

## Bromley Beaconshaw, 11 Oaklands Road, Greater London BR1 3TW

- **A Freehold Part Reversionary Ground Rent Investment**
- Secured upon a Purpose Built Block arranged to provide 27 Self-Contained Flats
- Together with 11 Lock-Up Garages
- Reversions from 2077
- **Valuable Ground Rent Reviews in October 2020**
- Total Current Rent Reserved  
**£3,857 per annum**



### Seller's Solicitor

Messrs Vanderpump and Sykes  
(Ref: Mr J Porter).  
Tel: 0208 370 2865.  
Email: jamesporter@vanderpumps.co.uk



### Tenure

Freehold.

### Location

The property is situated on the west side of Oaklands Road, opposite its junction with Spencer Road. An extensive range of shops and amenities is available within Bromley town centre, which is within easy reach to the south-east. Rail services run from Shortlands Station 0.8 miles to the south, and the nearby A21 provides access towards the South Circular Road (A205) and Central London to the north and the M25 Motorway to the south. The open spaces of Warren Avenue Playing Fields and Beckenham Place Park are also within reach to the west.

### Description

The property comprises a ground rent investment secured upon a purpose built block arranged over ground and two upper floors beneath a pitched roof.

The property is internally arranged to provide 27 self-contained flats. Externally, there are 11 lock-up garages as well as 17 lined off-street parking spaces and communal garden areas.

### Tenancies

A schedule of Tenancies is set out below.

### Rights of Pre-emption

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

### Note

1. Flats 1-9 provide one bedroom accommodation and Flats 10-28 provide two bedroom accommodation.
2. There are no management responsibilities associated with the block, as the common parts are subject to a lease in favour of the resident's management company.
3. The garages are all demised within the flat leases.

Flat	Terms of Tenancy	Unexpired Term	Current Rent £ p.a.	Review Provisions
1	279 years from 1st October 1978	239 years	Peppercorn	N/A
2, 5, 7, 8, 9, 10, 11, 15, 16, 20, 22, 24, 26 and 27	Each subject to a lease of 189 years from 1st October 1978	149 years	Peppercorn	NA
3, 4, 18, 19 and 23	Each subject to a lease of 99 years from 1st October 1978	59 years	£300 per annum (each)	Rent review every 21 years equating to 1/200ths of capital value of the flat. Next review 2020
12, 14, 17, 21, 25 and 28	Each subject to a lease of 189 years from 1st October 1978	149 years	£375 per annum (each)	Rent review every 21 years equating to 1/200ths of capital value of the flat. Next review 2020
6	99 years from 1st October 1978	59 years	£80 per annum	Rising to £120 per annum from 1st October 2020, then £180 per annum from 1st October 2062
Common Parts	Lease in favour of Beaconshaw Management for a term of 99 years and 1 month from 1st October 1978	59 years	£27 per annum	N/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.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.

**INVESTMENT – Freehold Ground Rent**

**Lot 93 – WITHDRAWN**