

## Brightlingsea

### 1-18 St James Court, Station Road, Nr Colchester, Essex CO7 0DF

**Tenure**  
Freehold.

**Location**  
The property is situated on Station Road, to the east of its junction with York Road. Shops and amenities are available in Brightlingsea, with more extensive facilities accessible in Colchester town centre to the north-west. Rail services run from Alresford Station to the north. The B1029 leads to the B1027. The open spaces of St Osyth Park are to the east.

**Description**  
The property comprises a ground rent investment secured upon two buildings each arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide a total of eighteen self-contained flats. Externally, the property benefits from a central courtyard providing parking off Station Road and a smaller car parking area accessed off Duke Street.

A Freehold Ground Rent Investment secured upon Two Buildings internally arranged to provide a total of Eighteen Self-Contained Flats

**Tenancies**  
A schedule of Tenancies is set out opposite.

**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.

NB. Although there is parking at the property, the seller is unable to confirm the precise number of spaces. Interested parties are advised to satisfy themselves as to the extent of parking available at the property and are deemed to bid accordingly.

Total Current  
Rent Reserved  
**£1,176 per annum**

**Next Review  
Date 20th  
November 2027**

**INVESTMENT –  
Freehold Ground  
Rent**



Flat	Terms of Tenancy	Years Unexpired	Ground Rent £ p.a.	Review Provision
1, 2, 3, 4, 5, 6, 11, 12, 12A, 14	999 years from 20th November 1987	968	£60 p.a. each	Every 10 years to reflect RPI increases (1997, 2007, 2017 rent reviews not implemented)
7, 8, 9, 10, 15, 16, 17, 18	999 years from 20th November 1987	968	£72 p.a. each	Every 10 years to reflect RPI increases (1997, 2007, 2017 rent reviews not implemented)

## London SW16

### 70 Mount Nod Road, Streatham SW16 2LP

**Tenure**  
Freehold.

**Location**  
The property is situated on the east side of Mount Nod Road, to the south-west of its junction with Hitherfield Road. Local amenities and extensive shopping facilities, including bars and restaurants, are available along Streatham High Road. Communications are afforded by Streatham Hill Rail Station and the nearby A23 which provides access to the South Circular Road (A205) and the M23 and M25 Motorways. The open spaces of both Streatham Common and Tooting Common are within reach.

**Description**  
The property comprises a ground rent investment secured upon a detached building arranged over lower ground, ground and two upper floors. Internally, the property is arranged to provide seven self-contained flats.

A Freehold Part Reversionary Ground Rent Investment secured upon a Detached Building internally arranged to provide Seven Self-Contained Flats. Reversions from 2104

**Tenancies**  
A schedule of tenancies is set out opposite.

**Rights of Pre-emption**  
The lessees HAVE elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

**Seller's Solicitor**  
MW Solicitors (Ref: SR).  
Tel: 0203 551 8392.  
Email: [steve.raffield@mwssolicitors.co.uk](mailto:steve.raffield@mwssolicitors.co.uk)

Total Current  
Rent Reserved  
**£1,200 per annum**

**Reversions from  
2104**

**INVESTMENT –  
Freehold Ground  
Rent**



Flat	Terms of Tenancy	Reversion	Current Rent Reserved £ p.a.
1	99 years from 28th November 2005 (86 years unexpired)	2104	£100 p.a.
1A	99 years from 28th November 2005 (86 years unexpired)	2104	£100 p.a.
2	167 years from 25th March 2016 (165 years unexpired)	2183	£150 p.a.
3	125 years from 25th December 2017 (124 years unexpired)	2142	£200 p.a.
4	125 years from 25th March 2014 (121 years unexpired)	2139	£250 p.a.
5	167 years from 25th March 2016 (165 years unexpired)	2183	£150 p.a.
6	125 years from 24th June 2008 (115 years unexpired)	2133	£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](http://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.

**Lot 59 – SOLD PRIOR**