

Dartford

Garages and Land to the Rear of 82-84 Dartford Road, Kent DA1 3ER

Tenure
Freehold.

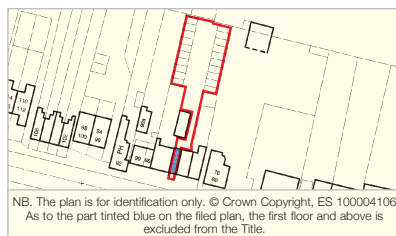
Location
The property is situated to the rear of the buildings on the north side of Dartford Road, to the east of its junction with Havelock Road. Dartford Rail Station is approximately 1.1 miles to the east and provides regular services to London Charing Cross and Cannon Street Stations. The A2 to the south provides road access to London and the M25 Motorway. A range of amenities is available in Dartford to the east and the Bluewater Shopping Centre provides an extensive range of leisure and shopping facilities and is accessible approximately 5.5 miles to the east.

Description
The property comprises a broadly rectangular site which is part occupied by 20 garages. The site extends to approximately 0.061 hectares (0.151 acres) and benefits from a right of way to and from Dartford Road.

A Freehold Site extending to Approximately 0.061 Hectares (0.151 Acres). Part Occupied by 20 Garages – Fully Let

Accommodation
Site Area Approximately 0.061 Hectares (0.151 Acres)
20 Lock-up Garages

Tenancies
Each garage is let at a current rent of £110 per calendar month.



Note: As to the part tinted blue on the Title plan, the first floor and above is excluded from the Title.

Total Current
Rent Reserved
**£26,400
per annum
(equivalent)**

**INVESTMENT –
Freehold Site and
Garages**



London W9

91 Fernhead Road, West Kilburn W9 3EA

Tenure
Freehold.

Location
The property is situated on the east side of Fernhead Road, to the south of its junction with Fordingley Road. Queens Park Station is approximately 0.4 miles to the north and provides London Underground (Bakerloo Line, Zone 2) and London Overground services. Local amenities are available on Golborne Road approximately 0.8 miles to the south, with the more extensive facilities of Kensal Rise also being within reach approximately 1 mile to the north-east and Ladbrooke Grove is approximately 1 mile to the south. The open spaces of Paddington Recreation Ground and Queens Park are close by.



A Freehold Part Reversionary Ground Rent Investment secured upon an End of Terrace Building internally arranged to provide Four Self-Contained Flats

IN THE SAME FAMILY OWNERSHIP FOR 36 YEARS

Description
The property comprises a ground rent investment secured upon an end of terrace building arranged over lower ground, raised ground and two upper floors beneath a pitched roof. The property is internally arranged to provide four self-contained flats. The property benefits from a garden to the rear.

Accommodation and Tenancy
The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out opposite was provided by the Vendor.

NB: The lessees HAVE elected to take up their rights of pre-emption under the Landlord & Tenant Act 1987.

Seller's Solicitor
Messrs Goodman Derrick LLP
(Ref: Ms Ellie Bowker).
Tel: 0207 404 0606.
Email: ebowker@gdlaw.co.uk

Total Current
Rent Reserved
**£300 per
annum
Reversion
from 2077**

**INVESTMENT –
Part Reversionary
Freehold Ground
Rent**



Flat	Accommodation	Term	Current Ground Rent
91A	Two Bedroom Accommodation	Subject to a lease for a term of 125 years from 15th November 1999 (thus having approximately 107 years unexpired)	£200 p.a.
91B	One Bedroom Accommodation	Subject to a lease for a term of 151 years from 2nd August 2016 (this having approximately 150 years unexpired)	Peppercorn
91C	Two Bedroom Accommodation	Subject to a lease for a term of 99 years from 29th September 1978 (thus having approximately 60 years unexpired)	£100 p.a.
91D	Two Bedroom Accommodation	Subject to a lease for a term of 189 years from 29th September 1978 (this having approximately 150 years unexpired)	Peppercorn

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.