

GUIDE PRICE
£60,000 +

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
16th November 2021



Garden Court, 71 Grange Road, Sutton, Surrey SM2 6SP

Freehold reversionary ground rent investment secured upon twelve self-contained flats, ten garages and two parking spaces

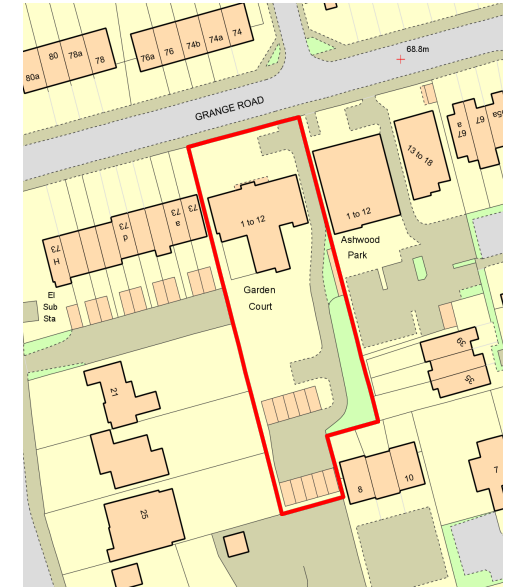
Bid1.

Property Summary

- In the same ownership for over 26 years
- Ground rent investment secured upon twelve self-contained flats, ten garages and two parking spaces
- Investment producing £260 per annum
- **Valuable reversions of flats 3, 4, 10 & 12 in approximately 64 years**

Location

Situated off Grange Road opposite the junction with Frampton Close. Public transport includes Sutton and Cheam railway Stations. Shopping amenities are at the High Street. Recreation facilities can be found at Overton Park Recreation Ground.



Unit	Lease Term	From	Rent Per Annum
1 & Garage A	189 years	25/3/1986	Peppercorn
2 & Garage F	189 years	25/3/2006	Peppercorn
3 & Garage B	99 years	25/3/1986	£85
4 & Parking space	99 years	25/3/1986	£45
5 & Garage E	189 years	25/3/1986	Peppercorn
6 & Garage D	189 years	21/1/2014	Peppercorn
7 & Garage J	169 years	25/3/2006	Peppercorn
8 & Parking space 2	189 years	10/1/2014	Peppercorn
9 & Garage I	166 years	25/3/2006	Peppercorn
10 & Garage G	99 years	25/3/1986	£70
11 & Garage H	189 years	25/3/1986	Peppercorn
12 & Garage C	99 years	25/3/1986	£60

Total Rent Reserved

£260 per annum with valuable reversions of flats 3, 4, 10 & 12

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Contact BidX1

Dominic Smith MNAVA

dominic.smith@bidx1.com

+44 (0) 20 7358 5650