



FREEHOLD - FOR SALE

SHW

FREEHOLD GROUND RENT INVESTMENT

DANEHURST COURT, ALEXANDRA ROAD, EPSOM KT17 4BY

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SUMMARY

On behalf of private clients SHW are delighted to offer this freehold ground rent investment opportunity in Epsom.

PROPERTY HIGHLIGHTS

- Freehold Ground Rent Investment / Residential Development Opportunity
- Potential to develop the surrounding gardens and / or airspace, subject to obtaining planning permission, and confirming whether the required freeholder rights exist
- Danehurst Court comprises 3x detached three-storey purpose-built blocks comprising 30 flats, a terrace of garages and communal gardens
- All flats are sold-off on long-leasehold interests and produce a ground rent income
- The freehold interest is offered for sale subject to the long-leases and subject to contract at the following guide prices:
 - Unconditional offers are requested in the region of **£75,000**
 - Subject to Planning offers are also invited – price on application



VIEWINGS 020 8662 2700

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LOCATION

The property is located on Alexandra Road, Epsom.

Epsom railway station is located 0.9 miles from the property which provides direct links to London Victoria in 44 minutes, London Bridge in 43 minutes and London Waterloo in 36 minutes.

The local authority is Epsom & Ewell Borough Council.

DESCRIPTION

Danehurst Court comprises 3x detached three-storey purpose-built blocks comprising 30x flats. There are large communal grounds and a terrace of garages to the rear of the plot.

The site area extends to 1.498 acres (0.60 hectares).

LEASE PROFILE

The 30x flats have been sold off on virtual freehold interests by way of a 999-year lease and includes ownership of the garages to the rear. Two of the garages are not sold-off, one of these is vacant and one produces £600 per annum.

The total ground rental income is £750.00 per annum gross.

DEVELOPMENT OPPORTUNITY

There may be potential to develop the surrounding gardens and / or airspace above the existing residential, subject to obtaining planning permission, and confirming whether the required freeholder rights exist.



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TENANCY SCHEDULE

We understand that all the 30 flats have been sold-off on long-leasehold interests, all of which produce ground rent income. The ground rent is due annually on 24th June.

FLAT NO	TERM	LEASE DATE	RENT (PER ANNUM)
1	999 years	17/06/1970	£25.00
2	999 years	17/07/1970	£25.00
3	999 years	24/04/1970	£25.00
4	999 years	10/07/1970	£25.00
5	999 years	10/10/1969	£25.00
6	999 years	12/06/1970	£25.00
7	999 years	11/11/1969	£25.00
8	999 years	04/12/1969	£25.00
9	999 years	28/04/1970	£25.00
10	999 years	22/10/1970	£25.00
11	999 years		£25.00
12	999 years	04/09/1970	£25.00
13	999 years	30/12/1970	£25.00
14	999 years	11/09/1970	£25.00
15	999 years	01/02/1971	£25.00
16	999 years	18/12/1970	£25.00
17	999 years	16/11/1970	£25.00
18	999 years	12/11/1970	£25.00
19	999 years	04/09/1970	£25.00
20	999 years	12/02/1971	£25.00
21	999 years	01/12/1971	£25.00
22	999 years	14/09/1970	£25.00
23	999 years	16/07/1970	£25.00
24	999 years	18/12/1969	£25.00
25	999 years	30/01/1970	£25.00
26	999 years		£25.00
27	999 years	31/10/1969	£25.00
28	999 years	20/01/1970	£25.00
29	999 years	10/10/1969	£25.00
30	999 years	10/10/1969	£25.00
TOTAL			£750.00



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GUIDE PRICE

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VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party is to be responsible for their own legal & surveyors costs.

Landlord and Tenant Act 1987 Section 5 Notices shall be served on the qualifying long leaseholders following acceptance of an offer.

TENURE

The property is currently held under freehold title number SY245510.

RENT REVIEW PROFILE

The rent is fixed for the duration of the lease term.

FURTHER INFORMATION

Please contact the sole agents SHW for further information.

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DATA-ROOM ACCESS

<https://shwcrm.agencypilot.com/PropertyView/Account/Login/22301/Danehurst-Court-Alexandra-Road-Epsom-Surrey-KT17-4BY>



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