

Greenford 3 Goring Way, Middlesex UB6 9NN

Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from the date of completion at an initial ground rent of £150 per annum.

Location

The property is situated on the east side of Goring Way, to the south of its junction with Ferryfield Gardens. Local shops and amenities are available along Oldfield Lane North. The further more extensive shopping facilities of Central London are accessible approximately 10 miles to the east. Central Line Underground services run from Perivale Station a short distance to the east. Road communications are afforded by the nearby A40, which provides links to both the A406 (North Circular Road) and both the M40 and M25 Motorways.

A Leasehold Self-Contained Ground Floor Flat with Garden

Description

The property comprises a self-contained flat situated on the ground floor of a semi-detached building arranged over ground and first floors beneath a pitched roof. The property benefits from a section of the rear garden.

Accommodation

Reception Room, Two Bedrooms, Kitchen, Bathroom with WC

To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Pearl and Coutts Ltd (Ref: RE).
Tel: 0207 843 3788.
Email: rodney.e@pearl-coutts.co.uk

Vacant Possession



VACANT – Leasehold Flat

Bromley 1 Brewery Road, Kent BR2 8LG

Tenure

Freehold.

Location

The property is situated on Brewery Road, to the east of its junction with Hastings Road. Local amenities are available and the further and more extensive facilities of Bromley are to the north and those of Orpington are to the east. Rail services run from Bromley South Station and the M25 Motorway is to the east. The open spaces of Bromley Common are also situated within reach.

Description

The property comprises a ground rent investment secured upon a detached building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide two self-contained flats.

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

Tenancy

A schedule of Tenancies is set out opposite.

NB. The Lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

Seller's Solicitor

Messrs Michael Simkins LLP (Ref: Karim Amijee).
Tel: 0207 874 5742.
Email: karim.amijee@simkins.com

Total Current
Rent Reserved
**£500 per
annum
(rising)**

INVESTMENT- Freehold Ground Rent



Fiat	Terms of Tenancy	Ground Rent Reserved £ p.a.
1A Brewery Road	The property is sold on a lease for a term of 125 years from 29th September 2015 (thus having approximately 124 years unexpired)	First 25 years - £250 p.a. Second 25 years - £500 p.a. Third 25 years - £1,000 p.a. Fourth 25 years - £2,000 p.a. Term remainder - £4,000 p.a.
1B Brewery Road	The property is sold on a lease for a term of 125 years from 29th September 2015 (thus having approximately 124 years unexpired)	£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.alltop.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.

Lot 13 - WITHDRAWN