



# A FREEHOLD ESTATE

GRAY'S INN ROAD  
ST. PANCRAS

THE CALTHORPE  
LONDON ESTATE

---

SALE BY AUCTION

AS A WHOLE OR IN LOTS

on THURSDAY, 19th MARCH, 1964, at 2.00 p.m.

*(unless previously sold as a whole by Private Treaty)*

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(Price 10s. 0d.)



## ORDER OF SALE

THE ESTATE, COMPRISING LOTS 1 TO 18 INCLUSIVE AS SET OUT IN THE FOLLOWING PARTICULARS, WILL FIRST BE OFFERED FOR SALE AS A WHOLE. IF UNSOLD IT WILL BE OFFERED IN LOTS IN THE ORDER DESCRIBED.

Note:—The island blocks forming Lots 2, 3 and 5 have each been sub-divided into two parts. They will first be offered as blocks and if unsold they will be offered in parts (e.g., Lot 2 if not sold as a whole, will immediately be offered as Lots 2A and 2B).

*Particulars, Plan and Conditions of Sale*

OF

The Freehold Estate

KNOWN AS

THE CALTHORPE LONDON ESTATE

GRAY'S INN ROAD

ST. PANCRAS, LONDON, W.C.1

Comprising a compact Estate of about 11 Acres (Net)

Including large Light Industrial Buildings

Commercial and Office Premises, Shops, Garages and Residential Properties

in

Gray's Inn Road, King's Cross Road, Calthorpe Street, Wren Street, Ampton Street, Frederick Street, Gough Street, Pakenham Street, Ampton Place and Cubitt Street.

At present producing from Ground Rents and Rack Rents a total Gross Income of about

PER £41,000 ANN.

WITH NUMEROUS EARLY REVERSIONS GIVING PROSPECTS OF GREATLY INCREASED RENTS AND REDEVELOPMENT

*To be offered for Sale by Auction as a whole or in Lots by Messrs.*

DANIEL SMITH, OAKLEY & GARRARD

32 ST. JAMES'S STREET, LONDON, S.W.1

(WHITEHALL 9385)

At the PICCADILLY HOTEL, PICCADILLY, LONDON, W.1

at 2.00 p.m. on THURSDAY, 19th MARCH, 1964

OFFERS FOR THE ESTATE AS A WHOLE (BUT NOT FOR INDIVIDUAL LOTS) WILL BE CONSIDERED PRIOR TO AUCTION

N.B.—See General Remarks and Stipulations No. 13, page 3.

*Solicitors:*

Messrs. WALTERS & HART  
18 Mansfield Street  
Portland Place, London, W.1  
(Langham 8501)



General Remarks and Stipulations

1. PARTICULARS

The Particulars have been carefully prepared and are believed to be correct but their accuracy cannot be guaranteed and no claims for errors or omissions can be admitted.

2. PLAN

The Plan attached to these Particulars is for the purpose of general identification only and for the guidance and assistance of Purchasers. The accuracy of the boundaries cannot be guaranteed and the Plan itself shall form no part of any contract.

3. EASEMENTS

Each Lot will be sold subject to all easements and public rights and liabilities of any kind affecting the same, whether mentioned in the Particulars or not, except as otherwise expressly provided by the Particulars and General and Special Conditions of Sale.

4. LOTTING

The Vendors reserve the right to vary the order of sale or alter, consolidate or withdraw any or all of the Lots at their sole discretion, at or before the Auction.

5. BOUNDARIES

The ownership of the boundary walls and fences may be indicated upon certain of the plans of the leases of properties, but should any dispute arise with regard to the boundary of any Lot, where it adjoins another Lot, it shall be submitted to the Auctioneers as sole Arbitrator and their decision shall be final. Such arbitration shall be made by the Auctioneers' firm or by one or more members of the firm to whom the same may be delegated by the firm at their discretion. No objection shall be taken on account of any discrepancy between Leases of adjoining properties as to the ownership of boundary walls or fences.

6. TENANCIES AND INSPECTION OF LEASES

The various Lots are sold subject to the existing Leases, Agreements for Leases, Tenancies, Licences, Notices and other matters whether or not they are referred to in these Particulars under the respective Lots. The Counterpart Leases and the Agreements or other relevant documents or copies thereof where they exist may be inspected at the office of the Solicitors, Messrs. Walters & Hart, 18 Mansfield Street, Portland Place, London, W.1, by a previous appointment prior to the date of the Sale between the hours of 10.00 a.m. and 4.00 p.m., Saturdays and Sundays excluded.

7. FIXTURES AND FITTINGS

Fixtures and Fittings which are the property of the Vendors are included in the Sale of the respective Lots.

8. INSPECTION OF PROPERTIES

The properties may be inspected during reasonable hours, by arrangement with the Tenants concerned, on production of a copy of these Particulars.

9. RATING ASSESSMENTS

The Rating Assessments have been inserted in the Particulars for the guidance of Purchasers and although care has been taken in obtaining the Assessments their accuracy is not guaranteed. The amount of the General Rates for the year 1963/64 for the Borough of St. Pancras is 8s. 0d. in the £. The amount of the Current Water Rate is 2½ per cent of the Rateable Value.

10. RENT ACT, 1957

Where in the case of Controlled Tenancies, rents are shown in the Particulars at the figures to which they have been raised following Notice of Increase, no claim can be admitted by the Vendors if such rents are subsequently reduced under the Provisions of this or any other Act.

11. APPORTIONED RENTS

Where two or more Lots, or portions of Lots are now held by one tenant, the rents have been divided by way of apportionment between the several Lots for the purposes of this Sale only. The several amounts are described in the Particulars as apportioned, or indemnity be required, and every Purchaser shall be satisfied with such apportionment and shall not make any requisition in respect thereof.

12. TOWN AND COUNTRY PLANNING ACTS

(a) Particulars of the Claims established under Section 58 of the Town and Country Planning Act, 1947, are set out below—in all cases these represent unexpended balances:

Lot No.	Reference No.	Properties	Amount of Established Claim
2A and 2B	5A/I/S.23537	Part 49/51 and 53 Gough Street; 242-252 (even) Gray's Inn Road; 2-10 (consec.) Wren Street; 1-21 (odd) Calthorpe Street.	£8,400
5A and 5B	5A/I/S.23548	33-49 (odd) Frederick Street; 18-36 (even) Ampton Street; 276-292 (even) Gray's Inn Road.	£1,700
6	5A/I/S.23529	70 and 72 Frederick Street; 294, 296 and 298 Gray's Inn Road.	£1,250
14	5A/I/S.23541	Factory Premises, 8 to 20 Cubitt Street.	£3,800
15, 16 and 17	5A/I/S.23547	260-268 Gray's Inn Road and land at rear; 1-37 Ampton Street; 270-274 Gray's Inn Road.	£7,300
18	5A/I/S.23545	9, 9a, 11-31 (odd) Frederick Street; 1-6 Ampton Place; 2-16 (even) Ampton Street.	£7,100

(b) The following amounts were received by the Estate from the Central Land Board in respect of compensation payable under Section 59 of the Town and Country Planning Act, 1947:

Lot No.	Property	Principal Amount of Payment	Interest Less Tax
2B	Site of 51 Gough Street	£ 200	£ s. d. 13 19 6
2B	" 53 "	220	15 7 6
2B	" 10 Wren Street	460	32 2 10
5A	" 280 Gray's Inn Road	200	13 19 6
6	" 298 "	225	15 14 6
17	" 1-9 (odd) Ampton Street	2,385	166 12 9
18	" 1, 2 and 3 Ampton Place	1,150	75 11 6
18	" 2 to 16 (even) Ampton Street	3,450	226 14 5

13. OFFERS PRIOR TO AUCTION

Offers will be considered prior to auction for the Estate as a whole, but not for individual Lots, provided:—

- (a) Offers in writing are received by the Auctioneers and Contracts are exchanged in the form of the Memorandum to these Particulars (amended to cover a Sale by Private Treaty) not later than 11 a.m. on Thursday, 5th March, 1964; and
- (b) Such Contract shall be deemed to contain the additional condition that no sub-sale of the Estate or any part thereof shall be made until the Purchaser has completed his purchase.



