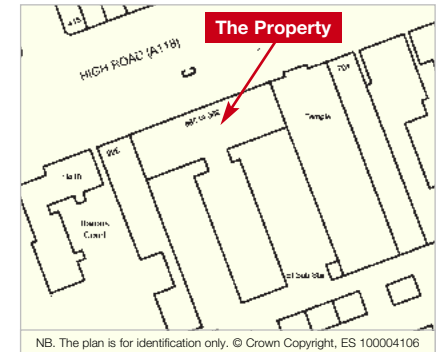


Ilford

Balfour House, 394-398 High Road, Essex IG1 1TL

- **Freehold Ground Rent Investment**
- Secured upon a Detached Building arranged to provide Forty-Six Self-Contained Flats, Roof Space and Ground Floor Commercial Premises
- Total Current Rent Reserved
£11,500 per annum



Seller's Solicitor

Messrs Shranks (Ref: JT).
Tel: 0207 831 6677.
Email: jt@shranks.co.uk

INVESTMENT – Freehold Ground Rent



Tenure

Freehold.

Location

The property is situated on the south side of High Road (A118), opposite its junction with Francis Street. An extensive range of local shops and amenities is available along the High Road and in central Ilford. Rail services run from Ilford Station and Seven Kings Station (approximately journey time to Liverpool Street 18 minutes). The open spaces of Goodmayes Park, South Park and Valentines Park are all easily accessible.

Description

The property comprises a detached building arranged over ground and four upper floors beneath a flat roof. The building comprises retail accommodation on the ground floor together with 46 self-contained flats above. In addition there is roof space.

Tenancy

Each flat is held on a lease for a term of 125 years from 4th November 2011 (thus having approximately 120 years unexpired) at a current ground rent of £250 per annum doubling every 25 years.

The ground floor commercial accommodation is subject to a long lease for a term of 999 years at a peppercorn ground rent.

The roof space is subject to a long lease for a term of 999 years from completion at a peppercorn ground rent.

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

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.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

LOT 87 WITHDRAWN