77½ years.
No. 10a (First Floor Flat)	2 Bed Flat ¹ Plus rear garden	Individual(s)	189 years from 28th July 1965	£150	
				Total: £350	

¹Not inspected by Barnett Ross.

Note 1: A similar 1 bed flat at 36 Penton Avenue sold for £247,500 in November 2018.

Note 2: 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.

Note 3: The Freeholder insures the property. Current sum insured is £312,127. Current premium is £938.02 p.a.

£350_{p.a.} with 1 Valuable Reversion

The Surveyors dealing with this property are
Jonathan Ross and **Elliott Greene**

Vendor's Solicitors

Bennett Oakley
Tel: 01444 235 232 Ref: Matthew Webb
Email: mw@bennettoakley.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**