THE ESTATE WILL FIRST BE OFFERED AS A WHOLE

LOT 1  
(Coloured *Pink* on Plan)

Freehold Garage or Commercial Premises

KNOWN AS

230 to 238 GRAY'S INN ROAD

TOGETHER WITH

The Freehold Terrace Properties

KNOWN AS

2 to 24 (even) CALTHORPE STREET

at present producing the low total net income of

PER £610 ANN.

230 to 238 Gray's Inn Road is mainly a single-storey building leased to ALLIED SERVICES, LTD., as a Garage. It has a frontage to Gray's Inn Road of 101 feet, approximately, and to Gough Street of 130 feet, approximately, and provides a Net floor space of about 19,800 square feet on the Ground Floor with Basement of about 1,700 square feet Net.

2 and 4 Calthorpe Street have accommodation on Basement, Ground and three Upper Floors used as Offices, for Storage and Residential purposes.

6 to 24 Calthorpe Street are terraced houses with accommodation on Basement, Ground and three Upper Floors.

THIS ENTIRE BLOCK OF PROPERTIES IS ZONED FOR LIGHT INDUSTRIAL PURPOSES IN THE COUNTY OF LONDON DEVELOPMENT PLAN

TOTAL NET SITE AREA 36,500 SQUARE FEET

SCHEDULE OF LETTINGS

Property	Tenancy/Lease	Rent Per Annum			R.V.	Remarks
		£	s.	d.		
230 - 238 Gray's Inn Road	65 years expiring 25/3/79	400	0	0 (excl.)	7,263	Full repairing and insuring lease.
2 to 4 Calthorpe Street	60 " " 25/3/74	48	0	0 "	1,683 (total)	
6 " "	" " " "	16	0	0 "	286	" " " " "
8 " "	" " " "	16	0	0 "	286	" " " " "
10 " "	" " " "	16	0	0 "	266	" " " " "
12 " "	" " " "	16	0	0 "	286	" " " " "
14 " "	" " " "	16	0	0 "	266	" " " " "
16 " "	" " " "	16	0	0 "	286	" " " " "
18 " "	" " " "	16	0	0 "	286	" " " " "
20 " "	" " " "	16	0	0 "	286	" " " " "
22 " "	" " " "	16	0	0 "	298	" " " " "
24 " "	" " " "	18	0	0 "	402 (total)	" " " " "
		£610	0	0		

Valuable Reversions to Site for Redevelopment or to Rack Rents in 10 and 15 Years

Page Four



PART LOT 1—Showing 230 to 238 (EVEN) GRAY'S INN ROAD and side of 2/4 CALTHORPE STREET.



LOT 2  
(Coloured Green and Blue on Plan)

THE FREEHOLD ISLAND SITE

Bounded by Gray's Inn Road, Wren Street, Gough Street and Calthorpe Street, W.C.1, with the buildings thereon as detailed below, having a

TOTAL SITE AREA OF ABOUT 37,000 SQUARE FEET (NET)  
(which, for the purposes of residential density calculations only, gives a Total Gross Site Area of about 53,000 square feet)

WILL FIRST BE OFFERED AS A WHOLE

If unsold it will be offered as two separate Lots as follows:—

LOT 2A  
(Coloured Green on Plan)

Two Shops and Eleven Terrace Houses

KNOWN AS

240 and 242 GRAY'S INN ROAD  
and 1 to 21 (odd) CALTHORPE STREET

at present producing the total Gross Income of

PER £3,991 11s. 0d. ANN.

240 and 242 Gray's Inn Road comprise two Ground Floor Shops with Basements and three Upper Floors.

1 to 21 Calthorpe Street are terraced houses each with accommodation on Basement, Ground and three Upper Floors.

SCHEDULE OF LETTINGS

Property	Tenancy/Lease	Rent Per Annum			R.V.	Remarks
		£	s.	d.		
240 Gray's Inn Road ...	3½ years expiring 29/9/65	350	0	0 (excl.)	388	Tenant liable for internal repairs.
242 " " " ...	5 " " "	350	0	0 "	347	Tenant liable for internal repairs and maintenance of roof.
1 Calthorpe Street ...	5 " " "	300	0	0 "	266	" " " " "
3 " " " ...	5 " " "	300	0	0 "	266	" " " " "
5 " " " ...	5 " " "	300	0	0 "	266	" " " " "
7 " " " ...	2 Weeklies	330	4	0 (total incl.)	210	Tenants liable for internal decorations.
9 " " " ...	3 "	371	3	0 " "	242	" " " " "
1 " " " ...	2 "	299	17	4 " "	242	" " " " "
3 " " " ...	1 Weekly	279	4	4 (incl.)	242	Tenant liable for internal decorations.
5 " " " ...	5 years expiring 29/9/65	300	0	0 (excl.)	246	Tenant liable for internal repairs and maintenance of roof.
17 " " " ...	4 Weeklies	350	7	0 (total incl.)	242	Tenants liable for internal decorations.
19 " " " ...	5 years expiring 29/9/65	300	0	0 (excl.)	242	Tenant liable for internal repairs and maintenance of roof.
21 " " " ...	1 Weekly and Part Vacant	160	15	4 (incl.)	210	Tenants liable for internal decorations.
		£3,991	11	0		

Note:—Town and Country Planning Acts—For details of claim established under Section 58 of the 1947 Act, see General Remarks and Stipulations No. 12 (a) page 3.



LOT 2B  
(Coloured Blue on Plan)

THE FREEHOLD PROPERTIES

COMPRISING  
Four Shops with Upper Parts  
KNOWN AS  
244 to 250 (even) GRAY'S INN ROAD

The Licensed Premises  
KNOWN AS  
"THE CALTHORPE ARMS"  
PUBLIC-HOUSE  
252 GRAY'S INN ROAD

Eight Terrace Houses  
KNOWN AS  
2 to 9 (consec.) WREN STREET

AND  
Workshop and Storage Premises  
KNOWN AS  
49 GOUGH STREET

TOGETHER WITH  
The Cleared Site and Yard used as a Car Park  
FORMERLY KNOWN AS  
10 WREN STREET and 51/53 GOUGH STREET  
at present producing the total Gross Income of  
PER £5,002 13s. 0d. ANN.

244 to 250 Gray's Inn Road are Ground Floor Shops with Basements and two Upper Floors. At the rear of 246 Gray's Inn Road there are Workshop and Storage Premises with access to Gough Street.

2 to 9 Wren Street are terraced houses with accommodation on Basement, Ground and two and three Upper Floors.

252 Gray's Inn Road is a Public-House LEASED TO WATNEY MANN LIMITED with accommodation on Basement, Ground and three Upper Floors.

49 Gough Street comprises First Floor Workshops with Garage and Stores below.

The Site of 51/53 Gough Street and 10 Wren Street is temporarily used as a Car Park and provides 14 Car Spaces.

