

Borehamwood
‘Gasworks Cottage’,
Station Road,
Hertfordshire
WD6 1DB

nationalgrid

BY ORDER OF NATIONAL GRID

Tenure
Freehold.

Location
The property is situated on the east side of Station Road, to the north of Coleridge Road. There are a number of local shops and amenities in the area. Borehamwood itself and more to the south. Watford approximately 6.5 miles to the west. Services run from Elstree to Watford. The property is approximately 0.036 hectares. The property is situated on the east side of Station Road, to the north of Coleridge Road. There are a number of local shops and amenities in the area. Borehamwood itself and more to the south. Watford approximately 6.5 miles to the west. Services run from Elstree to Watford. The property is approximately 0.036 hectares.

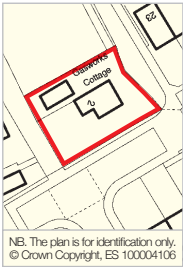
Description
The property is a two-story brick house with a pitched roof. It has a front garden and a rear garden. The property occupies a plot of approximately 0.036 hectares. The property is situated on the east side of Station Road, to the north of Coleridge Road. There are a number of local shops and amenities in the area. Borehamwood itself and more to the south. Watford approximately 6.5 miles to the west. Services run from Elstree to Watford. The property is approximately 0.036 hectares.

A Freehold Detached House and
Site extending to Approximately
(0.089 Acres)

Site Area
Approximately 0.089 Acres
The property is situated on the east side of Station Road, to the north of Coleridge Road. There are a number of local shops and amenities in the area. Borehamwood itself and more to the south. Watford approximately 6.5 miles to the west. Services run from Elstree to Watford. The property is approximately 0.036 hectares.

Registered Bidding
Any party wishing to bid must complete and return the Bidders Registration Form by no later than close of business on Wednesday 18th October 2017. The form is available from www.allso.co.uk, the hard copy catalogue or upon request from harriet.mitchell@allso.co.uk using the subject heading "National Grid Registered Bid – Lot 9".

Vacant Possession



VACANT – Freehold House and Garage



Bromley
Flats 1-14 Krueger House,
102 Martins Road,
Shortlands,
Kent
BR2 0EF

Tenure
Freehold.

Location
The property is situated on the north side of Martins Road, at its junction with Station Road. Local shops and amenities are available along Beckenham Lane (A222) to the north, with more extensive facilities being accessible in Bromley to the east. Rail services run from Shortlands Station approximately 0.2 miles to the west and bus services run along Beckenham Lane (A222). The open spaces of Queensmead Recreation Ground are nearby.

Description
The property comprises a ground rent investment secured upon a detached building arranged over ground and three upper floors beneath a flat roof. The building is internally arranged to provide fourteen self-contained flats.

A Freehold Ground Rent Investment secured upon a Detached Building internally arranged to provide Fourteen Self-Contained Flats

Tenancies
A schedule of Tenancies is set out opposite. NB. The Landlord and Tenant Act 1987 does not apply to this disposal.

Total Current Rent Reserved
£200 per annum
(Rents on two flats double every 33 years)

Next Review Date 2047

Seller's Solicitor
Blick & Co (Ref: SA).
Tel: 0207 247 9696.
Email: stephen.alter@blickco.com



INVESTMENT – Freehold Ground Rent

Fiat	Terms of Tenancy	Ground Rent £ p.a.
1-12	999 years from 1st January 2007 (thus having approximately 992 years unexpired)	Peppercorn
13	99 years from 28th August 2014 (thus having approximately 94 years unexpired)	£100 p.a. doubling every 33 years
14	99 years from 10th September 2014 (thus having approximately 94 years unexpired)	£100 p.a. doubling every 33 years

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.allso.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.