

London Colney West Hall, Benningfield Drive, Napsbury Park, Hertfordshire AL2 1FD

- **A Freehold Ground Rent Investment**
- Secured upon a Detached Building arranged to provide Forty Self-Contained Flats
- Attractive Building Located within the Napsbury Park Site
- Total Current Rent Reserved **£6,000 per annum**



Seller's Solicitor

Messrs Freemans Solicitors
(Ref: Gopal Bhudia).
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Tenure

Freehold.

Location

The property is located on the south side of Benningfield Drive within the Napsbury Park Site and to the west of London Colney. A good selection of High Street names can be found at Colney Fields Shopping Park, including Marks & Spencer, Sainsbury's, TK Maxx and Boots. A fully extensive range of shops and facilities is available in St Albans city centre within a 15 minute car journey to the north. The A1(M), M1 and M25 Motorways are all close by. Napsbury Park includes several well maintained gardens and wooded areas, as well as sports facilities.

Description

The property comprises a ground rent investment secured upon a detached building, which is internally arranged to provide a total of forty self-contained flats.

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.

Tenancies

A schedule of Tenancies is set out below.

Flat	Terms of Tenancy	Current Rent £ p.a.
1	250 years from 31st March 2009	£150
2	250 years from 31st March 2009	£150
3	250 years from 31st March 2009	£150
4	125 years from 1st January 2013	£150
5	125 years from 1st January 2013	£150
6	125 years from 1st January 2013	£150
7	125 years from 1st January 2013	£150
8	250 years from 31st March 2009	£150
9	125 years from 1st January 2013	£150
10	125 years from 1st January 2013	£150
11	125 years from 1st January 2013	£150
12	250 years from 31st March 2009	£150
13	250 years from 31st March 2009	£150
13a	125 years from 1st January 2013	£150
14	125 years from 1st January 2013	£150
15	125 years from 1st January 2013	£150
16	125 years from 1st January 2013	£150
17	250 years from 31st March 2009	£150
18	125 years from 1st January 2013	£150
19	125 years from 1st January 2013	£150

Flat	Terms of Tenancy	Current Rent £ p.a.
20	125 years from 1st January 2013	£150
21	250 years from 31st March 2009	£150
22	250 years from 31st March 2009	£150
22a	125 years from 1st January 2013	£150
23	125 years from 1st January 2013	£150
23a	125 years from 1st January 2013	£150
24	125 years from 1st January 2013	£150
25	125 years from 1st January 2013	£150
26	250 years from 31st March 2009	£150
27	125 years from 1st January 2013	£150
28	125 years from 1st January 2013	£150
29	125 years from 1st January 2013	£150
30	250 years from 31st March 2009	£150
31	250 years from 31st March 2009	£150
32	125 years from 1st January 2013	£150
33	125 years from 1st January 2013	£150
34	125 years from 1st January 2013	£150
35	250 years from 31st March 2009	£150
36	125 years from 1st January 2013	£150
37	125 years from 1st January 2013	£150

INVESTMENT – Freehold Ground Rent

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.