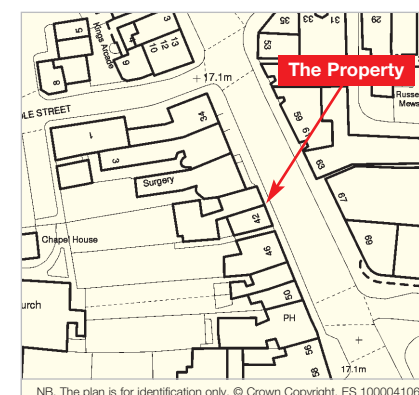


## Lancaster

### 40/42 King Street, Lancashire LA1 1RE

- **Two Freehold Buildings (HMO)**
- Internally arranged to provide Eleven Bedroom Accommodation in Total
- Each House subject to an Assured Shorthold Tenancy
- To be offered Collectively as One Lot
- Total Current Rent Reserved  
**£46,464 per annum**



#### To View

Please Call: Allsop.  
Tel: 0207 437 6977 (Ref: P.H).

#### Seller's Solicitor

Messrs Ellison & Thomas (Ref: MK).  
Tel: 0161 865 2673.  
Email: m.knights@et-law.co.uk



#### Tenure

Freehold.

#### Location

King Street is located in the centre of Lancaster and the property is situated to the north of its junction with Aldcliffe Road. An extensive range of facilities is available in Lancaster town centre, including shops, schools, college, university, hospital and Lancaster Rail Station. The M6 Motorway is approximately two and a half miles away.

#### Description

The property comprises two intercommunicating terrace buildings (HMO) each arranged over ground and two upper floors beneath a pitched roof.

The buildings are arranged internally to provide eleven bedroom accommodation in total. The buildings will be offered collectively as one lot.

#### Accommodation and Tenancies

The property was not internally inspected by Allsop. The following information was supplied by the Vendor. A schedule of Accommodation and Tenancies is set out opposite. NB. A further contract has been executed in respect of 40 King Street dated 4th September 2015 and expiring 7th August 2016 at a rent of £21,600 per annum. A copy of the tenancy is contained within the legal documents.

Address	Accommodation	Tenancy	Current Rent £ p.a.
40 King Street, Lancaster	Six Bedroom Accommodation	Subject to an Assured Shorthold Tenancy in favour of LPNM Limited for a term of 48 weeks commencing 20th September 2014 thus expiring 23rd August 2015 at a current rent of £88.00 per week per tenant	£25,344 p.a.
42 King Street, Lancaster	Five Bedroom Accommodation	Subject to an Assured Shorthold Tenancy in favour of LPNM Limited for a term of 48 weeks commencing 20th September 2014 thus expiring 23rd August 2015 at a current rent of £88.00 per week per tenant	£21,120 p.a.
			<b>Total £46,464 p.a.</b>

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

#### INVESTMENT – Two Freehold Houses