

PORTFOLIO OF GROUND RENT INVESTMENTS FOR SALE



On the instructions of the Joint Liquidators of Sheen Lane Freehold Ltd and Ferriss Ventures Ltd

- Opportunity to acquire a portfolio of four freehold ground rent investments
- Four residential blocks located across South West London
- Total ground rent income of £11,200 per annum
- 26 residential and 3 commercial units
- Offers are invited for either the collective portfolio or for individual freeholds

48-50 SHEEN LANE, LONDON SW14 8LP



The property is located on the western side of Sheen Lane, occupying a prominent position in the heart of East Sheen. The location provides convenient access to Mortlake railway station and is situated close to a range of national and independent retailers, cafés, and restaurants, with Richmond Park located nearby.

The development comprises four residential apartments situated across the first and second floors of the building, with an entrance at ground floor level. There are two commercial units across the ground floor. The property is held freehold by Sheen Lane Freehold Ltd.

The residential apartments are held subject to 125 year leases from 29th September 2013 at a ground rent of £350 per annum. The ground floor commercial units are held subject to a 999 year leases from 23rd July 2014 at a ground rent of £350 per annum. The combined ground rent income is £2,100 per annum.

21 ROSSLYN ROAD, TWICKENHAM TW1 2AR

The property is located on Rosslyn Road in the heart of St Margarets, close to its junction with St Margaret's Road. St Margarets railway station is within easy walking distance, providing regular services to Central London, while Richmond town centre and the River Thames are located nearby.

The development comprises 8 residential apartments situated across the ground and first floors of the building, with a courtyard to the front of the building at ground floor level. There are two long leasehold interests. The property is held freehold by Ferriss Ventures Limited.

The residential apartments are held subject to 125 year leases from 24th June 2015 producing a current ground rent income of £2,800 per annum. The two commercial units are let on 999 year leases at peppercorn ground rents.



MILL HOUSE, 26 DUNSTABLE ROAD, RICHMOND TW9 1UH



The property is located on Dunstable Road in Richmond, West London. The building benefits from convenient access to Richmond town centre, which offers an extensive range of retail, leisure and transport amenities. Richmond railway and Underground station is within easy reach, providing direct connections to Central London.

The development comprises nine residential apartments situated across the ground, first and second floors of the building, with an entrance via a gate onto Dunstable Road at ground floor level. The property is held freehold by Ferriss Ventures Limited.

The residential apartments are held subject to 125 year leases from 24th June 2015 at a ground rent of £350 per annum, producing a current ground rent income of £3,150 per annum.

DALES HOUSE, 16 THE CAUSEWAY, TEDDINGTON TW11 0HE

The property is located on The Causeway in Teddington, occupying a prominent position close to Teddington High Street, with a broad range of independent retailers, cafés, restaurants. Teddington railway station is within easy walking distance, providing regular services to London Waterloo.

The development comprises a ground floor commercial unit with nine residential apartments across the first and second floors. The property is held freehold by Ferriss Ventures Limited.

The residential apartments are held subject to 125 year leases from 24th June 2015 at a ground rent of £350 per annum, producing a current ground rent income of £3,150 per annum. The ground floor commercial unit is held subject to a 1,000 year leases from 3rd July 2017 at a ground rent of £350 per annum. The combined ground rent income is £2,100 per annum.



LEASE SCHEDULE

Estate Address	Postcode	Property description	Commercial Units	Residential Units	Commercial Initial Rent	Residential Initial Ground Rent	Current Annual Ground Rent	Number of new 125 year leases	Rent review dates
148-50 Sheen Lane, London	SW14 8LD	Residential block of 4 flats and 2 commercial units	2	4	£350	£350	£2,100	4	The 'Review Date' means every twenty-fifth anniversary during the Term
221 Rosslyn Road, Twickenham	TW1 2AR	Residential block of 8 flats	0	8	£0	£350	£2,800	9	The 'Review Date' means every twenty-fifth anniversary during the Term
Mill House, 26 Dunstable Road, Richmond	TW9 1UH	Residential block of 9 flats	0	9	£0	£350	£3,150	9	The 'Review Date' means every twenty-fifth anniversary during the Term
Dales House, 16 The Causeway, Teddington	TW11 0HE	Residential block of 9 flats	0	9	£0	£350	£3,150	9	The 'Review Date' means every twenty-fifth anniversary during the Term
			2	30			£11,200		

GUIDE PRICE

Offers are invited for the ground rent investments, either jointly or individually.

PROCESS FOR OFFERS

Offers are to be received in writing, to include an apportionment for each freehold, and are to be accompanied by proof of funding.

Any disposal will be subject to the Right of First Refusal process, as provided by Part 1 of the Landlord and Tenant Act 1987.

The properties are offered for sale on the instructions of the Joint Administrators of Sheen Lane Developments Limited.

The Joint Administrators reserve the right not to accept the highest, nor indeed any, offer received and may withdraw the property from the market or vary the method of sale at any time.

FURTHER INFORMATION

Copy leases, management information, EPCs and other information can be provided upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

VIEWINGS

Viewing is strictly on an external basis. Under no circumstances are interested parties to make direct contact with the managing agents or leaseholders.

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