

Hook Land off Old School Road, Hampshire RG27 9NJ



BY ORDER OF NETWORK RAIL

Tenure
Freehold.

Location
The property is situated on the west side of Old School Road to the south of its junction with Newnham Road and the railway track. Old School Road leads to London Road (A30) to the south. The M3 Motorway (Junction 5) is located nearby to the south. A range of shops is available in Hook town centre, with more extensive facilities being accessible in Basingstoke to the south-west. Rail services run from Hook Station, approximately 1.2 miles to the north-east. The open spaces of Gaine's Wood are nearby.

Description
The property comprises a broadly rectangular site extending to approximately 296 sq m (3,186 sq ft). The property is part occupied by two portakabin buildings with the remainder being used as car parking.

A Freehold Site extending to approximately 296 sq m (3,186 sq ft) subject to a Tenancy

Accommodation
Site extending to Approximately 296 sq m (3,186 sq ft)

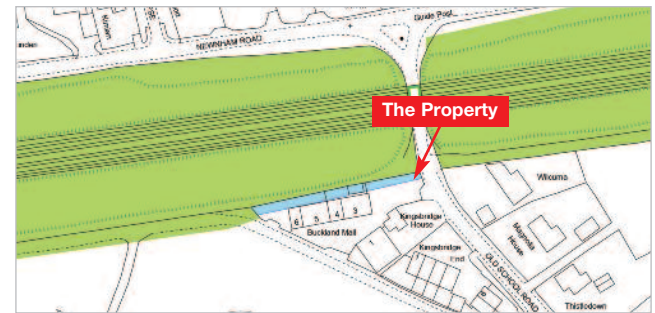
Tenancy
The property is subject to a Tenancy for a term from 14th January 1999 at a current rent of £1,403 per annum. The agreement allows for a rent review every third anniversary of the term.

VAT
VAT is applicable to this Lot.

Vendors Solicitor
Dentons UKMEA LLP (Ref: SC).
Tel: 0207 320 3951.
Email: simon.curtis@dentons.com

Current Rent Reserved
**£1,403 plus VAT
per annum**

**INVESTMENT –
Freehold Site**



Coulsdon 23 Chipstead Valley Road, Coulsdon, Surrey CR5 2RB

On the instructions of J Gershinson FRICS
and A Kisby MRICS of Allsop LLP acting
as Joint Fixed Charge Receivers



Tenure
Freehold.

Location
The property is situated on the south side of Chipstead Valley Road close to its junction with Brighton Road (A23), which provides access to the M23 (Junction 8) and M25 Motorways (Junction 7) to the south. Local amenities are available in Purley and Croydon to the north. Rail services run from Coulsdon South Station to the south and Coulsdon Town Station to the north-east. The open space of Banstead Wood is located nearby.

A Freehold Mid Terrace Building internally arranged to provide a Lower Ground/Ground Floor Shop subject to a Lease (Lessee not in Occupation). Together with Two Self-Contained Flats above. Each Flat subject to a Long Lease

Description
The property comprises a mid terrace building arranged over lower ground, ground and two upper floors beneath a pitched roof. The property is internally arranged to provide a ground floor shop with ancillary lower ground floor accommodation together with two self-contained flats. Each flat is subject to a long lease.

Accommodation and Tenancies
The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out opposite was provided by the Vendor.

Seller's Solicitor
Foot Anstey LLP (Ref: J Martin).
Tel: 0117 915 4900.
Email: receiversales@footansteys.com

Total Current Rent
Reserved
**£12,100 per annum
from Commercial Unit
(Lessee not in
Occupation).
Two Flats subject to
Long Leases**

Freehold Building



Property	Accommodation	Terms of Tenancy	Rent £ p.a.
First Floor Flat (23A)	One Bedroom Accommodation	Subject to a Long Lease for a term of 125 years from 2001 (thus having approximately 112 years unexpired)	£50 p.a. (doubling every 25 years)
Second Floor Flat (23B)	One Bedroom Accommodation	Subject to a Long Lease for a term of 125 years from 2001 (thus having approximately 112 years unexpired)	£50 p.a. (doubling every 25 years)
Ground Floor/ Basement	Gross Frontage 4.96 m (8' 3") Net Frontage 3.90 m (5' 2")	Subject to a Lease for a term of 20 years from 23rd October 2006 expiring 22nd October 2026 (Lessee not in occupation)	£12,000 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.