

Erith
49/49a Northend Road,
Greater London
DA8 3PW

BY ORDER OF RECEIVERS

Tenure
Leasehold. The property is held on a lease for a term of 99 years from 1st October 1981 (thus having approximately 62 years unexpired) at a peppercorn ground rent.

Location
The property is located on the east side of Northend Road. A range of shops and amenities is available nearby along Bexley Road to the west, with the more extensive facilities of Dartford being accessible to the south-east. Rail services run from Slade Green Station providing direct access into Central London. The A282 provides access to the M25 Motorway. The open spaces of Rainham Marshes RSPB Nature Reserve are to the north-east.

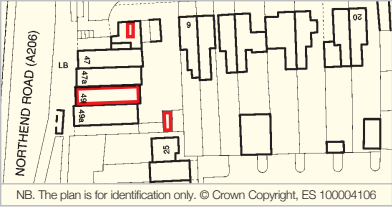
Description
The property comprises a mid terrace building arranged over basement, ground, first and second floors. The property is internally arranged to provide a ground and basement floor commercial unit together with a self-contained first and second floor maisonette above. The property benefits from a garage and parking to the rear.

Accommodation
The property was not internally inspected by Allsop. The information contained in the schedule of Accommodation and Tenancies set out opposite was obtained from a valuation report.

A Leasehold Mid Terrace Building arranged to provide a Ground Floor Commercial Unit and a Self-Contained First and Second Floor Maisonette above. Parking and Garage. Commercial Unit Vacant, Maisonette subject to an Assured Shorthold Tenancy

To View
The property will be open for viewing every Wednesday and Saturday before the Auction between 12.15 – 12.45 p.m. These are open viewing times with no need to register. (Ref: UD).

Registered Bidding
Registered Bidding will apply to this lot. Prospective purchasers will be required to deposit cleared funds of £20,000 into the Allsop LLP Client Account prior to the auction. In return, a bidding paddle will be provided. At the time of purchase the successful purchaser will be required to pay any additional funds by debit card to ensure the deposit provided equates to 10% of the purchase price.



Seller's Solicitor
Messrs Berlاد Graham LLP.
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Email: fiona.bee@berladgrahamllp.com

Current Rent Reserved £13,800 per annum (equivalent) from Maisonette. Vacant Possession of Commercial Unit



Floor	Accommodation	Floor Area (GIA) Approx sq m (sq ft)	Terms of Tenancy	Current Rent £ p.c.m.
Ground Floor and Basement	Retail Area, Storage with WC	89 sq m (963 sq ft)	Vacant	–
First Floor	Reception Room, Kitchen	40.5 sq m (435 sq ft)	Subject to an Assured Shorthold Tenancy for a term of 12 months from 14th May 2018	£1,150 p.c.m.
Second Floor	Three Rooms, Bathroom/WC	40.5 sq m (435 sq ft)		
Total		170.29 sq m (1,833 sq ft)		

Leasehold Building

Whatcote
2 Batsford Flats,
Nr Shipston-on-Stour,
Warwickshire
CV36 5ED

BY ORDER OF A HOUSING ASSOCIATION

Tenure
Leasehold. The property is to be held on a new lease for a term of 125 years from the date of completion at an initial ground rent of £150 per annum.

Location
The property is located in a rural location in the village of Whatcote, with the more extensive facilities of Shipston-on-Stour being accessible to the south-west. Rail services run from Banbury Station to the south-east. The A429 is to the west and leads to the M40 Motorway. The Cotswolds AONB is to the south.

Description
The property comprises a self-contained ground floor flat situated within a building arranged over ground and first floors beneath a pitched roof. The property benefits from a rear garden.

A Leasehold Self-Contained Ground Floor Garden Flat

Accommodation
Reception Room, Two Bedrooms, Kitchen, Bathroom with WC and wash basin

To View
The property will be open for viewing every Tuesday and Thursday before the Auction between 4.30 – 5.00 p.m. These are open viewing times with no need to register. (Ref: MW).

NB. Floorplans are available at www.allsop.co.uk

Vacant Possession



VACANT – Leasehold Flat

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.