



SITUATION

Located close to the junction with Shrewsbury Road and conveniently situated to the varied local shopping facilities in High Street North and being less than 1/2 mile from Woodgrange Park Rail Station (Overground).

Manor Park lies approx. 9 miles east of central London and approx. 3 miles east of Westfield Stratford Shopping Centre.

PROPERTY

A mid-terraced building comprising **2 Self-Contained Flats** planned on the ground and first floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Flat	Not inspected	Individual	99 years from 1st January 1979	£35 (rising to £45 p.a. in 2023 and to £75 p.a. in 2045)	FRI Valuable reversion in approx. 56½ years.
First Floor Flat	Not inspected – Area Approx. 473 sq ft ¹	Individual	189 years from 1st January 1979	Peppercorn	FRI
				Total: £35	

¹Area taken from EPC.

Note 1: A 2 bed flat at 343 Sherrard Road sold for £260,000 in September 2020.

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 £297,992. Current premium is £307.74 p.a.

Note 4: There is a 6 week completion.

£35 p.a. with 1 Valuable Reversion

Vendor's Solicitors

Gardner Leader
Tel: 01635 508 080 Ref: Greg Humphreys
Email: g.humphreys@gardner-leader.co.uk

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

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'**