

Southport Flats 2 (Lot 231), 9 (Lot 232), 10 (Lot 233) and 11 (Lot 234), 41 Park Crescent, Merseyside PR9 9LJ

- **Four Long Leasehold Self-Contained Flats**
- Two Flats subject to Assured Shorthold Tenancies
- Two Flats Vacant
- To be offered Individually or Collectively
- Adjacent to Hasketh Park
- Total Current Gross Rent Reserved **£16,536 per annum (equivalent)** from Lots 231 & 234



Seller's Solicitor
Messrs Eversheds Sutherland (Ref: LM).
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INVESTMENT/PART VACANT – Four Long Leasehold Flats



Tenure

Long Leasehold. Each flat is held on a lease for a term of 999 years from 1st January 2004 (thus having approximately 986 years unexpired). Please refer to the legal pack for the ground rent.

Location

The property is situated on the south side of Park Crescent, which overlooks Hasketh Park. An extensive range of shops and amenities is available in Southport. Communications are afforded by Southport Rail Station approximately 1.1 miles to the south-west and the A570 provides access to the M58 and M6 Motorways. The open spaces of Hasketh Park are in the immediate vicinity and Hasketh and Southport golf courses are within walking distance. Ribble Estuary National Nature Reserve is to the north.

Description

The property comprises four self-contained flats situated within a detached building arranged over ground and three upper floors. To be offered either individually or collectively.

Accommodation and Tenancies

The properties were not internally inspected by Allsop. The following information was obtained from the Vendor. A schedule of Accommodation and Tenancies is set out below.

Lot	Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
231	2	Ground	Reception Room, Kitchen/Diner, Two Bedrooms, En-suite, Bathroom. Externally there is a private garden	Subject to an Assured Shorthold Tenancy	£8,196
232	9	Second	Reception Room, Kitchen/Diner, Two Bedrooms, En-suite, Bathroom	–	–
233	10	Third	Reception Room, Kitchen/Diner, Two Bedrooms, En-suite, Bathroom	–	–
234	11	Third	Reception Room, Kitchen/Diner, Two Bedrooms, En-suite, Bathroom	Subject to an Assured Shorthold Tenancy	£8,340

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.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000.
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.