Holmbank, 42 Upper Halliford Road, Shepperton TW17 8SQ

Guide Price: £650,000*

FREEHOLD INVESTMENT OPPORTUNITY COMPRISING THREE VACANT FLATS & GROUND RENT INCOME ON SPACIOUS PLOT

This attractive detached property has been converted into four self-contained dwellings and is situated in a pretty location on the east side of Upper Halliford Road within the village of Upper Halliford. There are local shops opposite and local travel connections. The main centres of Shepperton, Sunbury, Walton and Staines are all with close proximity providing major shopping facilities and rail links. The area is also served by the M3 and M25 Motorways. The property comprises of a substantial dwelling built circa 1880 and has a great deal of character. The building sits on a site area of approximately 0.203 acres/ A duplex unit at Flat 1 has been sold on a long leasehold basis of 125 years from 2007 at a ground rent of £10pa. The further flats consist of 2 x two bedroom units and 1 x one bedroom unit. There is ample parking to the front of the building and gardens to the rear. The flats are all in need of updating and modernisation. The property is sold with full vacant possession save for Flat 1 that has been sold on a long leasehold basis. This property will be of interest to investment buyers and developers. **PLEASE NOTE THAT THIS LOT WILL NOT BE SOLD PRIOR UNDER ANY CIRCUMSTANCES.**

ACCOMMODATION
FLAT 1 - Two bedroom duplex unit sold on a long lease.
FLAT 2 - Ground Floor Two Bedroom Flat.
FLAT 3 - First Floor One Bedroom Flat.
FLAT 4 - First Floor Two Bedroom Flat. Overall site area approximately 0.203 acres.

TENURE
Freehold

LOCAL AUTHORITY & TAX RATING
Spelthorne Borough Council 01784 451499
Council Tax Band: all flats C

VIEWING TIMES
Weds 10/5 @ 10.15am Thurs 18/5 @ 10.15am

NOTE:
Please note the Special Conditions of Sale provide that the purchaser is to pay an additional sum of 1.25% + VAT of the purchase price towards the vendor's expenses.

STARTING BID	FINAL BID	NOTES	☐ SOLD	☐ UNSOLD	☐ SOLD PRIOR	☐ WITHDRAWN