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LOT

London NW2

154 & 154a Granville Road, Childs Hill NW2 2LD

A Freehold Part Reversionary Ground Rent Investment secured upon an End of Terrace Building internally arranged to provide Two Self-Contained Flats. Reversions from 2086

Tenure
Freehold.

Location
The property is situated on the north-east side of Granville Road, to the south-east of its junction with The Vale. Local shops and amenities are available to the north-east along Golders Green Road. London Underground services run from Golders Green Station to the north-east. Local bus routes run along The Vale to the north-west. The A41 (Hendon Way) is located to the west and provides direct access to the North Circular Road (A406) and in turn the M1 Motorway. The open spaces of Golders Hill Park are directly to the east.

Description
The property comprises a ground rent investment secured upon an end of terrace building internally arranged to provide two self-contained flats.

**INVESTMENT – Freehold Part
Reversionary Ground Rent**



Tenancies

Flat	Floor	Terms of Tenancy	Years Unexpired	Current Rent £ p.a.
154	First	Subject to a lease for a term of 99 years from 10th June 1987	68	£75 p.a.
154a	Ground	Subject to a lease for a term of 125 years from 24th June 2006	113	£250 doubling every 33 years. Next Review date 24th June 2039

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.

Current Rent Reserved £325 per annum

Reversions from 2086

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LOT

Worthing

21A-D Strand Parade, The Boulevard, Goring-by-Sea, West Sussex BN12 6DH

A Long Leasehold Ground Rent Investment secured upon Four Self-Contained Flats

Tenure
Long Leasehold. The property is held on a lease for a term of 999 years from 25th December 1955 (thus having approximately 936 years unexpired) at a peppercorn ground rent.

Location
The property is located on the west side of The Boulevard, to the north of its junction with The Strand. The Boulevard leads to Durrington Lane to the north, which in turn provides access to the A27 to the north. Local shops are available along Strand Parade, with a more extensive range of facilities being accessible in Goring-by-Sea to the south-west. Rail services run from Durrington-by-Sea Station approximately 0.2 miles to the south. The open spaces of Palatine Park and Goring Seafront are nearby.



Description
The property comprises a ground rent investment secured upon four self-contained flats situated on the first and second floors of a mid terrace building beneath a mansard roof.

Accommodation and Tenancies
Each flat is subject to a lease for a term of 125 from 25th March 2013 (thus having approximately 120 years unexpired) at a ground rent of £100 per annum.

Total Current Rent Reserved £400 per annum

**INVESTMENT –
Long Leasehold Ground Rent**

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LOT

London SE9

371 Footscray Road, New Eltham SE9 2DR

Tenure
Freehold.

Location
The property is situated on the east side of Footscray Road, to the north of its junction with Reventlow Road. Shops and amenities are available along Footscray Road. Rail services run from New Eltham Station approximately 0.1 miles to the south-east and bus services run along Footscray Road. The A20 is to the south and provides access to the M25 (Junction 3) and M20 (Junction 1) Motorways. The open spaces of Footscray Playing Fields and Fairy Hill Recreation Ground are nearby.

Description
The property comprises a mid terrace building arranged over ground and two upper floors. Internally the property is arranged to provide a ground floor retail unit, two self-contained ground floor flats to the rear and a self-contained maisonette above.

A Freehold Mid Terrace Building internally arranged to provide a Ground Floor Retail Unit and Three Self-Contained Flats. Retail Unit and Two Flats subject to Long Leases. One Flat Vacant

Accommodation
A schedule of Accommodation and Tenancies is set out opposite.

To View
The property will be open for viewing every Monday between 4.45 – 5.15 p.m. and Thursday between 1.15 – 1.45 p.m. before the Auction These are open viewing times with no need to register. (Ref: UD). Access is at the rear of the property.

Seller's Solicitor
Messrs Waller Pollins Goldstein
(Ref: Mendy Lawrence).
Tel: 0208 238 5858.
Email: mlawrence@wallerpollins.com

**Total Current
Rent Reserved
£500 per
annum
with Vacant
Possession of
Ground Floor
(Middle) Flat**

**INVESTMENT/
PART VACANT –
Freehold Building**



Floor	Unit	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
Ground	Retail	Retail Unit	Subject to a long lease for a term of 999 years from completion	Peppercorn
Ground (Rear)	Flat	–	Subject to a long lease for a term of 125 years from completion	£250 p.a.
Ground (Middle)	Flat	Kitchen/Diner, Bedroom, Shower Room/WC with wash basin	Vacant	–
First and Second	Maisonette	–	Subject to a lease for a term of 125 years from 2017	£250 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 £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.