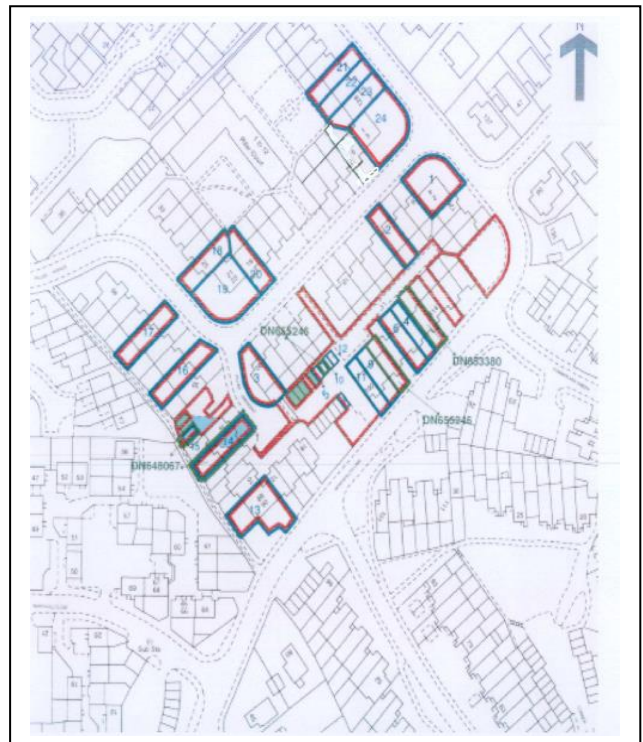


# HUDSON & CO.

## FREEHOLD GROUND RENT INVESTMENTS FOR SALE TORBAY DEVON



### ***THE PILLAR ESTATE, BRIXHAM, TORBAY DEVON TQ5 8LF***

- \* Freehold Reversions of 12 Houses, some with Garages, plus 8 flats (2 per dwelling)\***
- \* Subject to Long Leasehold Interests\***
- \* Plus Miscellaneous Areas\***

**GUIDE PRICE £6,000**

**01392 477497**

## ***THE PILLAR ESTATE, BRIXHAM, TORBAY DEVON TQ5 8LF***

### **LOCATION:**

The Pillar Estate is a residential area that is located in the attractive coastal town of Brixham at the southern end of Torbay in the County of Devon. The properties encompass Pillar Avenue and Northfields Lane and are within easy walking distance of the town centre.

### **DESCRIPTION:**

The investment comprises of 12 separate dwellings forming part of the estate that was originally developed in the 1960's. The property forms mainly terraced houses having front and rear gardens.

### **TENURE/SCHEDULE OF PROPERTIES:**

Freehold reversion subject to 999 year long leases from the 29<sup>th</sup> September 1965. Each lease reserves a rent of £5.00 per annum, a contribution to maintenance of £10.00 or whatever is required and the insurance contribution. They also all contain the proviso for re-entry on non-payment. The property has not been properly managed over a good number of years and the majority of ground rents have not been paid for some time. We understand that the tenants insure their own properties. A copy lease is available on request.

### **SCHEDULE OF LEASES:**

| <b><i>PROPERTY DESCRIPTION</i></b>       | <b><i>LESSEE TITLE</i></b> |
|------------------------------------------|----------------------------|
| <b>HOUSES</b>                            |                            |
| <b>100 Northfields Lane &amp; Garage</b> | <b>DN245892</b>            |
| <b>102 Northfields Lane &amp; Garage</b> | <b>DN219838</b>            |
| <b>108 Northfields Lane</b>              | <b>DN62255</b>             |
| <b>128 Northfields Lane</b>              | <b>DN128897</b>            |
| <b>130 Northfields Lane</b>              | <b>DN90032</b>             |
| <b>132 Northfields Lane</b>              | <b>DN144175</b>            |
| <b>10 Pillar Avenue</b>                  | <b>DN162655</b>            |
| <b>19 Pillar Avenue</b>                  | <b>DN53776</b>             |
| <b>25 Pillar Avenue</b>                  | <b>DN53423</b>             |
| <b>30 Pillar Avenue</b>                  | <b>DN88192</b>             |
| <b>34 Pillar Avenue</b>                  | <b>DN139038</b>            |
| <b>40 Pillar Avenue</b>                  | <b>DN56875</b>             |

*Note: There are an additional 8 flats at Pillar Ave, and at Northfields Lane (two flats / building) that are now available following notice to the tenants. These are as follows:*

| <b><i>PROPERTY DESCRIPTION</i></b> | <b><i>LESSEE TITLE</i></b> |
|------------------------------------|----------------------------|
| <b>FLAT</b>                        |                            |
| <b>1 Pillar Avenue</b>             | <b>DN72687</b>             |
| <b>3 Pillar Avenue</b>             | <b>DN44488</b>             |
| <b>2 Pillar Avenue</b>             | <b>DN185679</b>            |
| <b>4 Pillar Avenue</b>             | <b>DN62193</b>             |

|                            |                 |
|----------------------------|-----------------|
| <b>21 Pillar Avenue</b>    | <b>DN86404</b>  |
| <b>23 Pillar Avenue</b>    | <b>DN63169</b>  |
|                            |                 |
| <b>88 Northfields Lane</b> | <b>DN39435</b>  |
| <b>90 Northfields Lane</b> | <b>DN283157</b> |

**USE/PLANNING:**

The property is residential with adjoining miscellaneous areas.

