

London W14

39 Caithness Road, Hammersmith W14 0JA

Tenure
Freehold.

Location

The property is situated on the south-east side of Caithness Road, to the north-east of its junction with Souldern Road. Local shops and amenities are available in Hammersmith to the south-west. London Overground and Rail services run from Kensington Olympia Station to the east. The A4 is directly to the south and provides direct access to the M4 Motorway and in turn the M25 Motorway. The open spaces of Holland Park are to the east.

Description

The property comprises a ground rent investment secured upon an end of terrace building arranged over lower ground, raised ground and two upper floors beneath a pitched roof. The building is internally arranged to provide three self-contained flats.

A Freehold Part Reversionary Ground Rent Investment secured upon an End of Terrace Building internally arranged to provide Three Self-Contained Flats. Reversions from 2078

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
£125 per
annum**

**Reversions
from 2078**

**INVESTMENT –
Freehold Ground
Rent**



Flat	Floor	Terms of Tenancy	Years Unexpired	Current Rent £ p.a.
3	Lower Ground	Subject to a lease for a term of 153 years from 14th March 2014	149	Peppercorn
2	Raised Ground	Subject to a lease for a term of 99 years from 1st January 1979	60	£125
1	First & Second	Subject to a lease for a term of 999 years from 25th December 1984	966	Peppercorn

Hartlepool

153 Burbank Street, County Durham TS24 7JW

Tenure
Freehold.

Location

The property is located on the south side of Burbank Street, close to its junction with Staindrop Street. Local shops and amenities are available within easy walking distance in Hartlepool town centre. Hartlepool Rail Station is within easy walking distance and the A689 and A179 are both accessible.

Description

The property comprises a mid terrace house arranged over ground, first and second floors beneath a pitched roof. The property benefits from a garden to the rear.

Accommodation

Ground Floor – Living Room, Dining Room, Kitchen

First Floor – Two Bedrooms, Bathroom

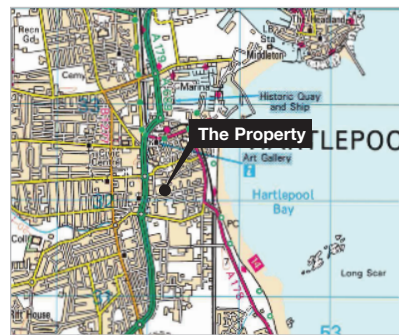
Second Floor – Room

A Freehold Mid Terrace Three Bedroom House

SIX WEEK COMPLETION

To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 2.45 – 3.15 p.m. These are open viewing times with no need to register. (Ref: MW).



NB. The plan is for identification only. © Crown Copyright, ES 100004106



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.