

Hastings

29 School Road, East Sussex TN35 5AZ

Tenure
Freehold.

Location
The property is located on the west side of School Road. Local shops are available in the area with the further and more extensive amenities of Hastings town centre also being within reach. Rail services run from Ore Station and both the A21 and A259 are close by. Both the open spaces of Speckled Wood Park and the coastline are located within walking distance.

Description
The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a garden to the rear.

A Freehold Mid Terrace House

Accommodation
Ground Floor – Reception Room, Kitchen, Bathroom
First Floor – Two Bedrooms

To View
The property will be open for viewing every Wednesday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor
Wedlake Bell (Ref: J Raj).
Tel: 0207 395 3167.
Email: jraj@wedlakebell.com

Vacant Possession

**VACANT –
Freehold House**



18
LOT

London WC2N

3 Bedfordbury, Covent Garden WC2N 4BP

Tenure
Freehold.

Location
The property is situated on the west side of Bedfordbury close to its junction with Chandos Place. The property benefits from the wide variety of shopping that Covent Garden offers and the extensive facilities that The Strand comprises are within easy reach. The property is well served by local bus routes and railway links can be found approximately 0.2 miles north-west at Leicester Square Underground Station and at London's Charing Cross situated a short walk to the south for both Underground and National Rail services.

Description
The property comprises a ground rent investment secured upon an attractive mid terrace building arranged over lower ground floor, ground and four upper floors. The building is internally arranged to provide four self-contained flats.

A Freehold Ground Rent Investment secured upon a Mid Terrace Building arranged to provide Four Self-Contained Flats

Tenancies
Each flat is subject to a long lease for a term of 999 years from 1st September 2004 (thus having approximately 988 years unexpired). Flat A pays a current ground rent of £450 per annum, flats B, C & D each pay a current ground rent of £300 per annum.
N.B. 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
Messrs Amphlett Lissimore
(Ref: Mr D O'Doherty).
Tel: 020 8771 5254.
Email: d.odoherty@allaw.co.uk

**Total Current Rent
Reserved
£1,350 per annum**

**INVESTMENT –
Freehold Ground Rent**



19
LOT