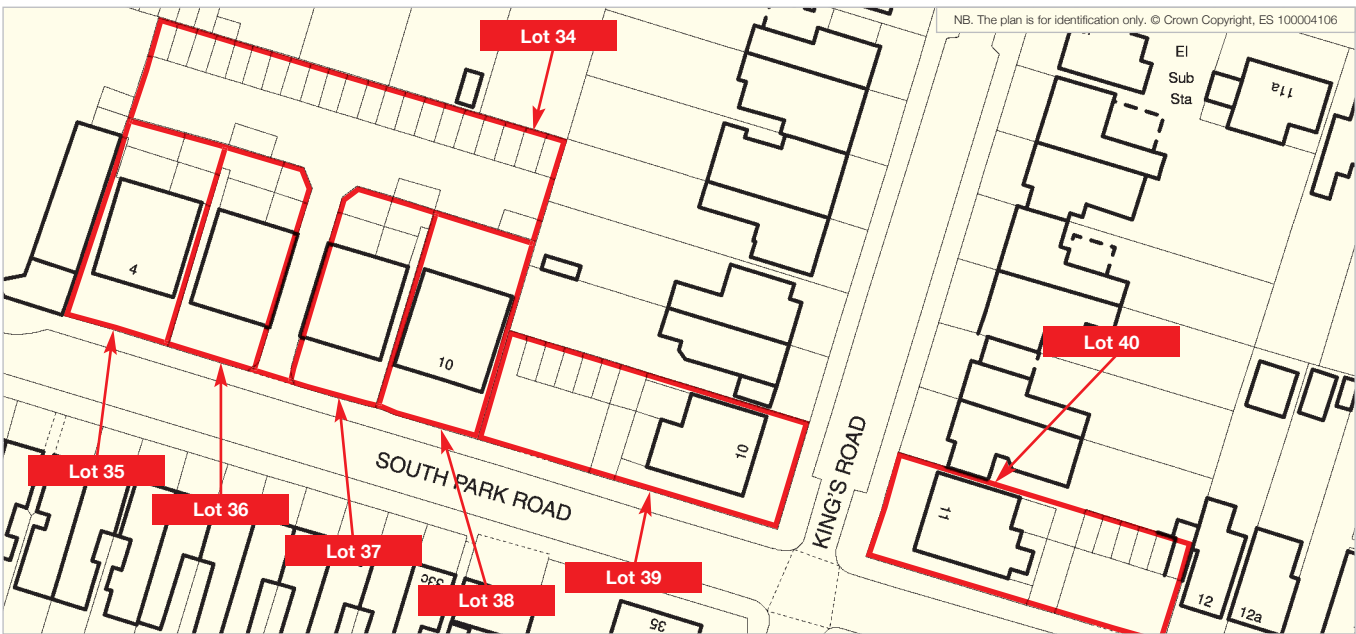


London SW19

Garages rear of 4, 6, 8 & 10 South Park Road, Wimbledon SW19 8ST (Lot 34), 4 (Lot 35), 6 (Lot 36), 8 (Lot 37) & 10 (Lot 38) South Park Road, Wimbledon SW19 8ST, 10 King's Road, Wimbledon SW19 8QN (Lot 39), 11 King's Road, Wimbledon SW19 8PL (Lot 40)

IN SAME FAMILY OWNERSHIP FOR 56 YEARS

- Lot 34 comprises an Unbroken Freehold Site extending to Approximately 0.095 Hectares (0.284 Acres), Occupied by 24 Lock-Up Garages and Three Parking Spaces
- Lots 35-40 comprise Six Freehold Part Reversionary Ground Rent Investments secured upon a Total of 36 Flats, 11 Lock-Up Garages and Five Parking Spaces
- Possible potential for Redevelopment of Garage Site (Lot 34) and Roof Extensions across the Six Blocks (Lots 35-40), subject to obtaining all necessary consents
- To be offered as Seven Separate Lots
- Reversions from 2069
- Total Current Rent Reserved **£49,235.96 per annum (equivalent) From lots 34-40 with Three Vacant Parking Spaces**



Tenure
Freehold.

Location

Lots 35-38 are situated on the north side of South Park Road, between its junctions with Queen's Road and King's Road. The terrace of garages and parking spaces (Lot 34) is to the rear of 4-10 South Park Road and is accessed directly from between 6 and 8 South Park Road.
 Lots 39 and 40 are situated on the west and east sides of King's Road, directly opposite each other, at its junction with South Park Road. There are rear garages and parking forecourts, both accessed directly from South Park Road. Wimbledon town centre is within walking distance. South Park Road links with Queen's Road, whilst King's Road links with The Broadway (A219) a short distance to the south, which provides an extensive range of amenities. The A219 connects with the A24, affording access towards Central London and the M25 Motorway. Rail, London Underground (District Line) and Tramlink services run from Wimbledon Station, and South Wimbledon London Underground Station (Northern Line) is to the south-east. The open spaces of Wimbledon Common are also nearby.

Description

The Freehold estate, which is being offered as individual sub-lots, comprises the following:
 (Lot 34) is a large unbroken site extending to approximately 0.095 hectares (0.234 acres), which is occupied by 24 fully let lock-up garages and three parking spaces. A water tap is available on the forecourt.
 (Lots 35-40) comprise six part reversionary ground rent investments secured upon purpose built blocks of flats, each arranged over ground and two upper floors beneath a flat roof.

Lot	Address	No of Units	No of Leases/ Tenancy Agreements	Average Unexpired Lease Term of Flats	Total Current Rent <small>£p.a.</small>
34	Garages, rear of 4-10 (even) South Park Road SW19 8ST	24 Garages, 3 Parking Spaces	26 Tenancy Agreements, 1 Vacant Parking Space	N/A	£42,675.96
35	4 South Park Road SW19 8ST	6 Flats – 3 x One Bedroom, 3 x Two Bedroom	6 Leases	124 Years (2 leases less than 90 years)	£800
36	6 South Park Road SW19 8ST	6 Flats – 3 x One Bedroom, 3 x Two Bedroom	6 Leases	95 Years (3 leases less than 78 years)	£700
37	8 South Park Road SW19 8ST	6 Flats – 3 x One Bedroom, 3 x Two Bedroom	6 Leases	104 Years (4 leases less than 90 years)	£1,225
38	10 South Park Road SW19 8ST	6 Flats – 6 x Two Bedroom	6 Leases	111 Years (3 leases less than 88 years)	£910
39	10 King's Road SW19 8QN	6 Flats – 3 x One Bedroom, 3 x Two Bedroom 5 Garages, 3 Parking Spaces	11 Leases, 1 Tenancy Agreement, 1 Vacant Parking Space	124 Years (2 leases less than 87 years)	£1,725
40	11 King's Road SW19 8PL	6 Flats – 3 x One Bedroom, 3 x Two Bedroom 6 Garages, 2 Parking Spaces	9 Leases, 1 Tenancy Agreement, 1 Vacant Parking Space	96 Years (3 leases less than 53 years)	£1,200

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.