SCHEDULE OF LETTINGS

Property	Tenancy/Lease	Rent Per Annum	R. V.	Remarks
		£ s. d.		
244 Gray's Inn Road ...	5 years expiring 29/9/65	230 0 0 (excl.)	226	Tenant liable for internal repairs and maintenance of roof.
246 " " " ...	Yearly	175 0 0 "	425	Tenant liable for internal repairs and shop front.
246 " " " (Rear) ...	"	375 0 0 "		Tenant to keep premises wind and water tight.
246 " " (Upper part) ...	Monthly	104 0 0 "	82	Tenant liable for internal repairs.
248 " " " ...	5½ years expiring 29/9/65	210 0 0 "	166	Tenant liable for internal repairs and shop front.
248 " " (Upper part) ...	Weekly	111 16 0 (incl.)	82	Tenant liable for internal decorations.
250 " " " ...	5 years expiring 29/9/65	300 0 0 (excl.)	266	Tenant liable for internal repairs and maintenance of roof.
252 " " " ...	14 " " 25/12/64	300 0 0 "	472	Full repairing and insuring lease.
2 Wren Street ...	5 " " 29/9/65	275 0 0 "	260 (total)	Tenant liable for internal repairs and maintenance of roof.
3 " " ...	4 Weeklies	250 18 0 (total incl.)	198	Tenants liable for internal decorations.
4 " " ...	5 years expiring 29/9/65	245 0 0 (excl.)	198	Tenant liable for internal repairs and limited liability for maintenance of roof.
5 " " ...	VACANT	—	198	
6 " " ...	2 Weeklies	235 19 0 (total incl.)	186	Tenants liable for internal decorations.
7 " " ...	5 years expiring 24/9/65	245 0 0 (excl.)	186	Tenant liable for internal repairs and maintenance of roof.
8 " " ...	5 " " 1/11/65	245 0 0 "	184 (total)	(There is a "Closing" Order in respect of the rear basement room.)
9 " " ...	5 years expiring 29/9/65	245 0 0 "	186	Tenant liable for internal repairs and maintenance of roof.
49 Gough Street (part) ...	5 " " 25/12/64	750 0 0 "	1,097	Full repairing and insuring lease.
49 " " (part) ...	Six Monthly	250 0 0 "	250	" " " " "
51 Gough Street and 10 Wren Street ...	14 Monthly Car Park Tenancies	455 0 0 (total incl.)	245	
		£5,002 13 0		

Note:—Town and Country Planning Acts—For details of claim established under Section 58 and amounts received under Section 59 of the 1947 Act, see General Remarks and Stipulations Nos. 12 (a) and 12 (b), page 3.



LOT 3  
(Coloured Yellow and Pink on Plan)

## THE FREEHOLD ISLAND SITE

Bounded by Calthorpe Street, Gough Street and Wren Street with the buildings thereon as detailed below, having a

TOTAL SITE AREA OF ABOUT 33,500 SQUARE FEET (NET)  
(which, for the purposes of residential density calculations only, gives a Total Gross Site Area of about 48,500 square feet)

WILL FIRST BE OFFERED AS A WHOLE

If unsold it will be offered as two separate Lots as follows:—

LOT 3A  
(Coloured Yellow on Plan)

The Freehold Licensed Premises

KNOWN AS

“THE PAKENHAM ARMS”

PUBLIC-HOUSE

1 PAKENHAM STREET

AND

Thirteen Terrace Houses

KNOWN AS

23 to 43 (odd) CALTHORPE STREET and  
64 and 66 GOUGH STREET

at present producing the total Gross Income of

PER £3,695 10s. 8d. ANN.

1 Pakenham Street is a Public-House LEASED TO CHARRINGTON & CO., LIMITED, and having accommodation on Basement, Ground and two Upper Floors.

64 and 66 Gough Street are semi-detached houses each having accommodation on Basement, Ground and one Upper Floor.

23 to 43 Calthorpe Street are terrace houses with accommodation on Basement, Ground and two Upper Floors.





PART LOT 3B—showing 12 to 20 (consec.) WREN STREET.

SCHEDULE OF LETTINGS

Property	Tenancy/Lease	Rent Per Annum			R.V.	Remarks
		£	s.	d.		
64 Gough Street ... ..	5 years expiring 6/10/65	225	0	0 (excl.)	146	Tenant liable for internal repairs and maintenance of roof.
66 " " ... ..	5 " " 25/9/65	225	0	0 "	146	" " " " "
23 Calthorpe Street ... ..	5 Weeklies	340	16	4 (total incl.)	266	Tenants liable for internal decorations.
25 " " ... ..	5 years expiring 1/10/65	275	0	0 (excl.)	198	Tenant liable for internal repairs and maintenance of roof.
27 " " ... ..	3 Weeklies	262	7	8 (total incl.)	198	Tenants liable for internal decorations.
29 " " ... ..	5 years expiring 29/9/65	275	0	0 (excl.)	198	Tenant liable for internal repairs and maintenance of roof.
31 " " ... ..	5 " " 29/9/65	275	0	0 "	198	" " " " "
33 " " ... ..	3 Weeklies	293	3	0 (total incl.)	198	Tenants liable for internal decorations.
35 " " ... ..	Yearly	275	0	0 (excl.)	198	Tenant liable for internal repairs and maintenance of roof.
37 " " ... ..	3 Weeklies	241	16	0 (total incl.)	198	Tenants liable for internal decorations.
39 " " ... ..	5 years expiring 29/9/65	275	0	0 (excl.)	198	Tenant liable for internal repairs and maintenance of roof.
41 " " ... ..	3 Weeklies	262	7	8 (total incl.)	198	Tenants liable for internal decorations.
43 " " ... ..	5 years expiring 29/9/65	270	0	0 (excl.)	198	Tenant liable for internal repairs and maintenance of roof.
1 Pakenham Street P.H.	14 " " 29/9/64	200	0	0 "	597	Full repairing and insuring lease.
		£3,695 10 8				

VALUABLE REVERSION IN THE CASE OF 1 PAKENHAM STREET P.H. IN ABOUT SIX MONTHS

LOT 3B  
(Coloured Pink on Plan)

One Shop and Eleven Terrace Houses

KNOWN AS

2 and 3 PAKENHAM STREET and  
11 to 20 (consec.) WREN STREET

at present producing the total Gross Income of—

PER £2,726 10s. 8d. ANN.

3 Pakenham Street is a Corner Shop used as a Cafe having a Basement and Ground Floor and living accommodation on two Upper Floors.

11 to 20 Wren Street and 2 Pakenham Street are terraced houses with accommodation on Basement, Ground and one Upper Floor in Wren Street and two Upper Floors in Pakenham Street.



# SCHEDULE OF LETTINGS

Property	Tenancy/Lease	Rent Per Annum	R.V.	Remarks
		£ s. d.	£	
3 Pakenham Street ...	5 years expiring 1/11/65	315 0 0 (excl.)	246	Tenant liable for internal repairs and maintenance of roof.
2 " " ...	2 Weeklies	217 10 8 (total incl.)	186	Tenants liable for internal decorations.
11 Wren Street ...	Tenant holding over after term of 3 years expired 14/2/64	245 0 0 (excl.)	186	Tenant liable for internal repairs and maintenance of roof.
12 " " ...	Quarterly	224 0 0 "	178	" " " " "
13 " " ...	"	224 0 0 "	178	" " " " "
14 " " ...	5 years expiring 1/11/65	225 0 0 "	178	" " " " "
15 " " ...	Tenant holding over after term of 3 years expired 29/1/64	188 0 0 "	178	" " " " "
16 " " ...	5 years expiring 29/9/65	225 0 0 "	178	" " " " "
17 " " ...	5 " " 1/10/65	210 0 0 "	166	" " " " "
18 " " ...	5 " " 29/9/65	215 0 0 "	166	" " " " "
19 " " ...	2 " " 25/9/64 thereafter monthly	228 0 0 "	166	" " " " "
20 " " ...	5 years expiring 1/10/65	210 0 0 "	166	" " " " "
		£2,726 10 8		

## LOT 4

(Coloured Blue on Plan)

## Freehold Light Industrial Premises

COMPRISING

CAR SERVICE DEPOT, GARAGE and PRINTING and BOOK-BINDING WORKS

KNOWN AS

**21 WREN STREET, 22, 23 & 24 PAKENHAM STREET  
and 7 CUBITT STREET**

Let to British Road Services (Contracts) Ltd., on a Full Repairing and Insuring Lease for a term of 51 years expiring on 29th September, 1973, at the VERY LOW RENT OF

PER **£2,000** ANN.

