

London SE6

232 Brownhill Road, Catford SE6 1AU

Tenure
Freehold.

Location
The property is situated on the south side of Brownhill Road (A205), to the west of Torridan Road. The A205 leads to the A20 and the A2 to the east and the A23 to the west. Local shops are available along Brownhill Road, with a more extensive range of facilities being accessible in Catford to the west. Rail services run from Catford Bridge and Catford Stations both approximately 1 mile to the west. The open spaces of Mountsfield Park are nearby.

A Freehold Mid Terrace Building internally arranged to provide Two Self-Contained Maisonettes. Front Maisonette subject to a Reversionary Long Lease. Rear Maisonette subject to an Assured Shorthold Tenancy. Reversion in 2087

Description
The property comprises a mid terrace building arranged over first and second floors. The property is internally arranged to provide two self-contained maisonettes.

Accommodation and Tenancies
The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out opposite was provided by the Vendor.

To View
The property will be open for viewing on Wednesday 6th February at 12.30 p.m. This is an open viewing time with no need to register.

Seller's Solicitor
Messrs Karis Spyris LLP (Ref: Alex Karis).
Tel: 0208 4437016.
Email: alex@karisspyris.co.uk

**Total Current
Gross Rent
Reserved
£9,975 per
annum
(equivalent)**

**Reversion in
2087**

**INVESTMENT –
Freehold Building**



Maisonette	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
Front	Not inspected. we understand the property provides a Two Bedroom Maisonette	Subject to a lease for a term of 99 years from 15th January 1988 (thus having approximately 68 years unexpired)	£75 p.a.
Rear	First Floor: Reception Room, Kitchen Second Floor: Bedroom, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 36 months from 18th October 2018	£9,900 p.a.

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LOT

Walsall

65 George Street, West Midlands WS1 1RS

Tenure
Freehold.

Location
The property is situated on the north side of George Street, at its junction with Dudley Street. Shops are available along Bridge Street, with a more extensive range of facilities being accessible in the surrounding area. Rail services run from Walsall Station to the west. The open spaces on Bath Street are nearby.

Description
The property comprises a building arranged over ground and two upper floors. The building is internally arranged to provide ground floor retail premises together with first and second floor ancillary accommodation above.

A Freehold Building internally arranged as a Ground Floor Retail Unit together with Ancillary Accommodation above subject to a Commercial Lease. Possible potential for Conversion of Upper Parts to provide Residential Accommodation subject to obtaining all necessary consents

Accommodation
The property was not internally inspected by Allsop. The following information was supplied by the seller. We are informed that the property provides:
Ground Floor – Retail Unit
First Floor – Two Rooms, WC
Second Floor – Room (no access)

Planning
Local Planning Authority: Walsall Council
Tel: 01922 652677.
The property may afford possible potential for residential conversion of the upper parts, subject to obtaining all necessary consents.

Tenancy
The property is subject to a commercial lease for a term of 5 years from 1st December 2017 at a rent of £6,500 per annum (rising to £7,000 per annum in November 2019).

**Current Rent
Reserved
£6,500 per
annum
(rising)**

**INVESTMENT –
Freehold Building**



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LOT

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.