

## **GROUND RENT INVESTMENT PORTFOLIO FOR SALE**

### **MAIDA VALE, LONDON**

A block of 12 flats each sold on a 999 years lease from 1995 producing a total ground rent income of £1,800 per annum that doubles every 50 years until the 150<sup>th</sup> year anniversary; thereafter increasing by 0.5% of the open market value every 50 years.

There is insurance but no management.

### **DORCHESTER**

A development of 48 apartments sold on 999 years leases from January 1999 with ground rents increasing every 10 years linked to the RPI. The ground rent has just been the subject of a rent review and has been increased to £10,610.25 per annum

There is no management or insurance. There is one Head lease and collection of the ground rent is therefore upon a single collection basis paid annually in advance.

### **BATH**

A development consisting of 4 apartments that have been sold on 999 years leases from 2001 with no rent reviews. The total ground rent income is therefore fixed at £1,750 per annum for the duration of the term.

There is no management and insurance. There is also one Head lease with the ground rent upon a single collection basis paid annually in advance.

**TENURE: FREEHOLD**

**PRICE : £195,000 subject to Section 5 Notices and  
Subject to contract.**

**For further information contact Daniel Lachs**

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