The substantial brick-built buildings provide a total floor area of about **60,100 square feet** mainly on Ground Floor and partly on First and Second Floors. They are partly occupied by the Head Lessees and partly sublet to ARTHUR E. GOULD & Co., LTD., C. F. HODGSON & SON LTD., and W. J. RAWLINSON (BOOK-BINDERS) LTD.

The Site has a total area of about **50,000 square feet** (including part of the Cubitt Street Private Roadway as illustrated on the Plan) and is zoned in the County of London Development Plan for Light Industrial purposes.

Total Rateable Value: £19,002.

VALUABLE REVERSION IN ABOUT 9½ YEARS

Notes:— (i) A Licence has been granted to the Lessees permitting the parking of vehicles along the frontage to the Cubitt Street Private Roadway for which an acknowledgment rent of £1 per annum is receivable. See Special Condition 9.  
(ii) See Special Condition 7 (ii) as to Deeds dated 30th September, 1912, 29th September, 1914, 8th April, 1915 and 14th January, 1930 affecting this Lot.

## LOT 5

(Coloured Pink and Green on Plan)

## THE FREEHOLD ISLAND SITE

Bounded by Gray's Inn Road, Frederick Street, Ampton Place and Ampton Street, with buildings thereon as detailed below.

TOTAL SITE AREA ABOUT 32,500 SQUARE FEET (NET)

(which, for the purposes of residential density calculations only, gives a Total Gross Site Area of about 48,750 square feet)

WILL FIRST BE OFFERED AS A WHOLE

If unsold it will be offered as two separate Lots as follows:—

## LOT 5A

(Coloured Pink on Plan)

Three Shops, Ten Terrace Houses and a Vacant Site  
KNOWN AS

**276 to 282 (even) GRAY'S INN ROAD and  
18 to 36 (even) AMPTON STREET**

at present producing from Ground Rents and Rack Rents a low Total Income of

PER **£910** ANN.

276, 278 and 282 Gray's Inn Road comprise Ground Floor Shops with Basements and two Upper Floors. 276 Gray's Inn Road has an "Off-Licence".

280 Gray's Inn Road is a vacant site with advertising hoardings.

18 to 36 Ampton Street are terraced houses with accommodation on Basement, Ground and two Upper Floors.

## SCHEDULE OF LETTINGS

Property	Tenancy/Lease	Rent Per Annum	R.V.	Remarks
		£ s. d.	£	
276 Gray's Inn Road ...	5 years expiring 25/12/65	400 0 0 (excl.)	344 (total)	Lessees liable for non-structural repairs. Tenant to keep in proper repair.
276 " " " (Hoarding) "	3-monthly	30 0 0 "	30	
278 Gray's Inn Road ...	50 years expiring 29/9/64	35 0 0 "	240 (total)	Full repairing and insuring lease.
280 " " " (Hoarding) "	3-monthly	30 0 0 "	38	Tenant to keep in proper repair.
282 Gray's Inn Road ...	5 years expiring 25/12/65	285 0 0 "	286	Full repairing and insuring lease.
18 Ampton Street ...	50 " " " 29/9/64	13 0 0 "	146	" " " " "
20 " " "	50 " " " "	13 0 0 "	146	" " " " "
22 " " "	50 " " " "	13 0 0 "	132 (total)	(There is a "Closing Order" in respect of the Basement Rooms.) Full repairing and insuring lease.
24 " " "	50 " " " "	13 0 0 "	146	" " " " "
26 " " "	50 " " " "	13 0 0 "	146	" " " " "
28 " " "	50 " " " "	13 0 0 "	146	" " " " "
30 " " "	50 " " " "	13 0 0 "	146	" " " " "
32 " " "	50 " " " "	13 0 0 "	146	" " " " "
34 " " "	50 " " " "	13 0 0 "	146	" " " " "
36 " " "	50 " " " "	13 0 0 "	146	" " " " "
		£910 0 0		

## NUMEROUS REVERSIONS TO RACK RENTS IN ABOUT SIX MONTHS

Notes:—(i) Town and Country Planning Acts—For details of claim established under Section 58 and amount received under Section 59 of the 1947 Act see General Remarks and Stipulations Nos. 12 (a) and 12 (b), page 3.  
(ii) Notices have been served upon the Lessee under Section 18 of the Landlord and Tenant Act, 1954, requesting information as to sub-tenancies in the cases of 18 to 36 (even) Ampton Street. Such details as have been obtained are available for inspection at the offices of the Vendors' Solicitors.



LOT 5B  
(Coloured Green on Plan)

Four Shops and Nine Terrace Houses  
KNOWN AS  
284 to 292 (even) GRAY'S INN ROAD  
33 to 49 (odd) FREDERICK STREET

at present producing the very low Income of  
PER £890 ANN.  
from Leases expiring on 29th September, 1964

284 to 292 (even) Gray's Inn Road comprise Ground Floor Shops with Basements and two Upper Floors.

33 to 49 (odd) Frederick Street are terraced houses with accommodation on Basement, Ground and three Upper Floors.

SCHEDULE OF LETTINGS

Property	Tenancy/Lease	Rent Per Annum			R.V.	Remarks
		£	s.	d.		
284/6 Gray's Inn Road ...	5½ years expiring 29/9/64*	550	0	0 (excl.)	576	Lessee liable for internal repairs and shop front. *Terms have been agreed for the grant of a new lease for 5 years from 29/9/64 at a rent of £750 p.a. (excl.) determinable by the Landlord on 6 months' notice if the property is required for re-development.
288 Gray's Inn Road ...	41½ years expiring 29/9/64	35	0	0 "	347	Full repairing and insuring lease.
290 " " "	41½ " " "	35	0	0 "	347	" " " " "
292 " " "	30 " " "	120	0	0 "	329 (total)	" " " " "
33 Frederick Street ...	50 " " "	18	0	0 "	170	" " " " "
35 " " "	50 " " "	16	10	0 "	146	" " " " "
37 " " "	50 " " "	16	10	0 "	146	" " " " "
39 " " "	50 " " "	16	10	0 "	146	" " " " "
41 " " "	50 " " "	16	10	0 "	146	" " " " "
43 " " "	50 " " "	16	10	0 "	146	" " " " "
45 " " "	50 " " "	16	10	0 "	146	" " " " "
47 " " "	50 " " "	16	10	0 "	146	" " " " "
49 " " "	50 " " "	16	10	0 "	146	" " " " "
		£890	0	0		

VALUABLE REVERSIONS TO RACK RENTS IN ABOUT SIX MONTHS

- Notes:—(i) *Town and Country Planning Acts*—For details of claim established under Section 58 of the 1947 Act, see General Remarks and Stipulations No. 12 (a), page 3.  
(ii) Notices have been served upon the Lessee under Section 18 of the Landlord and Tenant Act, 1954, requesting information as to sub-tenancies in the cases of 33 to 49 (odd) Frederick Street. Such details as have been obtained are available for inspection at the offices of the Vendors' Solicitors.

LOT 6  
(Coloured Blue on Plan)

Two Freehold Shops and  
Four Freehold Terrace Houses  
KNOWN AS  
294 & 296 GRAY'S INN ROAD and  
66 to 72 (even) FREDERICK STREET

AND

The Cleared Site of

298 GRAY'S INN ROAD

at present producing the Total Gross Income of  
PER £1,777 6s. 4d. ANN.

294 and 296 Gray's Inn Road each comprise Ground Floor Shops with Basements and two Upper Floors.

66 to 72 Frederick Street are terrace houses with accommodation on Basement, Ground and three Upper Floors; No. 66 having only two Upper Floors.

