

Chatham

Flats 7, 8, 10, 13, 16, 18, 25, 27, 29, 30, 31, 32 and 33 Spembly Works, 13 New Road Avenue, Kent ME4 6AZ

- **Thirteen Leasehold Self-Contained Flats**
- **Comprising 3 x One Bedroom, 7 x Two Bedroom and 3 x Three Bedroom Flats**
- **Each Flat subject to an Assured Shorthold Tenancy**
- **To be offered Individually or Collectively**
- **Total Current Gross Rent Reserved**
£100,140 per annum (equivalent) from lots 72-84

Seller's Solicitor

Messrs Bude Nathan Iwanier
(Ref: Booky Dubiner).
Tel: 0208 458 5656.
Email: bd@bnilaw.co.uk

INVESTMENT – Thirteen Leasehold Flats



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Tenure

Leasehold. The properties are each held on a lease for a term of 125 years from 1st June 2003 (thus having approximately 112 years unexpired) at a current ground rent of £250 per annum.

Location

Spembly Works is located on the north side of New Road Avenue, between its junctions with Manor Road and Hammond Hill. Local shops and amenities can be found nearby along Chatham High Street. Chatham Rail Station provides regular and direct services to London Victoria and London St Pancras Stations, with journey times of approximately 45 minutes. The M2 Motorway is to the west and the open spaces of Jackson's Field are within walking distance.

Description

The property comprises thirteen self-contained flats situated within a detached building arranged over ground and five upper floors. Flats 32 and 33 benefit from wrap around balconies. There is a parking area to the rear of the building. The flats will be offered either individually or collectively.

Floor plans are available from the auctioneers upon request.
Please email: jimmy.bruce@allsop.co.uk

Accommodation and Tenancies

The property was not internally measured or inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out below was provided by the Vendor. We are informed that the property provides:

Lot	Flat	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.
72	7	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy from 18th December 2015, expiring 17th December 2016	£525 p.c.m.
73	8	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy from 25th September 2016, expiring 24th September 2017	£650 p.c.m.
74	10	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy from 1st October 2016, expiring 30th September 2017	£650 p.c.m.
75	13	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy from 12th August 2016, expiring 11th February 2017	£575 p.c.m.
76	16	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy from 9th March 2015, expiring 8th August 2017	£580 p.c.m.
77	18	Three Bedroom Accommodation	Subject to an Assured Shorthold Tenancy from 9th March 2015 (Holding over)	£720 p.c.m.
78	25	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy from 22nd January 2016, expiring 21st July 2016	£600 p.c.m.
79	27	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy from 18th June 2016, expiring 17th June 2017	£500 p.c.m.
80	29	Three Bedroom Accommodation (Duplex)	Subject to an Assured Shorthold Tenancy expiring on 4th July 2015 (Holding over)	£775 p.c.m.
81	30	Two Bedroom Accommodation (Duplex)	Subject to an Assured Shorthold Tenancy from 3rd September 2011 (Holding over)	£725 p.c.m.
82	31	Two Bedroom Accommodation (Duplex)	Subject to an Assured Shorthold Tenancy from 1st July 2015 (Holding over)	£675 p.c.m.
83	32	Three Bedroom Accommodation (Duplex)	Subject to an Assured Shorthold Tenancy from 4th July 2016, expiring 3rd January 2017	£795 p.c.m.
84	33	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy from 25th January 2014 (Holding over)	£575 p.c.m.
				Total £8,345 p.c.m

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.

