

FREEHOLD GROUND RENT INVESTMENT FOR SALE

44 Bradley Road, West Ealing W13 8HF

On The Instructions of the Trustees in Bankruptcy

LOCATION & DESCRIPTION

The property is located on the corner of Bradley Gardens and Montague Road, 0.5 miles north of West Ealing. Comprising a two storey, semi-detached house situated on a corner plot.

The property is arranged as two residential flats, which have been sold off on long leasehold interests.

TENURE

Freehold (Title Number MX329475)

LEASES

The freehold is subject to the two leasehold interests for 44 and 44a Bradley Road. Both leases were granted for 120 year terms from 25th March 1971 and accordingly have 68 years unexpired.

There are currently generating a combined ground rent income of £50 per annum, rising to £70 per annum in 2051. Copy leases are available upon request.

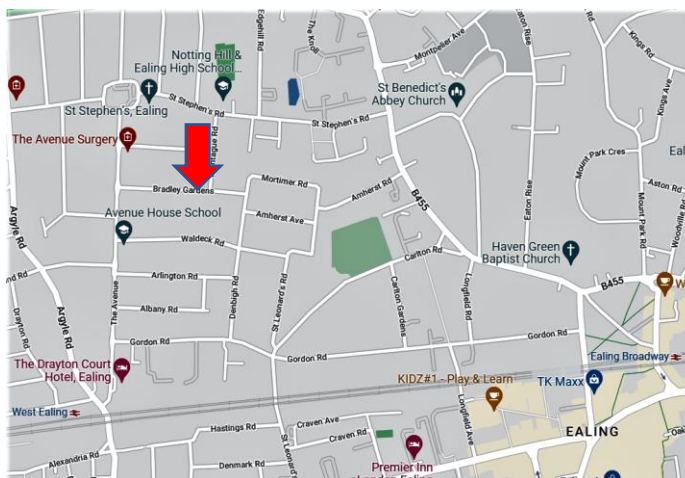
EPCS

44 Bradley Road - C(71)
44a Bradley Road - E(48)

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

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PROCESS FOR OFFERS

The deadline for offers is 11am on Thursday 28th July 2022.

Offers are to be received in writing via email (see agents email addresses below) and are to be accompanied by proof of funding.

Any disposal will be subject to the Right of First Refusal process, as provided by Part 1 of the Landlord and Tenant Act 1987.

The Trustees in Bankruptcy reserve the right not to accept the highest, nor indeed any, offer received.

All offers are to be exclusive of VAT (if applicable).

CONTACTS:

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