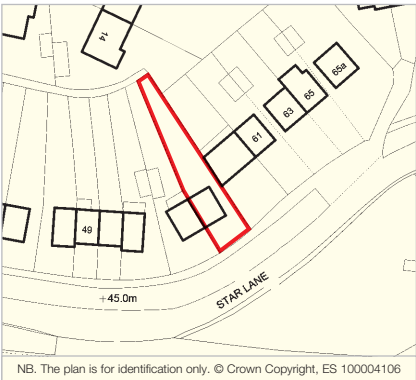


Orpington
57 Star Lane,
Kent
BR5 3LJ

- **A Freehold Semi-Detached Building (HMO) internally arranged to provide Six Self-Contained Bedsitting Rooms together with Ancillary Accommodation**
- Each Bedsitting Room subject to an Assured Shorthold Tenancy
- Total Current Rent Reserved **£50,232 per annum (equivalent)**



To View
Please contact Allsop by sending an email to pam.huggett@allsop.co.uk with the subject heading 'Viewing – Lot 59'.

Seller's Solicitor
Messrs ABGM Law (Ref: SM).
Tel: 0208 202 5060.
Email: sean.mccarthy@abgmlaw.com

INVESTMENT – Freehold Building



Tenure
Freehold.

Location
The property is situated on the north side of Star Lane, close to its junction with High Street. Local amenities are available in the surrounding area to the south-west at Nugent Shopping Park. More extensive shopping facilities are available in Orpington at the Walnuts Shopping Centre. St Mary Cray Rail Station is to the west of the property and provides direct services into London Victoria, with a journey time of approximately 24 minutes. Junction 3 of the M25 Motorway is within reach to the east of the property and the A20 is a short distance to the north.

Description
The property comprises a semi-detached building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide six bedsitting rooms. The property benefits from front and rear gardens.

Accommodation and Tenancies
The property was not internally inspected by Allsop. The information contained with the below schedule was provided by the Vendor:

Room	Accommodation	Terms of Tenancy	Current Rent £ p.a.
1	Bedsitting Room	Assured Shorthold Tenancy	£8,372 p.a.
2	Bedsitting Room	Assured Shorthold Tenancy	£8,372 p.a.
3	Bedsitting Room	Assured Shorthold Tenancy	£8,372 p.a.
4	Bedsitting Room	Assured Shorthold Tenancy	£8,372 p.a.
5	Bedsitting Room	Assured Shorthold Tenancy	£8,372 p.a.
6	Bedsitting Room	Assured Shorthold Tenancy	£8,372 p.a.

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 £750 (including VAT) upon exchange of sale memoranda.