SCHEDULE OF LETTINGS

Property	Tenancy/Lease	Rent Per Annum			R.V.	Remarks
		£	s.	d.		
294 Gray's Inn Road (Shop)	Quarterly ... ..	280	0	0 (excl.)	492	Tenant liable for internal repairs.
294 " " " (Upper Part)	2 Weeklies ... ..	251	11	0 (total incl.)	188 (total)	Tenants liable for internal decorations.
296 Gray's Inn Road (Shop)	7 years expiring 25/12/65	225	0	0 (excl.)	246	Tenant liable for internal repairs.
296 " " " (Upper Part)	6½ " " 25/12/65	140	0	0 "	106	Tenant liable for internal repairs and maintenance of roof.
298 Gray's Inn Road (Hoarding)	3 months ... ..	15	0	0 "	19	Tenant to keep in proper repair.
66 Frederick Street ...	3 Weeklies ... ..	227	5	8 (total incl.)	146	Tenants liable for internal decorations.
68 " " "	5 years expiring 25/12/65	225	0	0 (excl.)	146	Tenant liable for internal repairs and maintenance of roof.
70 " " "	Monthly ... ..	168	0	0 "	146	Tenant liable for internal repairs.
72 " " "	2 Weeklies ... ..	245	9	8 (total incl.)	146	Tenants liable for internal decorations.
		£1,777	6	4		

Note:—*Town and Country Planning Acts*—For details of claim established under Section 58 and amount received under Section 59 of the 1947 Act, see General Remarks and Stipulations No. 12 (a) and 12 (b), page 3.



LOT 7  
(Coloured Yellow on Plan)

Six Freehold Terrace Houses

KNOWN AS

54 to 64 (even) FREDERICK STREET

at present producing a Total Gross Income of

PER £1,386 18s. 8d. ANN.

Each house has accommodation on Basement, Ground and two Upper Floors.

SCHEDULE OF LETTINGS

Property	Tenancy/Lease	Rent Per Annum			R.V.	Remarks
		£	s.	d.		
54 Frederick Street	3 Weeklies	233	7	0 (total incl.)	146	Tenants liable for internal decorations.
56 " "	5 years expiring 25/12/65	225	0	0 (excl.)	146	Tenant liable for internal repairs and some roof maintenance.
58 " "	3 Weeklies	228	11	8 (total incl.)	140 (total)	Tenants liable for internal decorations. There is a Closing Order in respect of the Basement Rooms.
60 " "	Quarterly	225	0	0 (excl.)	146	Tenants liable for interior repairs.
62 " "	5 years expiring 25/12/65	225	0	0 "	146	Tenants liable for repairs to the whole of the premises.
64 " "	2 " " 29/9/64	250	0	0 "	146	Tenant liable for internal repairs and maintenance of roof.
		£1,386	18	8		





PART LOT 8—Showing 48, 50 AND 52 FREDERICK STREET.

LOT 8  
(Coloured Green on Plan)  
Six Freehold Terrace Houses  
KNOWN AS  
42 to 52 (even) FREDERICK STREET  
at present producing a Total Gross Income of  
PER £1,421 8s. 2d. ANN.  
42, 44 and 46 Frederick Street have living accommodation on Basement, Ground and two Upper Floors and Nos. 48, 50 and 52 have an additional Upper Floor.

SCHEDULE OF LETTINGS				
Property	Tenancy/Lease	Rent Per Annum		R.V.
		£	s. d.	
42 Frederick Street	2 Weeklies	193	18 4 (total incl.)	146
44 " "	6 years expiring 29/9/65	215	0 0 (excl.)	146
46 " "	Weekly	294	13 4 (incl.)	146
48 " "	3 Weeklies	258	1 2 (total incl.)	158
50 " "	2 " "	227	10 0 " "	158
52 " "	4 " "	232	5 4 " "	158
		£1,421	8 2	

LOT 9  
(Coloured Pink on Plan)  
Six Freehold Terrace Houses  
KNOWN AS  
30 to 40 (even) FREDERICK STREET  
at present producing a Total Gross Income of  
PER £1,522 10s. 0d. ANN.  
Each House has accommodation on Basement, Ground and three Upper Floors. 34 and 40 Frederick Street have an additional Upper Floor.

SCHEDULE OF LETTINGS				
Property	Tenancy/Lease	Rent Per Annum		R.V.
		£	s. d.	
30 Frederick Street	Weekly	294	13 4 (incl.)	146
32 " "	3 Weeklies	227	5 8 (total incl.)	140 (total)
34 " "	3 " "	223	7 8 " "	158
36 " "	5 years expiring 25/12/65	225	0 0 (excl.)	146
38 " "	5 " " 25/12/65	225	0 0 " "	146
40 " "	4 Weeklies	327	3 4 (total incl.)	140 (total)
		£1,522	10 0	



LOT 10  
(Coloured Blue on Plan)

Six Freehold Terrace Houses  
KNOWN AS  
18 to 28 (even) FREDERICK STREET

at present producing a Total Gross Income of

PER £1,423 11s. 8d. ANN.

Each House has accommodation on Basement, Ground and three Upper Floors; 18 and 26 have four Upper Floors.

SCHEDULE OF LETTINGS

Property	Tenancy/Lease	Rent Per Annum			R.V.	Remarks
		£	s.	d.		
18 Frederick Street	2 Weeklies	206	18	4 (total incl.)	158	Tenants liable for internal decorations.
20 " "	Weekly	209	10	4 (incl.)	146	Tenant liable for internal decorations.
22 " "	"	202	3	0 "	144 (total)	Tenant liable for internal decorations. There is a Closing Order in respect of the Basement rooms.
24 " "	3 Weeklies	324	15	4 (total incl.)	234 (total)	Tenants liable for internal decorations.
26 " "	3 " "	255	4	8 " "	146	" " "
28 " "	Quarterly	225	0	0 (excl.)	146	Tenant liable for internal repairs and maintenance of roof.
		£1,423	11	8		

LOT 11  
(Coloured Yellow on Plan)

Three Freehold Terrace Houses  
KNOWN AS  
12 to 16 (even) FREDERICK STREET

TOGETHER WITH

A Vacant Site  
FORMERLY 10 FREDERICK STREET

at present producing a Total Gross Income of

PER £698 12s. 8d. ANN.

Each House has accommodation on Basement, Ground and two Upper Floors; No. 12 has four Upper Floors.

SCHEDULE OF LETTINGS

Property	Tenancy/Lease	Rent Per Annum			R.V.	Remarks
		£	s.	d.		
Site of 10 Frederick Street	—	—	—	—	—	—
12 Frederick Street	2 Weeklies	218	16	8 (total incl.)	158	Tenants liable for internal decorations.
14 " "	Quarterly	225	0	0 (excl.)	146	Tenant liable for internal repairs and maintenance of roof.
16 " "	2 Weeklies	254	16	0 (total incl.)	146	Tenants liable for internal decorations.
		£698	12	8		

LOT 12  
(Coloured Pink on Plan)

Two Freehold Shops and Four Terrace Houses

KNOWN AS

101 KING'S CROSS ROAD

1 to 7 (odd) FREDERICK STREET

AND

34 CUBITT STREET

at present producing the Total Gross Income of

PER £1,157 17s. 4d. ANN.

101 King's Cross Road comprises Ground Floor Business Premises with Basement and Storage accommodation on three Upper Floors.

1 Frederick Street has a LICENSED BETTING SHOP on the Ground Floor with Basement and living accommodation on two Upper Floors.

3, 5 and 7 Frederick Street are terrace houses with accommodation on Basement, Ground and two Upper Floors.

