

Hove

54 Clarendon Villas, East Sussex BN3 3RA

Tenure

Freehold.

Location

The property is situated on the south side of Clarendon Villas, to the east of its junction with Sackville Road. The extensive shops and facilities of Hove are readily available within walking distance to the south. Local bus routes run along Sackville Road to the west. Rail services run from Hove Station to the north-east. 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 semi-detached building arranged over lower ground, raised ground, first and second floors beneath a pitched roof. The property is internally arranged to provide four self-contained flats.

A Freehold Ground Rent Investment secured upon a Semi-Detached Building arranged to provide Four 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.

Total Current Rent
Reserved

£375 per annum

Next Review Date 2030

INVESTMENT – Freehold Ground Rent

Flat	Terms of Tenancy	Years Unexpired	Ground Rent £ p.a.	Review Provision
1	Subject to a lease for a term of 150 years from 25th December 2012	144	£125	Increases by £125 every 25 years
2	Subject to a lease for a term of 150 years from 1st January 2005	137	£125	Increases by £125 every 25 years
3	Subject to a lease for a term of 150 years from 25th December 2012	144	£125	Increases by £125 every 25 years
4	Subject to a lease for a term of 999 years from 25th December 2012	993	Peppercorn	



London NW10

79 St Raphael's Way Neasden NW10 0NU

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 2015 (thus having approximately 122 years unexpired) at a current ground rent of £250 per annum.

Location

The property is situated on the west side of St Raphael's Way, almost opposite its junction with Lewis Crescent. St Raphael's Way is located off Drury Way (B4557), which in turn runs off the North Circular Road (A406). Brent Cross Shopping Centre and an Ikea Superstore are close by. Jubilee Line services run from Neasden Underground Station. Tokyngton Recreation Ground is within close proximity.

Description

The property comprises a self-contained first floor flat situated within a mid terrace building arranged over ground and first floors beneath a pitched roof. There is a rear garden.

A Leasehold Self-Contained First Floor Flat subject to a Regulated Tenancy

Accommodation

The property was not internally inspected by Allsop. The following information was obtained from the Rent Register. We are informed that the property provides:

Three Rooms, Kitchen, Bathroom/WC

Tenancy

The property is subject to a Regulated Tenancy paying a registered rent of £530 per calendar month (effective date: 4th September 2016).

Current Gross
Rent Reserved
**£6,360 per
annum**

INVESTMENT – Leasehold Flat



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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.