



SITUATION

Located close to the junction with Kingsland High Street and nearby Dalston Junction Station (Windrush Line) in this vibrant and popular location, approximately 2½ miles north of the City of London.

VAT is NOT applicable to this Lot

PROPERTY

An end of terrace building comprising **3 Self-Contained Flats** on ground, first and second floors. The property includes a **Courtyard** at the rear.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Flat 1	Not inspected	Individual	125 years from 18th October 2018	£200 (Rising to £400 p.a. in 2068)	FRI by way of service charge.
Flat 2	Not inspected	SRM Properties Ltd	99 years from 26th December 1995	£100 (Rising to £200 p.a. in 2028 & £400 p.a. in 2061)	FRI by way of service charge. Valuable Reversion in approx. 69 years.
Flat 3	Not inspected	Individual	169½ years from 24th June 2014	Peppercorn	FRI by way of service charge.
Note: In accordance with s5B 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.				Total: £300	

£300 p.a. Plus
1 Valuable Reversion

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Vendor's Solicitors

The Legal Practice
Tel: 020 8903 7017 Ref: Dharmini Somani
Email: dsomani@thelegalpractice.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

The Property

