



PARK VIEW

**FREEHOLD - FOR SALE**



**SHW**

**FREEHOLD GROUND RENT INVESTMENT**  
PARK VIEW, 15-17 ALEXANDRA ROAD, EPSOM KT17 4BU

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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 airspace above the third floor to provide loft conversions or a flat, subject to planning permission
- Park View comprises a block of 9 flats, blocks of garages to the rear of the site and communal gardens.
- All flats are sold-off on long-leasehold interests, all of which 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 **£25,000**
  - Subject-to-Planning offers are invited – price upon application



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## LOCATION

The property is located on Alexandra Road, Epsom.

Epsom railway station is located 0.7 miles from the property which provides direct links to London Waterloo in 36 minutes, London Bridge in 43 minutes and London Victoria in 44 minutes.

The local authority is Epsom & Ewell Borough Council.

## DESCRIPTION

Park View comprises a block of 9 flats, blocks of garages to the rear of the site and communal gardens.

The site area extends to 0.344 Acres (0.14 hectares).

## LEASE PROFILE

The 9x 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.

The total ground rental income is £140.00 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 of the flats have been sold-off on long-leasehold interests, all of which producing a ground rent income. The ground rent is due annually on 24<sup>th</sup> June.

FLAT NO	TERM	LEASE DATE	RENT (PER ANNUM)
1	999 years	16/04/1970	£20.00
2	999 years	24/04/1970	£20.00
3	999 years	29/05/1970	£20.00
4	999 years	16/04/1970	£20.00
5	999 years	16/07/1970	£20.00
6	999 years	24/04/1970	£20.00
7	999 years	03/08/1970	£20.00
8	999 years	22/05/1970	£20.00
9	999 years	05/05/1970	£20.00
<b>TOTAL</b>			<b>£180.00</b>



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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 SY206630.

## 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/22302/Park-View-15-17-Alexandra-Road-Epsom-Surrey-KT17-4BU>



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