

25 / 25A West Street, Carshalton, Surrey SM5 2PT

Freehold three floor terraced building arranged as two flats, one let to a regulated tenant, one sold on a long lease



Property Summary

- Freehold residential investment
- Two flats, one let to a regulated tenant one sold on a long lease.
- Centrally located.
- Popular residential area

Location

Situated to the north side of the town close to the junction with West Street Lane. Public transport includes Carshalton railway stations which is within easy walking distance and provides a direct link to London Victoria with a journey time of approximately 25 minutes. Shopping amenities are on West Street. Recreation amenities can be found at The Grove.

Accommodation

Second floor: Two bedrooms
First floor: Reception room, kitchen, bathroom wc.
Approximate area 80 sq m (861 sq ft).
Ground floor: Not inspected by auctioneers, understood to comprise a one bedroom flat.

Total Rent Reserved

£4,022 per annum.



Tenancy

25a West Street (upper floors)
Let on a regulated tenancy effective from 17/11/2015 at a rental £76 per week.

Lease Details

25 West Street (ground floor)
Sold on a lease for a term of 100 years from 07/01/2015 at a ground rent of £70 per annum, doubling every 33 years.

These Particulars were downloaded from BidX1.com. Buyers are strongly advised and assumed to have returned to BidX1.com to read the full terms and conditions associated with this lot, and check the Special Conditions and any applicable Addendum, prior to bidding. Additional costs, charges and encumbrances may apply for Buyers once they have made a successful bid in relation to a property. Where a guide price (or range of prices) is given, that guide is the minimum price at which, or range of prices within which, the seller may be prepared to sell on the date on which the guide price, or range of prices, is published. Please see full disclaimer on BidX1.com for limitations regarding the liability of BidX1.

Guide Prices are issued without responsibility and as a general indication of the current level of the vendor's intentions as to the reserve price, which is the seller's minimum acceptable price at auction the figure below which the auctioneer cannot sell. The sale price whether prior to or at the auction can be above or below the guide price depending upon market activity. Guide Prices can vary up to and including the day of the sale. Updates are available on line at www.bidx1.com



Contact BidX1

Jeremy Lamb MRICS
jeremy.lamb@bidx1.com
+44 (0) 20 7703 4401