

Denham

Garages 1-4 at Greentiles, Green Tiles Lane, Buckinghamshire UB9 5HT

Tenure

Long Leasehold. The property is held on a lease for a term of 999 years from 29th September 2017 at a peppercorn ground rent.

Location

The garages are located on the north side of Tilehouse Way to the east of its junction with Goodlake Court. Local shops and amenities are within walking distance in Denham town centre. Denham Rail Station provides a regular and direct service to London Marylebone Station, with a journey time of approximately 37 minutes. The A40 to the south provides access to the M25/M40 Motorways and central London to the east.

Description

The property comprises four lock-up garages at ground floor level. The garages will be offered collectively as one lot.

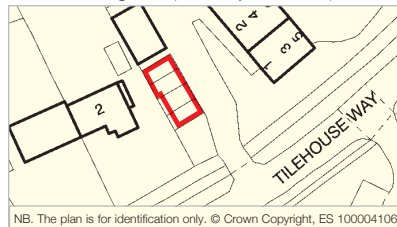
Tenancies

A schedule of Tenancies is set out opposite.

Four Long Leasehold Lock-Up Garages. Each Garage subject to a Licence Agreement. To be offered Collectively as One Lot

To View

The property will be open for viewing every Tuesday before the Auction between 11.00 – 11.30 a.m. These are open viewing times with no need to register. (Ref: Guy Charrison).



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Joint Auctioneer

Messrs Guy Charrison (Ref: Guy Charrison).
Tel: 01344 851007.
Email: gc@guycharrison.com

Seller's Solicitor

Messrs Michael Simkins (Ref: Sam Charkham).
Tel: 0207 874 5600.
Email: sam.charkham@simkins.com

**Total Current
Gross Rent
Reserved
£3,920 per
annum
(equivalent)**

**INVESTMENT –
Four Long
Leasehold
Garages**

Garage	Terms of Tenancy	Rent
1	Licence Agreement	£80 per quarter
2	Licence Agreement	£100 per calendar month
3	Licence Agreement	£100 per calendar month
4	Licence Agreement	£100 per calendar month



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LOT

Willesborough

91 Canterbury Road, Ashford, Kent TN24 0BH

Tenure

Freehold.

Location

The property is located on the north-west side of Canterbury Road, to the north-east of its junction with Cudworth Road. The A2070 runs to the south and provides access to the M20 Motorway (Junction 10). An extensive range of shops is available in Ashford town centre to the north. Rail and Eurostar services run from Ashford International Station approximately 1.5 miles to the north. Ashford Designer Outlet is nearby.

Description

The property comprises a mid terrace house arranged over ground, first and attic floors beneath a pitched roof. The property benefits from off-street parking and a rear garden. In addition, there is an outbuilding to the rear.

A Freehold Mid Terrace House

Accommodation

Ground Floor – Reception Room, Kitchen, Separate WC with wash basin
First Floor – Two Bedrooms (One with En-Suite Shower Room/WC), Bathroom/WC
Attic – Bedroom (into eaves)

To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs JWM Solicitors (Ref: Jodi Lund).
Tel: 0161 838 2848.
Email: jodi.lund@jmw.co.uk

**Vacant
Possession**

**VACANT –
Freehold House
with Outbuilding**



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LOT

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.