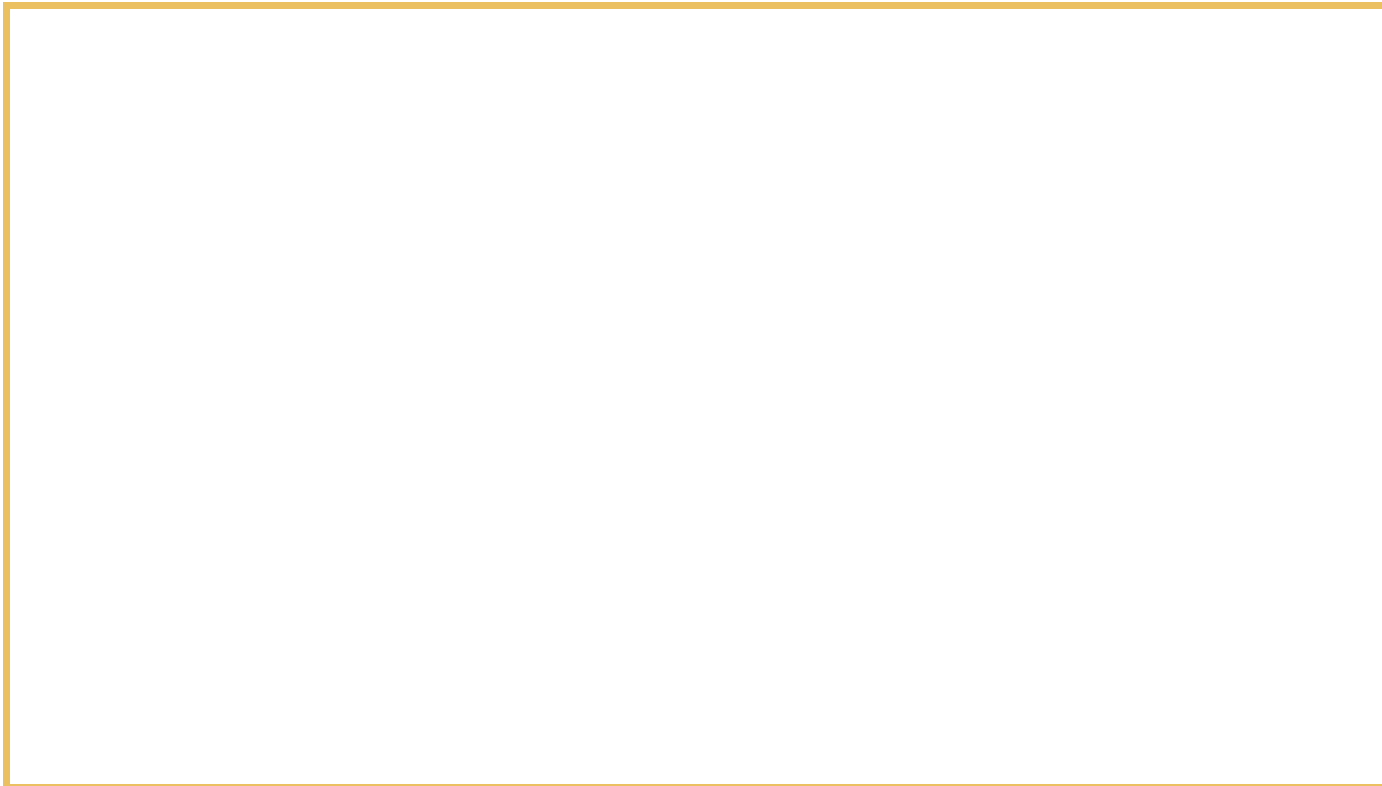


**Maldon Road**  
Southend on Sea, Southend-on-Sea SS2 5AZ

**Auction Guide £17,500 Freehold**



Location

**EXISTING LEASES**

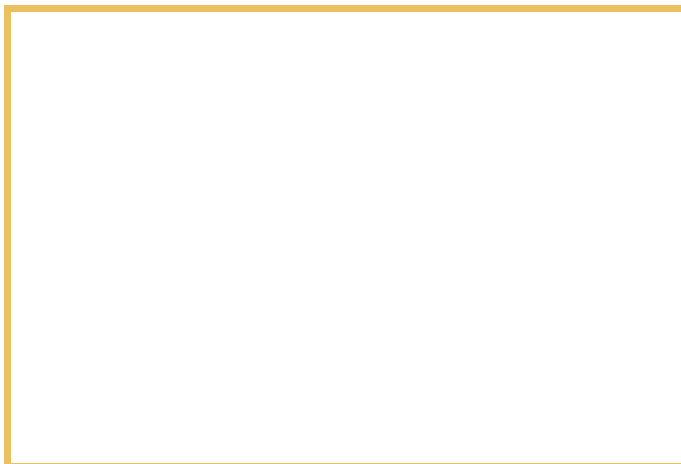
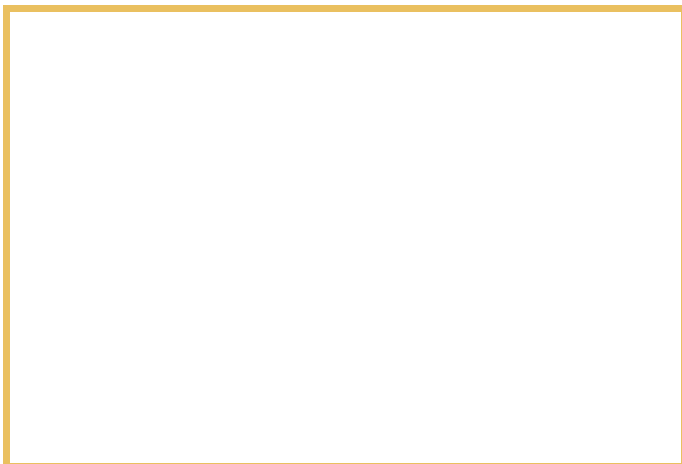
- 56: 99 years from the 25th December 1986
- 58: 99 years from the 13th April 2006
- 68: 99 years from the 25th December 2014
- 70: 189 years from the 25th December 2020