**TERMS:**

Offers are invited for our client's freehold interest

**GUIDE PRICE :**

£6,000 (Six Thousand Pounds) subject to contract

**VAT:**

All rental and capital figures quoted within these details are exclusive of VAT unless otherwise stated.

**COSTS:**

The purchaser to pay our client's legal costs

**FURTHER INFO:**

Through the Sole Agents:

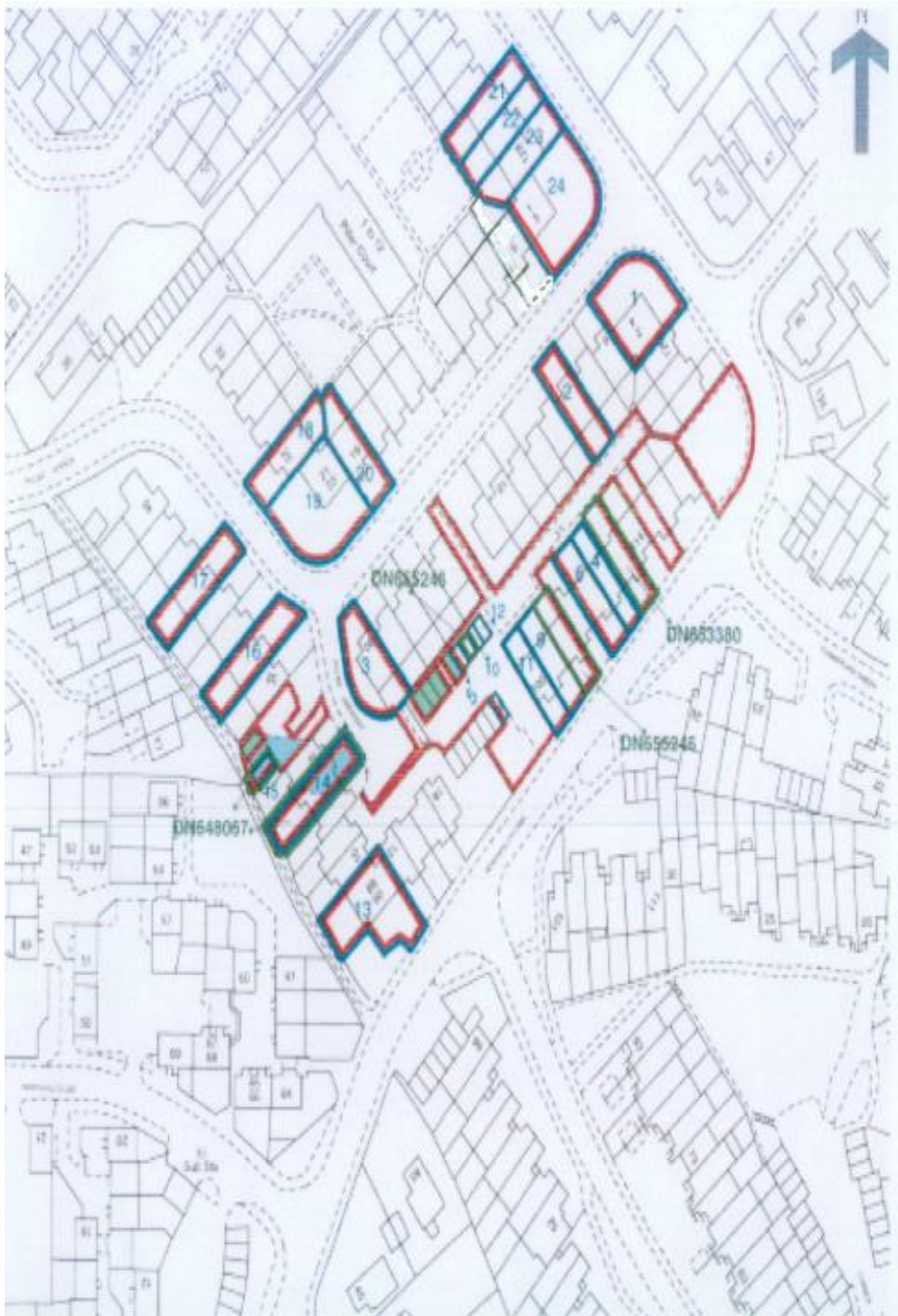
**HUDSON & Co.**

Tel: 01392 477497 / 01548 831313

Contact: DAVID EDWARDS / SUE PENROSE

[info@hudsoncom.co.uk](mailto:info@hudsoncom.co.uk)

Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.



**Note: The land tinted and outlined green is not included in the title**