

**HEAD LEASEHOLD RESIDENTIAL GROUND RENT INVESTMENT**

**PORTFOLIO FOR SALE**

**Universe Works**  
**Mary Street, SHEFFIELD**

A development comprising 12 apartments and which we understand have each been sold on 139 year leases from 2002 producing a ground rent of £100 per annum ( total £1,200 per annum) .The ground rents are subject to increases by £25 every 30 years

The Head Lease is held for a term of 200 years from 1941 with a present head rent payable to the freeholder of £150 per annum.

We have been advised that the Head Leaseholder both insures and manages.

**PRICE: £18,375 subject to Section 5 Notices and subject to contract**

**29/31 John's Mews**  
**LONDON WC1**

Consisting of 10 flats each sold on 150 years leases from 1997 producing a ground rent of £250 per annum (total £2,500 per annum) which doubles after 30 years and then increases by £500 upon every 30th year anniversary until the ground rent reaches £2,000 thereafter fixed for the remainder of the term.

The Head lease is held for a term of 150 years from 25<sup>th</sup> November 1997 and the Head rent payable to the freeholder is £1,000 subject to increases of £1,000 every 30 years.

There is no management or insurance.

**PRICE: £22,500 subject to Section 5 Notices and subject to contract**

**2 Northington Street**  
**LONDON WC1**

Consisting of four apartments sold on 150 year leases from 2009 producing a total ground rent income of £1,350 per annum and which are individually subject to fixed increases every 25 years.

The Head Lease is held for a term of 999 years from 2007 and the Head Rent payable to the freeholder is a peppercorn.

We understand the Head Leaseholder manages but does not insure.

**PRICE: £ 21,600 subject to Section 5 Notices and subject to contract**

**SOLE AGENTS: INVESTMENT DIVISION**  
**HURFORD SALVI CARR**

**For further information contact Daniel Lachs**  
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The statements contained in these particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute any part of an offer. None of such statements are to be relied upon as a statement or representation of fact and intending purchasers/tenants must satisfy themselves as to their correctness by inspection or otherwise.