34 Cubitt Street is a house with living accommodation on Basement and Ground Floor only.

SCHEDULE OF LETTINGS

Property	Tenancy/Lease	Rent Per Annum			R.V.	Remarks
		£	s.	d.		
101 King's Cross Road	3 years expiring 24/6/66	175	0	0 (excl.)	126	Tenant liable for internal repairs and repairs to the shop front.
1 Frederick Street	14 " " 25/12/65	300	0	0 "	£259 (total)	Full repairing and insuring lease.
3 " "	2 Weeklies	200	8	4 (total incl.)	144 (total)	Tenants liable for internal decorations. There is a Closing Order in respect of the Basement rooms.
5 " "	2 " "	177	9	0 " "	146	Tenants liable for internal decorations.
7 " "	5 years expiring 29/9/65	225	0	0 (excl.)	146	Tenant liable for internal repairs and maintenance of roof.
34 Cubitt Street	Monthly	80	0	0 (excl.)	74	Tenant liable for internal repairs.
		£1,157	17	4		



LOT 13  
(Coloured Yellow on Plan)

Freehold Ground Rent

OF  
PER £150 ANN.  
(Informally apportioned)

SECURED ON

OFFICE AND STORAGE PREMISES

KNOWN AS

26, 28 and 30 CUBITT STREET

Let to Holland & Hannen and Cubitts (Great Britain) Ltd., on a Full Repairing and Insuring Lease (which includes 8 to 24 (even) Cubitt Street (See Lot 14)) for a term of 53½ years expiring on 29th September, 1973.

The buildings are constructed of brick and comprise Ground and First Floor accommodation mainly occupied under sublease by THE MINISTRY OF PUBLIC BUILDINGS AND WORKS.

Total Lettable Floor Area: about 6,250 square feet.

VALUABLE REVERSION IN ABOUT 9½ YEARS

Notes:—(i) In addition to the apportioned rent referred to above this Lot is offered with the benefit of an Agreement dated 30th July, 1935, under which the Lessees are obliged to pay the sum of £22 18s. 0d. per annum during the remainder of the term. This sum represents interest on Compensation paid by the Lessors to The Arthur Street Chapel for the surrender of certain rights of access of light and air.

(ii) See Special Condition 7 (iii) as to an Agreement dated 28th February, 1935, which affects this Lot.

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LOT 14  
(Coloured Green on Plan)

Freehold Ground Rents

TOTALLING

PER £1,091 15s. 0d. ANN.  
(Informally apportioned)

SECURED ON

GARAGE AND WORKSHOP PREMISES

KNOWN AS

8 to 24 (even) CUBITT STREET

Let to Holland & Hannen and Cubitts (Great Britain) Ltd., on two Full Repairing and Insuring Leases, for terms of 53½ and 50½ years expiring on the 29th September, 1973, under which Ground Rents of £1,050 0s. 0d. (informally apportioned) and £41 15s. 0d. per annum respectively, are receivable.

8/20 Cubitt Street comprise a brick-built single-storey Service Garage, occupied under a sublease by SHAW & KILBURN LIMITED and having a

Total Lettable Floor Area of about 33,700 square feet.

22/24 Cubitt Street is a brick-built two-storey Workshop, having a

Total Lettable Floor Area of about 5,750 square feet.

There is also an open yard used for storage.

Total Site Area: about 50,500 square feet.

(including part of the Cubitt Street Private Roadway as illustrated on the Plan.)

ZONED IN THE COUNTY OF LONDON DEVELOPMENT PLAN FOR LIGHT INDUSTRIAL PURPOSES

Total Rateable Value: £14,414 (including 39/43 King's Cross Road which does not form part of this Lot.)

VALUABLE REVERSION IN ABOUT 9½ YEARS

Notes:—(i) A Licence has been granted to the Lessees permitting the parking of vehicles along the frontage to the Cubitt Street Private Roadway. An acknowledgment rent of 10s. per annum, receivable under this licence, has been informally apportioned to this Lot. See Special Condition 9.

(ii) Town and Country Planning Acts—For details of claim established under Section 58 of the 1947 Act, see General Remarks and Stipulations No. 12 (a), page 3.

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LOT 15  
(Coloured Green on Plan)

Three Freehold Shops and  
Thirteen Freehold Terrace Houses

KNOWN AS

270, 272 and 274 GRAY'S INN ROAD

AND

15 to 39 (odd) AMPTON STREET

at present producing the Total Gross Income of

PER £3,835 19s. 4d. ANN.

270, 272 and 274 Gray's Inn Road are three Ground Floor Shops each with Basement and two Upper Floors.

15 to 39 (odd) Ampton Street are terrace houses with accommodation on Basement, Ground and three Upper Floors in the cases of Nos. 15 to 19; and two Upper Floors in the cases of Nos. 21 to 39.

SCHEDULE OF LETTINGS

Property	Tenancy/Lease	Rent Per Annum	R.V.	Remarks
		£ s. d.		
270 Gray's Inn Road (Shop)	7 years expiring 25/12/65	285 0 0 (excl.)	266	Repairing and insuring lease.
272 " " "	5 " " 25/12/65	325 0 0 "	266	Tenant liable for non-structural repairs.
274 " " "	4½ " " 25/12/65	500 0 0 "	388	" " "
15 Ampton Street ...	2 Weeklies ...	225 19 8 (total incl.)	148 (total)	Tenants liable for internal decorations. There is a Closing Order in respect of the Basement rooms.
17 " "	3 " " " "	260 4 4 " "	166	Tenants liable for internal decorations.
19 " "	3 " " " "	258 14 0 " "	166	" " "
21 " "	2 " " " "	210 12 0 " "	146	" " "
23 " "	3 " " " "	217 2 0 " "	146	" " "
25 " "	Weekly ...	161 17 0 (incl.)	146	" " "
27 " "	5 years expiring 29/9/65 ...	180 0 0 (excl.)	146	Tenant liable for internal repairs and maintenance of roof.
29 " "	5 " " 29/9/65 ...	180 0 0 "	146	" " "
31 " "	5 " " 29/9/65 ...	180 0 0 "	154	" " "
33 " "	3 Weeklies ...	275 12 0 (total incl.)	146	Tenants liable for internal decorations.
35 " "	5½ years expiring 29/9/65	200 0 0 (excl.)	154	Tenant liable for internal repairs and maintenance of roof.
37 " "	3 Weeklies ...	195 13 0 (total incl.)	146	Tenants liable for internal decorations.
39 " "	3 " " " "	180 5 4 " "	146	" " "
		£3,835 19 4		

Notes:—(i) *Town and Country Planning Acts*—For details of claim established under Section 58 of the 1947 Act see General Remarks and Stipulations 12 (a), page 3.

(ii) See Special Condition 7 (iv) as to Deed dated 16th April, 1935, affecting part of the southern boundary of this Lot.





PART LOT 16 — 258 TO 268 (EVEN) GRAY'S INN ROAD.



PART LOT 16 — PART OF PREMISES AT REAR OF 258 TO 268 (EVEN) GRAY'S INN ROAD.

**LOT 16**  
(Coloured Yellow on Plan)

**A Freehold Ground Rent**

OF

PER **£1,750** ANN.

SECURED ON

A BLOCK OF OFFICE, LIGHT INDUSTRIAL AND COMMERCIAL BUILDINGS

KNOWN AS

**258 to 268 (even) GRAY'S INN ROAD**

Let to Holland & Hannen and Cubitts (Great Britain) Ltd., on a Full Repairing and Insuring Lease for a term of 60 years expiring on the 20th September, 1973.

The buildings, which are mainly of brick construction, comprise three-storey **Office, Showroom and Commercial Buildings** with a total frontage to Gray's Inn Road of about 200 feet (including entrance drive) with extensive premises at rear comprising one-, two- and three-storey Light Industrial and Commercial Buildings with Offices.

Total Lettable Floor Area of about 148,000 square feet.

