

Wealdstone Site at Oxford Road, Harrow, Greater London HA3 7RG



BY ORDER OF LONDON BOROUGH OF
HARROW

Tenure
Freehold.

Location
Oxford Road is located off Byron Road which in turn runs off Masons Avenue. The property itself is situated on the north side of Oxford Road. Local amenities are available in Wealdstone itself and the further facilities of Harrow are also accessible. Rail and Underground services run from Harrow and Wealdstone Station (Bakerloo Line) which is approximately 5 minutes' walk away. The open spaces of Byron Recreation Ground are close by.

Description
The property comprises a broadly triangular shaped site extending to approximately 0.021 hectares (0.052 acres) currently occupied by a single storey open building. The property was previously used as a car repair centre and may afford potential for redevelopment, subject to obtaining all necessary consents.

A Freehold Site currently occupied by a Single Storey Open Building extending to Approximately 0.021 Hectares (0.052 Acres). Potential for Redevelopment subject to obtaining all necessary consents

SIX WEEK COMPLETION AVAILABLE

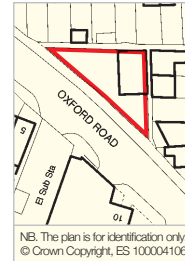
Accommodation
Site area approximately 0.021 Hectares (0.052 Acres) currently occupied by a single storey open building.

Planning
Local Planning Authority: London Borough of Harrow.
Tel: 0208 863 5611.
The property may afford potential for redevelopment, subject to obtaining all necessary consents.

To View
The property will be open for viewing every Wednesday and Friday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor
Messrs HB Public Law
(Ref: HRWC-PSPSb-037478).
Tel: 0208 424 1571.
Email: andrea.beresford@harrow.gov.uk

Vacant Possession



VACANT – Freehold Site



Winchester 15 St John's Road, Hampshire SO23 0HQ

Tenure
Long Leasehold. The property is held on a lease for a term of 999 years (less 10 days) from 25th March 1886 (thus having approximately 868 years unexpired) at a current ground rent of £1 per annum.

Location
The property is situated on the west side of St John's Road, to the west of Alresford Road (B3404), which provides access to the M3 Motorway (Junction 9) approximately 0.6 miles to the north-west. Local shops are available in Winchester approximately 0.5 miles to the south-west. The University of Winchester is approximately 1.9 miles to the west. Rail services run from Winchester Station approximately 1.3 miles to the north-west.

Description
The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a rear garden.

A Long Leasehold Mid Terrace House 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:
Ground Floor – Two Rooms, Kitchen, Bathroom/WC
First Floor – Two Rooms

Tenancy
The property is subject to a Regulated Tenancy paying a registered rent of £170 per week (effective date: 12th April 2017).

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

**Current Rent Reserved
£8,840 per annum**

INVESTMENT – Long Leasehold 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.allso.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.