

## Newhaven 22 Falaise, West Quay, East Sussex BN9 9GG

### BY ORDER OF A FUND

#### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 29th September 2006 (thus having approximately 113 years unexpired) at a current ground rent of £250 per annum.

#### Location

The property is situated on the east side of West Quay, which is located off Fort Road. The local amenities of Newhaven, including the Marina, are available, with the further extensive facilities of Brighton being readily accessible to the west. Seaford Golf Club is within easy reach to the east. Newhaven Rail Station is also within close proximity. The nearby A26 provides access to the A27 coastal trunk road.

#### Description

The property comprises a self-contained ground floor flat situated within a purpose built block arranged over ground and seven upper floors.

## A Leasehold Self-Contained Purpose Built Ground Floor Two Bedroom Flat

#### Accommodation

Reception Room, Two Bedrooms, Kitchen, Bathroom

#### To View

The property will be open for viewing every Monday and Wednesday before the Auction between 2.30 – 3.00 p.m. These are open viewing times with no need to register. (Ref: MW).



View from front

#### Seller's Solicitor

Messrs Moore Blatch (Ref: NC).  
Tel: 02380 718144.  
Email: nicola.curtis@mooreblatch.com

## Vacant Possession

## VACANT – Leasehold Flat



31  
LOT

## Southampton 3 Bevois Mansions, Bevois Hill, Hampshire SO14 0SL

granger plc

BY ORDER OF GRAINGER PLC

#### Tenure

Freehold.

#### Location

The property is situated on the east side of Bevois Hill, close to its junction with Lodge Road. Shops are available along Lodge Road, with a more extensive range of facilities being accessible in Southampton city centre approximately 0.9 miles to the south. Rail services run from St Denys Station approximately 1 mile to the north-east. The open spaces of East Park and Watts Park are nearby.

#### Description

The property comprises a ground rent investment secured upon a mid terrace building arranged over ground and two upper floors. The property is internally arranged to provide two self-contained flats. There is a garden.

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

#### Tenancies

A schedule of tenancies is set out below.

Flat	Lease Term	Ground Rent £ p.a.
Ground Floor Flat	Subject to a lease for a term of 189 years from 14th June 1979 (thus having approximately 150 years unexpired)	Peppercorn
First and Second Floor Flat	Subject to a lease for a term of 99 years from 1st January 2012 (thus having approximately 93 years unexpired)	£150 p.a.

#### Rights to Pre-Emption

The lessees have NOT taken up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

#### Management and Insurance

The Freeholder has the right to manage and insure.

#### Seller's Solicitor

Messrs Wombé Bond Dickinson (Ref: TW).  
Tel: 0191 279 9038.  
Email: trudy.wrobel@wbd-uk.com

Total Current  
Rent Reserved  
**£150 per  
annum**

## INVESTMENT – Freehold Ground Rent



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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.alltop.co.uk](http://www.alltop.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.

Lot 33 – WITHDRAWN