

London W5

Ground Floor Flat 26 St Mary's Road, Ealing W5 5ES

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 29th September 2017 at a current ground rent of £300 per annum.

Location

The property is situated on the west side of St Mary's Road, to the north of South Ealing Road (B455), which provides access to the Great West Road (A4) approximately 1.1 miles to the south-west. Local shops are available in Ealing approximately 0.5 miles to the north. The University of West London is directly to the east. Rail and London Underground (Central and District Lines) services run from Ealing Broadway Station approximately 0.6 miles to the north-east.

Description

The property comprises a self-contained ground floor flat situated within a semi-detached building arranged over ground and first floors beneath a pitched roof. The property benefits from a rear garden.

A Leasehold Self-Contained Ground Floor Garden Flat extending (GIA) to approximately 62 sq m (667 sq ft) subject to a Regulated Tenancy

Accommodation

The property was not internally inspected by Allsop. The following information was obtained from the Rent Register. We are informed that the property provides:

Ground Floor – Two Rooms, Kitchen, Bathroom/WC

GIA Approximately 62 sq m (667 sq ft)

Tenancy

The property is subject to a Regulated Tenancy at a registered rent of £808 per calendar month (Effective date 5th December 2016).

**Current Gross
Rent Reserved
£9,696 per
annum**



**INVESTMENT –
Leasehold Flat**



London W1G

65 New Cavendish Street & 47 Weymouth Mews, Marylebone W1G 7AY

Tenure

Long Leasehold. The property is held on a lease for a term of 999 years from October 1938 (thus having approximately 921 years unexpired) at a peppercorn ground rent.

Location

The property is situated on the north side of New Cavendish Street, at the corner of its junction with Weymouth Mews, immediately to the west of Portland Place and within Marylebone Village. Regent's Park (Bakerloo Line) and Great Portland Street (Circle, Hammersmith & City and Metropolitan Lines) Underground Stations are both within walking distance to the north. The nearby Marylebone Road (A501) provides direct and easy access to the A40 westbound. The open spaces of Regent's Park are within walking distance to the north.

A Head Leasehold Ground Rent Investment secured upon a Six Storey Building which is internally arranged to provide One Commercial Unit, Three Self-Contained Flats and a Three Storey Mews House

Description

The property comprises a head leasehold ground rent investment secured upon a six storey corner building which is internally arranged to provide a lower ground and ground floor commercial unit together with three self-contained flats arranged over the first, second, third and fourth floors. In addition, there is a three storey mews house connected to the rear and fronting Weymouth Mews.

Tenancies

A schedule of tenancies is set out opposite.

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

Seller's Solicitor

Hotchkiss Warburton (Ref: LS).
Tel: 01363 774752.
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**Total Current
Rent Reserved
£900 per
annum
(equivalent)**

**INVESTMENT –
Head Leasehold
Ground Rent**



Property	Terms of Tenancy	Current Rent Reserved £ p.a.
Commercial – Lower Ground and Ground Floor 65 New Cavendish Street	Subject to a lease for a term of 900 years from 14th February 2014 (thus having approximately 898 years unexpired)	Peppercorn
Flats 1, 2, and 3 65 New Cavendish Street	Subject to a lease for a term of 999 years from October 1938 (less 3 days) (thus having approximately 921 years unexpired)	£250 each
Mews House, 47 Weymouth Mews	Subject to a lease for a term of 999 years from October 1938 (less 3 days) (thus having approximately 921 years unexpired)	£150 p.a.

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.