

London W2

Second and Third Floor Flat, 10 Sale Place, Paddington W2 1PX

BY ORDER OF EXECUTORS

Tenure

Leasehold. The property is held on a lease for a term of 99 years from 25th March 1980 (thus having approximately 61 years unexpired) at a current ground rent of £200 per annum.

Location

The property is situated on Sale Place, at its junction with Star Street. Local amenities are available along Edgware Road and Praed Street. A variety of shops, boutiques and restaurants is available in Marylebone to the east. London's West End is easily accessible. Edgware Road Underground Station (Circle and District Lines) is approximately 0.2 miles to the north-east. Paddington Rail and Underground Station is approximately 0.4 miles to the south-west. The A5 and A40 are easily accessible. The open spaces of Hyde Park are to the south.

Description

The property comprises a self-contained second and third floor maisonette situated in a corner building arranged over lower ground, ground and

A Leasehold Self-Contained Second and Third Floor Maisonette subject to an Assured Shorthold Tenancy

three upper floors beneath a flat roof. The property benefits from a terrace.

Accommodation

Second Floor – Reception Room, Bedroom,

Kitchen, Bathroom/WC

Third Floor – One Room

Gross Internal Area (GIA) Approximately
75.18 sq m (809 sq ft)

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 22nd November 2010 at a rent of £18,200 per annum (holding over).

To View

Please email pam.huggett@allsop.co.uk using the subject header "Viewing Lot 34".

The deposit in respect of this Lot is to be paid by DEBIT CARD.

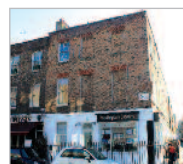
Seller's Solicitor

Towler Brown Solicitors (Ref: ZB).

Tel: 01373 452955.

Email: zacharybrown@towlerbrown.co.uk

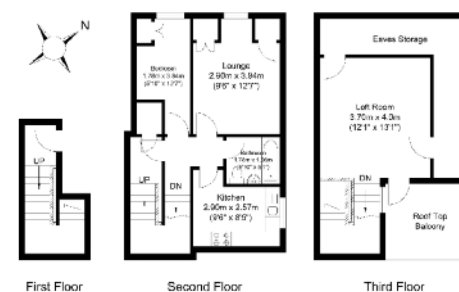
Current Gross Rent Reserved
£18,200
per annum
(equivalent)



INVESTMENT – Leasehold Flat



Approx Gross Internal Floor Area : 75.18 sq m. (809.23 sq. ft.)



Hove

19 Connaught Road, East Sussex BN3 3WB

Tenure

Freehold.

Location

The property is situated on the west side of Connaught Road, to the south-east of its junction with Sackville Road. The extensive shops and facilities of Hove are readily available within walking distance to the east. Local bus routes run along Sackville Road to the west and along Church Road to the south. Rail services run from Hove Station to the north-east and from Aldington Station to the north-west. The A27 is to the north and provides direct access to the A23 and in turn the M23 Motorway. The open spaces of the coast are directly to the south.

Description

The property comprises a ground rent investment secured upon a mid terrace building arranged over ground, first and second floors beneath a pitched roof. The property is internally arranged to provide three self-contained flats.

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

Tenancies

A schedule of Tenancies is set out opposite.

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 Wedlake Bell (Ref: Mrs B Taylor).

Tel: 0207 395 3000.

Email: btaylor@wedlakebell.com

Total Current Rent Reserved
£400 per annum
Next Review Date 2035

INVESTMENT – Freehold Ground Rent



Fiat	Terms of Tenancy	Years Unexpired	Ground Rent £ p.a.	Review Provision
1	Subject to a lease for a term of 175 years from 25th March 2015	172	£125	Increasing by £125 every 25 years
2	Subject to a lease for a term of 150 years from 25th March 2010	142	£150	Increasing by £150 every 25 years
3	Subject to a lease for a term of 150 years from 25th March 2010	142	£125	Increasing by £125 every 25 years

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.