



SITUATION

Occupying a prominent position on the corner of Lyttelton Road (A1) and Ossulton Way in this affluent residential area. Hampstead Garden Suburb lies approximately 6 miles north of central London.

PROPERTY

An end of terrace building comprising **2 Ground Floor Shops** with separate rear access to **2 Self-Contained Flats** on the first and second floors. The property benefits from rear access via a service road.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 1992 years from 25th March 1969 at a peppercorn ground rent.

Note 1: In accordance with s.5B of the Landlord and 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 2: The vendor insures the property. Current sum insured is £957,533 and the current premium is £1,742.18 (incl. IPT).

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 1 & 3 (2 Ground Floor Shops)	Not inspected	Cedar Property Investments Limited	1939 years from 5th January 2022	Peppercorn	FRI
No. 1a (First & Second Floor Flat)	Not inspected	Individual	125 years from 10th October 2007	Peppercorn	FRI by way of Service Charge
No. 3a (First & Second Floor Flat)	Not inspected	Individual	125 years from 10th October 2007	Peppercorn	FRI by way of Service Charge

Vendor's Solicitors

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