

London E2
37/37A Temple Street,
Bethnal Green
E2 6QQ

Tenure
Freehold.

Location
The property is situated on the west side of Temple Street. A range of shops and amenities is available to the north-east along Cambridge Heath Road. Rail services run from Cambridge Heath Station to the north-east. The A12 is to the east and provides access to the M25 Motorway. The open spaces of Victoria Park and Queen Elizabeth Olympic Park are to the east.

Description
The property comprises a ground rent investment secured upon a mid terrace building arranged over basement, ground and two upper floors. The property is internally arranged to provide a retail unit on the lower ground and ground floor and a self-contained maisonette above.

A Freehold Ground Rent Investment secured upon a Mid Terrace Building internally arranged to provide a Ground Floor Lock-Up Shop and Self-Contained Maisonette above

Accommodation
The property was not inspected internally by Allsop. The information contained in the schedule of Accommodation and Tenancies set out opposite was obtained from the VOA website and the Vendor.

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.

Management and Insurance
The Freeholder has the right to manage and insure.

Seller's Solicitor
Messrs Womble Bond Dickinson (Ref: LMH).
Tel: 0191 279 9139.
Email: lisamarie.hill@wbd-uk.com

Total Current Rent Reserved
£500 per annum



INVESTMENT – Freehold Ground Rent

Unit	Floor	sq m	Size (sq ft)	Terms of Tenancy	Years Unexpred	Ground Rent £ p.a.
37	Basement and Ground	65.59 sq m	(706 sq ft)	Subject to a lease for a term of 120 years from 1st January 2011	113	£250 p.a. (doubling every 20 years)
37A	First and Second	98.38 sq m	(1,059 sq ft)	Subject to a lease for a term of 120 years from 1st January 2011	113	£250 p.a. (doubling every 20 years)

Newhaven
68 Western Road,
East Sussex
BN9 9JN

Tenure
Freehold.

Location
The property is located on the north side of Western Road, to the west of its junction with Third Avenue. Shopping facilities are available in Newhaven. Newhaven Town Rail Station is approximately 0.9 miles to the north-east. South Way provides access to the A26 and in turn the A23 and M23 Motorway. Newhaven Marina and Newhaven Beach are close by.

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

A Freehold Semi-Detached Three Bedroom House

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

To View
The property will be open for viewing every Monday and Wednesday before the Auction between 3.00 – 3.30 p.m. Viewings start from Monday 9th July. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor
Messrs Gordon Dadds (Ref: Ms J Blain).
Tel: 02920 100951.
Email: jessieblain@gordondadds.com

Vacant Possession



VACANT – Freehold House

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.