

118

LOT

London N1

43 Rotherfield Street, Canonbury N1 3BU

A Freehold Ground Rent Investment secured upon a Building arranged to provide Four Self-Contained Flats

Tenure
Freehold.

Location
The property is situated on the west side of Rotherfield Street, at its junction with Elizabeth Avenue. Local shops and amenities are available on Essex Road, with more extensive shops and services being accessible in Canonbury to the north. London Underground and Overground services run from Highbury and Islington Station approximately 0.6 miles to the north.

Description

- A Freehold ground rent investment secured upon a building
- Internally arranged to provide four self-contained flats



Tenancies

Each flat is held on a lease for a term of 125 years from 29th September 2014 (thus having approximately 122 years unexpired) at a current ground rent of £350 per annum (doubling every 25 years).

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.

Total Current Rent Reserved £1,400 per annum

INVESTMENT – Freehold Ground Rent

119

LOT

Blyth

Flats 55, 56, 63 and 64, Victoria Mews, Northumberland NE24 2TR

BY ORDER OF A FUND
A Freehold Ground Rent Investment secured upon a Detached Purpose Built Block internally arranged to provide Four Self-Contained Flats

Tenure
Freehold.

Location

The property is situated on the south side of Victoria Mews, to the south of Princess Louise Road. Local shops are available in Blyth town centre, with the further and more extensive facilities of Newcastle upon Tyne being accessible to the south-west. Local bus services are available, with further communications being afforded via the A19 and in turn the A1 Motorway. The open spaces of Croft Park are within walking distance.

Description

The property comprises a ground rent investment secured upon a detached purpose built block, internally arranged to provide four self-contained flats.



Tenancies

Each flat is subject to a lease for a term of 125 years from 1st January 2009 (thus having approximately 117 years unexpired) at a current ground rent of £75 per annum.

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.

Total Current Rent Reserved £300 per annum (equivalent)

INVESTMENT – Freehold Ground Rent

120

LOT

Teddington

Flat 5, Rochester House, 155 Fairfax Road Middlesex TW11 9DU

Tenure

Long Leasehold. The property is held on a lease for a term of 1000 years from 24th June 1971 (thus having approximately 954 years unexpired) at a current ground rent of £35 per annum.

Location

The property is located on the south side of Fairfax Road, to the south-east of its junction with Cromwell Road. Fairfax Road leads to Kingston Road (A310) to the east. Shops are available in Teddington to the north, with a more extensive range of facilities being accessible in Kingston upon Thames to the south-east. Rail services run from Teddington Station approximately 0.3 miles to the north-west. The open spaces of Bushy Park are nearby.

Description

The property comprises a self-contained first floor flat situated within a detached building arranged over ground and two upper floors beneath a pitched roof. The property benefits from communal gardens to the front and rear.

A Long Leasehold Self-Contained First Floor Flat subject to an Assured Shorthold Tenancy

Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:

Open Plan Reception Room/Diner, Bedroom, Kitchen, Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 24 months from 1st May 2015 at a rent of £1,000 per calendar month (holding over).

To View

Please contact Allsop by sending an email to pam.huggett@allsop.co.uk with the subject heading 'Viewing – Lot 120'.

Seller's Solicitor

Messrs Banks Kelly Solicitors (Ref: Piers Wood).
Tel: 0207 248 4231.
Email: piers.woods@bankskelly.co.uk

**Current Gross
Rent Reserved
£12,000
per annum
(equivalent)**



**INVESTMENT –
Long Leasehold
Flat**



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.