There is a through-driveway from Gray's Inn Road to the private roadway at rear, known as Cubitt Street, to which there is a frontage of about 298 feet.

A substantial block of the buildings is occupied by Holland & Hannen and Cubitts Limited as Joinery Works; other buildings are sublet to occupiers, including THOMSON NEWSPAPERS LTD., INTERNATIONAL COMPUTERS AND TABULATORS LTD., ETAM LTD., LUDLOW TYPOGRAPHIC CO. LTD. and WILBRAHAM AND SMITH LTD.

Total Site Area: about 128,500 square feet.  
(including part of the Cubitt Street Private Roadway as illustrated on the Plan.)

**ZONED IN THE COUNTY OF LONDON DEVELOPMENT PLAN FOR LIGHT INDUSTRIAL PURPOSES**

Total Rateable Value: £65,228.

**VALUABLE REVERSION IN ABOUT 9½ YEARS**

- Notes:—(i) A Licence has been granted to the Lessees permitting the parking of vehicles along the frontage to the Cubitt Street Private Roadway. An acknowledgment rent of 10s. per annum, receivable under this licence, has been informally apportioned to this Lot. See Special Condition 9.
- (ii) *Town and Country Planning Acts*—For details of claim established under Section 58 of the 1947 Act see General Remarks and Stipulations No. 12 (a), page 3.
- (iii) See Special Condition 7 (iv) and (v) as to Deeds dated 16th April, 1935, and 21st November, 1935, affecting this Lot.



LOT 17  
(Coloured Pink on Plan)

The Freehold Cleared Site Let as a Car Park

AND

Two Freehold Terrace Houses

COMPRISING

1 to 13 (odd) AMPTON STREET

at present producing a Total Gross Income of

PER £1,058 15s. 8d. ANN.

The Site formerly 1 to 9 Ampton Street is cleared of buildings and at present let as a temporary Car Park to NATIONAL CAR PARKS LIMITED. (Site Area: about 7,500 square feet, net)

11 and 13 Ampton Street are terrace houses each comprising Basement, Ground and three Upper Floors.

SCHEDULE OF LETTINGS

Property	Tenancy/Lease	Rent Per Annum	R.V.	Remarks
		£ s. d.	£	
Site of 1 to 9 Ampton Street	Subject to 3 months' notice	500 0 0 (excl.)	—	Tenants to keep premises in as good a state of repair and condition as they were in at time the original works were completed.
11 Ampton Street	2 Weeklies	242 4 8 (total incl.)	194	Tenants liable for internal decorations.
13 " "	4 " "	316 11 0 " "	180 (total)	Tenants liable for internal decorations. There is a Closing Order in respect of the Basement rooms.
		£1,058 15 8		

Notes:—(i) *Town and Country Planning Acts*—For details of claim established under Section 58 and the amount received under Section 59 of the 1947 Act see General Remarks and Stipulations Nos. 12 (a) and 12 (b), page 3.  
(ii) See Special Condition 7 (iv) as to Deed dated 16th April, 1935, affecting the southern boundary of this Lot.  
(iii) *The property comprising this Lot is zoned in the County of London Development Plan for Primary School purposes and is programmed for the period up to 1970.*

LOT 18  
(Coloured Blue on Plan)

THE FREEHOLD ISLAND BLOCK  
bounded by FREDERICK STREET, CUBITT STREET, AMPTON STREET and AMPTON PLACE

COMPRISING

Sixteen Terrace Houses and a Cleared Site

at present producing the Total Gross Income of

PER £3,761 12s. 8d. ANN.

The whole having a Total Site Area of about 31,000 square feet (net)

(which, for the purposes of residential density calculations only, gives a Total Gross Site Area of about 46,250 square feet.)

9 to 31 (odd) Frederick Street and 4 to 6 (consec.) Ampton Place are fifteen terrace houses having living accommodation on Basement, Ground and three Upper Floors except for 29 Frederick Street which has a Basement and Ground Floor only.

33 Cubitt Street is a house, adjoining 9 Frederick Street, having living accommodation on Basement and Ground Floor only.

The Cleared Site fronting Ampton Street has a total Site Area of about 14,250 square feet net, and is let on a temporary licence to the Holborn and District Playparks Association as a Children's Playground.

SCHEDULE OF LETTINGS

Property	Tenancy/Lease	Rent Per Annum	R.V.	Remarks
		£ s. d.	£	
33 Cubitt Street	Weekly	109 17 0 (incl.)	74	Tenant liable for internal decorations.
9 Frederick Street	Tenant holding over after lease which expired on 29/9/63	200 0 0 (excl.)	158	Tenant liable for internal repairs.
11 " "	4 Weeklies	293 3 0 (total incl.)	158	Tenants liable for internal decorations.
13 " "	3 " "	274 19 0 " "	146	" " "
15 " "	Subject to 3 months' notice	240 0 0 (excl.)	158	Tenant liable for internal repairs and maintenance of roof.
17 " "	3 Weeklies	236 16 4 (total incl.)	156 (total)	Tenants liable for internal decorations. There is a Closing Order in respect of the Basement rooms.
19 " "	5½ years expiring 29/9/65	275 0 0 (excl.)	158	Tenant liable for internal repairs and maintenance of roof.
21 " "	4 Weeklies	322 16 8 (total incl.)	158	Tenants liable for internal decorations.
23 " "	3 " "	308 19 4 " "	146	" " "
25 " "	5 years expiring 29/9/65	240 0 0 (excl.)	158	Tenant liable for internal repairs and maintenance of roof.
27 " "	3 Weeklies	265 17 0 (total incl.)	158	Tenants liable for internal decorations.
29 " "	Weekly	66 19 0 (incl.)	38	Tenant liable for internal decorations.
31 " "	5 years expiring 25/12/65	275 0 0 (excl.)	170	Tenant liable for internal repairs and maintenance of roof.
4 Ampton Place	3 Weeklies	212 4 8 (total incl.)	146	Tenants liable for internal decorations.
5 " "	3 " "	289 0 8 " "	131 (total)	Tenants liable for internal decorations. There is a Closing Order in respect of the Basement rooms.
6 " "	7 years expiring 24/6/64	150 0 0 (excl.)	146	Full repairing and insuring lease.
Site of 2 to 16 Ampton Street	Subject to 3 months' notice	1 0 0 "	—	Landlords have no liability for maintenance.
		£3,761 12 8		

Notes:—(i) *Town and Country Planning Acts*—For details of claim established under Section 58 and amounts received under Section 59 of the 1947 Act see General Remarks and Stipulations Nos. 12 (a) and 12 (b), page 3.  
(ii) *The Property comprising this Lot is zoned in the County of London Development Plan for Primary School purposes and is programmed for the period up to 1970.*



