



PROPERTIES

A residential portfolio of **Freehold Ground Rents** secured on **25 Houses** (each believed to be 3 Bedrooms) plus **3 Electricity Sub-Stations** in the locations listed in the Tenancy Schedule below.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION (Refer to the Auctioneers for the Full Tenancy Schedule)

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
6 Beaulieu Avenue, Sydenham, London SE26 6PP	3 Bed House	Individual	99 years from 27th May 1966	£22.50	FRI Valuable Reversion in approx. 39 years.
Electricity Sub-Stations & Land in Beaulieu Avenue, & Longton Grove, Sydenham and Queenscroft Road, Eltham	3 Electricity Sub-Stations		Expired leases (See Note 1)	£3 (See Note 1)	Note 1: The £3 rent has not been demanded or received and it is unknown if the lessees are in occupation.
16 Houses in Winstanley, Wigan	16 x 3 Bed Houses	Individual(s)	Each 99 years from 1975	£272	Each FRI 16 Valuable Reversions in approx. 48 years.
2 Houses in Wilnecote, Tamworth	2 x 3 Bed Houses	Individual(s)	Each 99 years from 29th September 1976	£98.40	Each FRI 2 Valuable Reversions in approx. 49 years.
6 Houses in Winstanley, Wigan	6 x 3 Bed Houses	Individual(s)	Each for a term of between 99 and 141 years from between 1975 and 2017	£410	Each FRI 6 Valuable Reversions in approx. 87–90 years.
				Total: £805.90	

Note 2: The Freehold also comprises other miscellaneous pieces of land and / or electricity sub-stations, and/or subsoil areas – refer to the various Office Copy Entries & Title Plans in the Legal Pack.



Ground Rent Investment secured on 25 Houses and 3 Sub-Stations

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

Vendor's Solicitors

Thackray Williams
Tel: 020 8290 0440 Ref: Vikki Herbert
Email: vikki.herbert@thackraywilliams.com

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'**