

lot 17

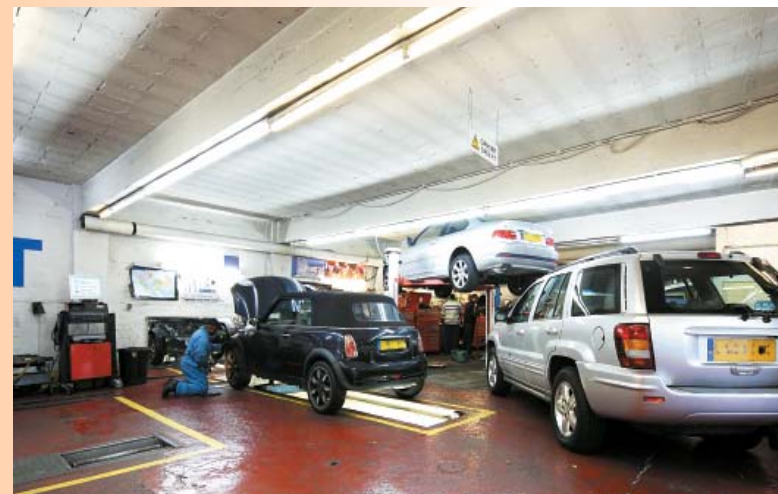
Enterprise Garage, Langford Court, Langford Place St John's Wood, London NW8 oLL

Rent
£40,000
per annum
exclusive

**Prime Self-Contained Garage
Investment in Affluent London Location**

- Situated off the world famous Abbey Road close to St John's Wood Underground Station, Lord's Cricket Ground and Regents Park

- Comprises a lower ground floor garage premises within a substantial residential building
- Six Week Completion Period



On the instructions of
J Pitt and B Moon
acting as Joint Fixed
Charge Receivers



Location

Miles: 1.5 miles north of London's West End
1.7 miles south-west of Hampstead Heath
900 metres from Regents Park
Roads: B507 (Abbey Road), A5205 (St John's Wood Road),
A41 (Park Road), A501 (Marylebone Road)
Rail: 300 metres west of St John's Wood London Underground
Station (Jubilee Line)
Within 1 mile from Maida Vale, Swiss Cottage, Kilburn Park
London Underground Stations
Air: London Heathrow, London City

Situation

The property forms part of Langford Court, a substantial residential building, and is situated on Langford Place accessed via Abbey Road (B507). The B507 leads directly to St John's Wood Road which in turn provides access to Lord's Cricket Ground, Park Road, Regent's Park, the A41 and Marylebone Road.

Description

The property, part of a larger residential building, comprises a lower ground floor self-contained garage premises which undertakes MOTs and servicing.

Tenure

Long Leasehold. Held for a term of 99 years (less 10 days) from 29th September 1977 at a peppercorn rent.

VAT

VAT is applicable to this lot

NB

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers excluding any title guarantees, warranties or indemnities. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Lower Ground	Garage	187.01 sq m (2,013 sq ft)	ST JOHN'S WOOD CAR SERVICING LIMITED (assigned to Ronald George Mitchell) (t/a St John's Wood Autos)	15 years from 08/07/2004	£40,000	08/07/2010
Totals		187.01 sq m (2,013 sq ft)			£40,000	

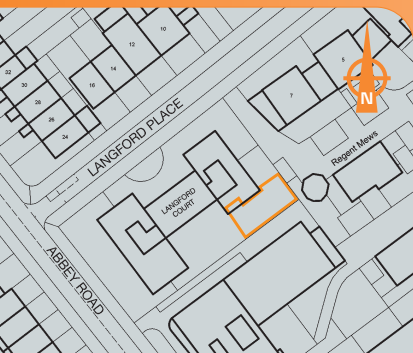
For further details please contact:

Jo Cordrey
Tel: +44 (0)20 7034 4854.
Email: jo.cordrey@acuitus.co.uk

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Addleshaw Goddard LLP
Milton Gate, 60 Chiswell Street, London EC2Y 4AG.
Tel: +44 (0)20 7160 3109.
Email: monica.duggal@addleshawgoddard.com
Ref: Monica Duggal.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.