

118

LOT

Hatfield

2-14 Aviation Avenue, Hertfordshire AL10 9UD

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

Tenure
Freehold.

Location
The property is situated on the south side of Aviation Avenue which is located to the west of Hatfield town centre. A range of shops, bus services, Hertfordshire University and Hatfield Rail Station are all available within two miles. Road communications are provided by Junction 3 of the A1(M) which affords links to the M5 Motorway and the A414 (North Orbital Road).

Description
The property comprises a ground rent investment secured upon a detached building. The property is internally arranged to provide seven self-contained flats. There is parking to the rear of the property.



Tenancy
Each flat is subject to a lease for a term of 125 years from 1st December 2011 (thus having approximately 122 years unexpired) at a ground rent of £299 per annum.

NB. The Lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord & Tenant Act 1987.

Total Current Ground Rent Reserved
£2,093 per annum

INVESTMENT – Freehold Ground Rent

119

LOT

Hatfield

80-92 Aviation Avenue, Hertfordshire AL10 9UD

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

Tenure
Freehold.

Location
The property is situated on the south side of Aviation Avenue which is located to the west of Hatfield town centre. A range of shops, bus services, Hertfordshire University and Hatfield Rail Station is available. Road communications are provided by Junction 3 of the A1(M) which affords links to the M5 Motorway and also the A414 (North Orbital Road).

Description
The property comprises a ground rent investment secured upon a detached building. The property is internally arranged to provide seven self-contained flats.



Tenancy
Each flat is subject to a lease for a term of 125 years from 1st December 2011 (thus having approximately 122 years unexpired) each at a ground rent of £299 per annum.

NB. The Lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord & Tenant Act 1987.

Total Current Ground Rent Reserved
£2,093 per annum

INVESTMENT – Freehold Ground Rent

120

LOT

Hatfield

34-76 Aviation Avenue, Hertfordshire AL10 9UD

Tenure
Freehold.

Location
The property is situated on the south side of Aviation Avenue which is located to the west of Hatfield town centre. A range of shops, bus services, Hertfordshire University and Hatfield Rail Station is available. Road communications are provided by Junction 3 of the A1(M) which affords links to the M5 Motorway and also the A414 (North Orbital Road).

Description
The property comprises a ground rent investment secured upon a detached building. The property is internally arranged to provide twenty one self-contained flats.

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

Tenancy
Each flat is subject to a lease for a term of 125 years from 1st June 2010 (thus having approximately 121 years unexpired) each at a current ground rent of £200 per annum.

NB. The Lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord & Tenant Act 1987.

Total Current Ground Rent Reserved
£4,200 per annum

Seller's Solicitor
Messrs Wallace Robinson & Morgan (Ref: TL).
Tel: 0121 705 7571.
Email: timlangford@wallacerobinson.co.uk

INVESTMENT – Freehold Ground Rent



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.allisop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.