

Frinton-on-Sea

Lancaster Court, Winchester Road, Essex CO13 9JN

Tenure
Freehold.

Location
Winchester Road is located off Pole Barn Lane which in return runs off Connaught Avenue (B1033). Two of the blocks front Esplanade providing views to the sea. Local shops and amenities, including Frinton-on-Sea Rail Station, are available close by.

Description
The property comprises a ground rent investment secured upon four detached blocks each arranged over ground and two upper floors with parking spaces. Internally, there is a total of 22 self-contained flats.

Tenancies
A schedule of tenancies is set out opposite.

A Freehold Ground Rent Investment secured upon Four Purpose Built Detached Blocks, arranged to provide a Total of 22 Self-Contained Flats with Parking

Rights of Pre-emption
The lessees HAVE elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987. In the event that the qualifying tenants serve notice accepting the terms of the auction contract, the seller agrees to reimburse the buyer's reasonable legal costs, limited to £1,500 plus VAT.

Management and Insurance
The freeholder has the right to manage and insure.

Seller's Solicitor
Messrs Gentle Mathias LLP (Ref: NE).
Tel: 0207 631 1811.
Email: nathan.edwards@gentlemathias.com

Total Current
Rent Reserved
**£5,500 per
annum**

**INVESTMENT –
Freehold Ground
Rent Investment**



Flats	Terms of Tenancy	Current Rent Reserved £ p.a.
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 10A, 11, 12, 13, 14, 15, 16, 17, 18, 19, 19A, 20, Parking Space 18	Each Flat and Parking Space 18 is held for a term of 125 years from 25th December 2004	£250 per flat per annum

Beckenham

Rushford, 10 Westgate Road, Greater London BR3 5DX

Tenure
Freehold.

Location
The property is situated on the east side of Westgate Road, immediately to the north of its junction with Lankton Close. An extensive range of shops and amenities is available in Beckenham town centre, which is within easy reach to the east. Rail services run from Beckenham Junction Station 0.5 miles to the west, and the nearby A222 provides access towards the A21 and in turn both the South Circular Road (A205) and Central London to the north and the M25 Motorway to the south. The open spaces of Beckenham Place Park are within reach to the north.

Description
The property comprises a ground rent investment secured upon two semi-detached buildings arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide four self-contained flats. Externally, there are four lock-up garages,

A Freehold Part Reversionary Ground Rent Investment secured upon Two Semi-Detached Buildings arranged to provide Four Self-Contained Flats. Reversions from 2059

additional off-street parking to the rear and a communal garden to the front.

Tenancies
A schedule of tenancies is set out opposite.

Rights of Pre-emption
The lessees HAVE elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

NB.
1. There are no management responsibilities with the block as the lessee of the ground floor flat is responsible for the foundations and the lessee of the Top Floor Flat is responsible for the roof.
2. The garages are all demised within the flat leases.

Seller's Solicitor
Messrs Vanderpump and Sykes (Ref: Mr J Porter).
Tel: 0208 370 2865.
Email: jamesporter@vanderpumps.co.uk

Total Current
Rent Reserved
**£165 per
annum**

**INVESTMENT –
Freehold Ground
Rent**



Flat	Terms of Lease	Unexpired Term	Ground Rent p.a.	Review Provisions
1	189 years from 25th March 1960	131 years	Peppercorn	N/A
2	99 years from 25th March 1960	41 years	£15 p.a.	N/A
3	150 years from 25th March 1999	131 years	Peppercorn	N/A
4	125 years from 24th June 2013	120 years	£150 p.a.	Doubling 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.alltop.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.

Lot 48 – WITHDRAWN