**CURRENT GROUND RENTS**

- 56 - £35 per annum
- 58 - £100 per annum
- 68 - £100 per annum
- 70 - Peppercorn

**NB**

Please note that in accordance with the Landlord and Tenant Act Section 5(b) Notices have been served to the Lessees.



**AGENTS NOTE**

Please note that the individual flats have been sold off on leases and are NOT included in this sale.

The buildings (and the flats within them) have not been inspected by Hair & Son Auctions.

**LEGAL PACK**

For confirmation of and further information on the leases and ground rents please refer to the legal pack

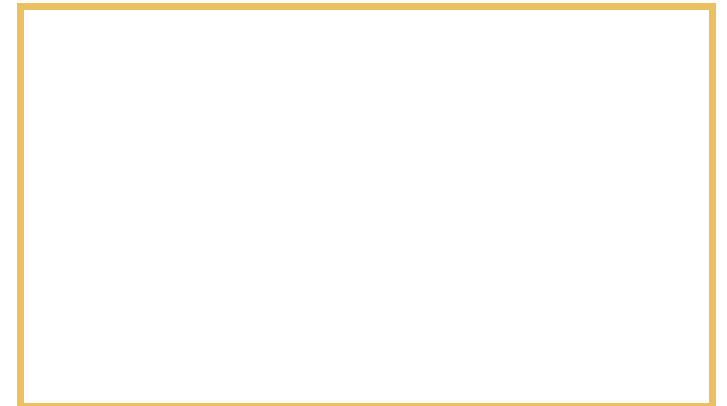
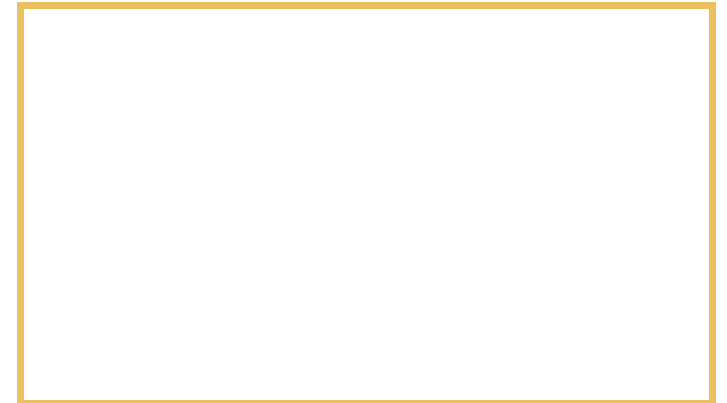
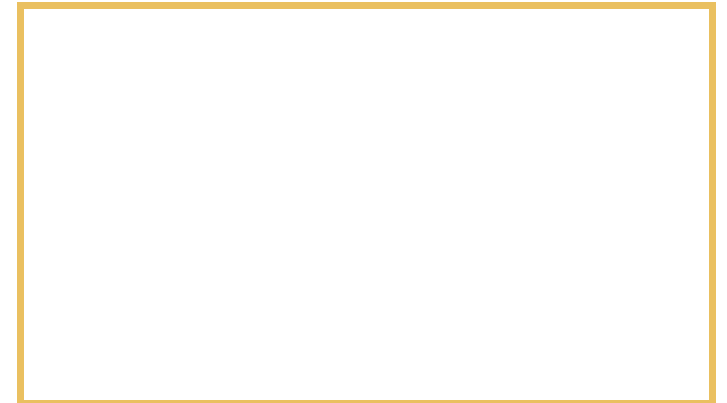
**TENURE**

Freehold

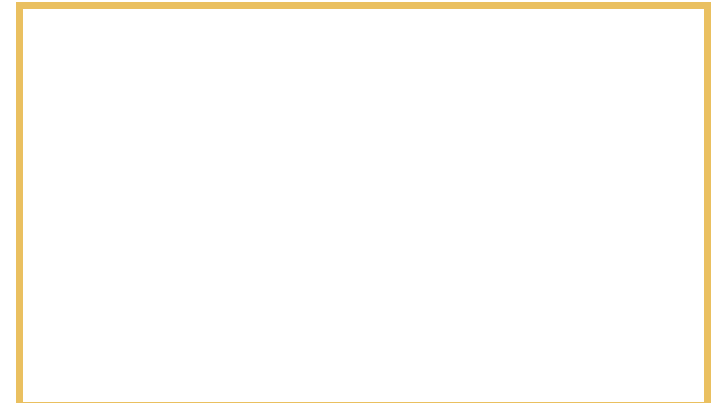
**VIEWING**

External Viewings Only.

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Local Authority  
Council Tax Band **Exempt**  
EPC Rating



**Sales Office**  
190 London Road  
Southend-On-Sea  
Essex  
SS1 1PJ

**Contact**  
01702 34 11 77  
<https://hairandson.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.