



# HARWOODS

Chartered Surveyors & Estate Agents

**FREEHOLD INVESTMENT PROPERTY**  
**TO PURCHASE THE RIGHTS OF THE ANNUAL**  
**GROUND RENTS OF THE 4 SELF-CONTAINED FLATS**



**12 VICTORIA ROAD  
WELLINGBOROUGH  
NORTHANTS  
NN8 1HN**

**FOR SALE - £15,000 Subject to Contract for the Freehold Interest**

Situated close to the town centre of Wellingborough this property comprises the freehold of 4 self-contained flats let on 99 year leases with a combined income of £600 per annum. The four individual flats are not part of the sale.

**21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY**  
**Tel: (01933) 441464**

Email: [sasha@harwoodsproperty.co.uk](mailto:sasha@harwoodsproperty.co.uk) [www.harwoodsproperty.co.uk](http://www.harwoodsproperty.co.uk)

# **FREEHOLD INVESTMENT OPPORTUNITY**

**4 Ground Rents located at:**

**12, 12a, 12b & 12c Victoria Road, Wellingborough NN8 1HN**

**(The Four Individual Flats are not part of the Sale)**

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**FOR SALE - £15,000 Subject to Contract for the Freehold Interest**

- Flat 12:** 99 years from the 9 May 2013 at £150 per annum rising to £300 after 33 years and to £450 per annum for the final 33 years.
- Flat 12a:** 99 years from the 26 September 2013 at £150 per annum rising to £300 after 33 years and to £450 for the final 33 years.
- Flat 12b:** 99 years from the 30 September 2014 at £150 per annum rising to £300 after 33 years and to £450 per annum for the final 33 years.
- Flat 12c:** 99 years from the 31 July 2014 at £150 per annum rising to £300 after 33 years and to £450 for the final 33 years.
- Tenure:** Freehold – Upon purchase, the current leaseholders to be served a Section 5 Notice under Landlord & Tenant Act 1954 at £450 plus VAT, and up to £50 for disbursements to be refunded if any of the current leaseholders wish to purchase the freehold.
- EPC Rating:** Exempt

765/SW

**TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT**

**Sasha Wellington – Tel: 01933-441464 / 07584 211672  
or e-mail [sasha@harwoodsproperty.co.uk](mailto:sasha@harwoodsproperty.co.uk)**

Please note that the seller of this property is related to a member of our team and as such Harwoods declare that we have a personal interest in this sale as defined by the Estate Agents Act 1979.

**WARNING** Harwoods for themselves and for the vendors of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute either fully or part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended purchasers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

**VAT:** All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.