

London SW3

16 Mulberry Close, Beaufort Street, Chelsea SW3 5AB

Tenure

Leasehold. The property is held on a lease for a term of years commencing 25th March 1933 and expiring 11th March 2032 (thus having approximately 16 years unexpired) at a current ground rent of £10 per annum.

NB. The Seller has served a Section 42 Notice under the provisions of the Leasehold Reform, Housing and Development Act 1993 (as amended). We are informed that the Seller's solicitor will assign the notice to the successful Purchaser on completion. The notice quotes a premium of £298,150.

Location

The property is situated on the east side of Beaufort Street, to the south of its junction with King's Road (A3217). The local extensive amenities of King's Road, which include boutiques, restaurants, bars and shopping stores are readily available. The further shopping facilities of Knightsbridge and the West End are within easy reach to the north-east. The open spaces of Battersea Park are readily available to the south. Both South Kensington and Sloane Square Underground Stations are equidistant to the north-east.

A Leasehold Self-Contained Purpose Built First Floor Flat with Views across Paultons Square. Possible Potential for Reconfiguration to provide Two Bedroom Accommodation, subject to obtaining all necessary consents

Description

The property comprises a self-contained first floor flat situated within a detached purpose built block arranged over ground and four upper floors. The property benefits from a passenger lift (not tested).

Accommodation

Reception Room, Bedroom, Kitchen, Shower Room with WC and wash basin

GIA Approximately 57.69 sq m (621 sq ft)

To View

The property will be open for viewing every Tuesday before the Auction between 1.45 – 2.15 p.m. and Thursday before the Auction between 1.00 – 1.30 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Child & Child (Ref: CL).

Tel: 0207 201 3551.

Email: claireallan@childandchild.co.uk

Vacant Possession



VACANT – Leasehold Flat



Slough

Parliament House, Parliament Mews, St Laurence Way, Berkshire SL1 2BW

Tenure

Freehold.

Location

The property is situated on the west side of St Laurence Way, to the south of its junction with Grove Close. The property is located within walking distance of Slough town centre. Rail services run from Slough Station (journey times to London average 25 minutes), which is approximately 0.7 miles away. Both the M4 and M25 Motorways are within reach to the south and east respectively. The open spaces of Upton Court Park are a short distance to the south.

Description

The property comprises a development comprising four terraced houses, each arranged over ground and two upper floors beneath a pitched roof and a further building arranged over ground and three upper floors, which is internally arranged to provide a ground floor office unit and sixteen self-contained flats above.

A Freehold Development comprising One Office Unit, Four Houses and Sixteen Self-Contained Flats. Office Unit subject to a Commercial Lease, Four Houses and Sixteen Flats subject to Leases

Tenancy

A schedule of Tenancies is set out opposite.

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



Seller's Solicitor

Cleggs Solicitors (Ref: P Pheasey).

Telephone: 0115 977 5877.

Email: philp@cleggssolicitors.com

**Total Current
Rent Reserved
£7,400 per
annum**

INVESTMENT – Freehold Buildings



Unit	Terms of Tenancy	Current Rent £ p.a.
Office Unit	Commercial Lease for a term of 7 years expiring 30th May 2022	£5,000 p.a.
Flats 1-16	Each subject to a lease for a term of 150 years from 19th February 2015	£150 p.a. each (rising by £150 p.a. every 25 years)
Houses 1-4	Each subject to a lease for a term of 150 years from 19th February 2015	Nil

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.alltop.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.