## Special Conditions of Sale

1. (i) The properties are sold subject to the National Conditions of Sale 17th Edition (except Condition 13) so far as they are not varied by or inconsistent with these Conditions.  
(ii) The rate of interest payable under National Condition 6 shall be 6 per centum per annum.
2. (i) The General Remarks and Stipulations prefacing the Particulars shall (so far as not inconsistent with these Conditions and the National Conditions) be deemed to be incorporated in and to form part of these Conditions.  
(ii) In case of any inconsistency these Conditions shall prevail over the National Conditions and these Conditions and the National Conditions shall prevail over the said General Remarks and Stipulations.
3. A deposit of 10 per centum of the purchase money shall be paid to the Auctioneers as Agents for the Vendors.
4. The completion date shall be on or before the 11th day of May, 1964.
5. The Vendors are selling as trustees for sale and shall not be required to give any covenants for title other than those implied by reason of their being expressed to convey as trustees.
6. Lots, 1, 4, 13, 14 and 16 are held on the trusts of one Settlement and the remaining Lots are held on the trusts of another Settlement and accordingly in the event of the Estate being sold as a whole the purchase money will be apportioned between the two Settlements by the Vendors and such apportionment shall be accepted by the Purchaser without objection or enquiry.
7. (i) Each Lot is sold subject to the leases or tenancies and other matters mentioned or referred to in the Particulars as affecting the same.  
(ii) Lot 4 is also sold subject to and with the benefit of the provisions of the following Deeds so far as subsisting and affecting the same:
  - (a) A Conveyance of adjoining land dated 30th September, 1912, and made between (1) The Hon. Rachel Anstruther-Gough-Calthorpe (2) Walter Henry Octavius Duncombe and another (3) The Rt. Hon. Maud Augusta Louisa Baroness Calthorpe and (4) The Royal Free Hospital;
  - (b) A Conveyance of adjoining land dated 29th September, 1914, and made between the same parties;
  - (c) A Conveyance of adjoining land dated 8th April, 1915, and made between (1) the said Rachel Anstruther-Gough-Calthorpe and (2) the said Hospital; and
  - (d) A Grant of easements or rights dated 14th January, 1930, and made between (1) the said Rachel Anstruther-Gough-Calthorpe (2) Carter Paterson & Company Ltd. and (3) the said Hospital.
  - (iii) Lot 13 is also sold subject to and with the benefit of the provisions of an Agreement relating to the erection of a wall dated 28th February, 1935, and made between (1) Thomas Dodsworth Wainwright and others (2) Ethel Goodman (3) the said Rachel Anstruther-Gough-Calthorpe and (4) Holland & Hannen and Cubitts Ltd. so far as subsisting.
  - (iv) Lots 15, 16 and 17 are each also sold subject to and with the benefit of the provisions of a Deed relating to the alteration of the site of a wall on the Northern side of Lot 16 dated 16th April, 1935, and made between (1) the said Rachel Anstruther-Gough-Calthorpe and (2) the said Holland & Hannen and Cubitts Ltd. so far as subsisting and affecting such respective Lots.
  - (v) Lot 16 is also sold subject to and with the benefit of a Licence relating to light and air dated 21st November, 1935, and made between (1) the said Rachel Anstruther-Gough-Calthorpe (2) the said Holland & Hannen and Cubitts Ltd. and (3) the said Hospital so far as subsisting.
8. (i) Subject as hereinafter mentioned the counterparts or copies of the leases or written agreements (if any) with the tenants and copies of the other documents affecting the respective Lots as mentioned or referred to in the Particulars or these Conditions may be inspected at the offices of the Vendors' Solicitors as mentioned in No. 6 of the said General Remarks and Stipulations and the respective Purchasers (whether taking advantage of such opportunity of inspection or not) shall be deemed to have full notice of the contents of all such documents and of the nature and extent of the covenants conditions and rights affecting the respective Lots (whether respectively of a usual character or not) and of the terms of the leases and tenancies notwithstanding any partial incomplete or inaccurate statement of such contents or of the effect thereof or of the terms of the leases or tenancies in the Particulars or in these Conditions.  
(ii) Every Purchaser shall also be deemed to have full notice of the state of the property as to repairs insurance party-walls and all other matters.  
(iii) In any case in which the Vendors have no counterpart of a lease or tenancy agreement or licence or there is no written agreement the Purchaser shall be satisfied with such evidence of the terms of the tenancy or occupation as the Vendors may be able to adduce.  
(iv) The Vendors shall not be required to state what is the recoverable rent of any property nor to supply copies or prove service of any notice of increase of rent or notice to quit nor to prove that the rents stated in the Particulars are recoverable in law and no objection or requisition shall be taken or made as to any such matter.
9. Lots 4, 14 and 16 each include (as shown on the Sale Plan) a portion of the roadway of that part of Cubitt Street which is coloured on the Sale Plan (such part being a private road) and the portion so included in those respective Lots will be transferred subject to all subsisting rights of way thereover and to all subsisting parking rights in respect of bays set aside for particular tenants as mentioned in the Particulars.
10. (i) The Vendors are registered as proprietors of the various Lots with Absolute Title at H.M. Land Registry and shall furnish each Purchaser with an authority to inspect the relevant Register or Registers and with a copy of all subsisting entries thereon and of any relevant Filed Plan and also with a copy or sufficient abstract of or extract from any documents noted on the Register or Registers so far as they affect the Lot or Lots sold.  
(ii) Save as aforesaid no Purchaser shall be entitled to call for any documents of title to any easements rights or privileges or other rights appurtenant to any Lot whether or not they are entered on the Register.
11. Each Lot is sold subject to any closing order or undertaking which may be in force in respect thereof.
12. The Vendors know of no overriding interests other than those mentioned in the Particulars or these Conditions or apparent on inspection or discoverable by search but each Lot is sold subject to any there may be.
13. In the event of any dispute between the Vendors and the tenant or occupier of any Lot or part of a Lot arising before or subsisting at the date for completion of the purchase of such Lot the Purchaser shall complete his purchase subject thereto and the same shall not be a ground for any delay in completion.
14. Each Purchaser shall notwithstanding any small discrepancies or variations in names measurements boundaries abutments or otherwise as between the Sale Plan and any of the Filed Plans admit the identity of the property purchased by him with that comprised in the relevant registered title or titles of the Vendors.

## SPECIAL CONDITIONS OF SALE—continued.

15. National Condition No. 17 (relating to severance of properties formerly in common ownership) shall apply in the case of such of the Lots as the Vendors may determine and any express grants or reservations thereby required to be included in the transfer of any such Lot shall be in such form as the Vendors shall determine.
16. Each Purchaser shall on completion pay to the Vendors the proportionate part as from the date of the Sale of the premium on the subsisting policy or policies of insurance relating to the property purchased by him and shall (subject to any necessary consent of the Insurers) take over the benefit of such insurance as from the date of the Sale.
17. If any Purchaser shall fail to comply with any of these Conditions his deposit shall (unless the Court otherwise directs) be absolutely forfeited to the Vendors who shall be at liberty without being obliged to tender a Transfer or Transfers to resell the Lot or Lots sold to such Purchaser either by public auction or by private contract and the deficiency (if any) arising on any such resale and all expenses attending the same or any attempted resale shall be made good and paid by the said Purchaser at the present Sale as liquidated damages and any increase of price on such resale shall belong to the Vendors.



Memorandum

It is hereby agreed between Sir Richard Hamilton Anstruther-Gough-Calthorpe Baronet C.B.E. of Elvetham Farm House Hartley Wintney in Hampshire The Rt. Hon. Ian St. John Baron Luke of Pavenham of 160 Old Street in the Borough of Finsbury in the County of London and William Herbert Harrison of Wychnor Park Burton-on-Trent in the County of Stafford the Vendors and

of (hereinafter called the Purchaser(s) )

at the Sale by Auction this 19th day of March, 1964, of the property mentioned in the accompanying Particulars of Sale the Purchaser(s) (was) (were) the highest bidder(s) for and (has) (have) become the Purchaser(s) of Lot described in the said

Particulars of Sale at the price of £

subject to the accompanying Conditions of Sale and that the sale and purchase shall be made and completed according to the said Conditions of Sale.

AS WITNESS our hands this day of , 1964.

	£	s.	d.
Purchase money ... ..	:	:	
Deposit paid ... ..	:	:	
Balance payable ... ..	:	:	

As Agents for the said Vendors we hereby confirm the Sale and as like Agents acknowledge the receipt of the above-mentioned deposit:

Abstract of Title to be sent to:





THE ESTATES GAZETTE LIMITED  
28 DENMARK STREET, LONDON, W.C.2



Plan of  
**THE CALTHORPE LONDON ESTATE**  
 For Sale by  
**DANIEL SMITH, OAKLEY & GARRARD,**  
**32, ST. JAMES'S STREET.**  
**LONDON, S.W.1.**  
 Scale: 1/1250

