

London E10

3 and 4 Gloucester Mews, Leyton E10 7DZ

Tenure
Freehold.

Location
The property is situated on the south side of Gloucester Mews, to the east of the junction with Gloucester Road. Lea Bridge Road (A102) is located to the north. Local shops are available along Lea Bridge Road and High Road Leyton (A112) to the east. A more extensive range of shops and other facilities is available from Stratford, including Westfield Shopping Centre to the south. National Rail services run from Lea Bridge Station located approximately 1 mile to the west. The open spaces of Leyton Jubilee Park are located nearby.

Description
The property comprises a mid-terrace mews building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide four newly refurbished self-contained studio units.

A Freehold Mid Terrace Mews Building Internally arranged to provide Four Newly Refurbished Self-Contained Studio Units

Accommodation
The property was not internally inspected by Allsop. The information contained within the schedule opposite was provided by the seller.

To View
The property will be open for viewing on Monday 20th February between 11.00 – 11.30 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor
Messrs Miramar Legal (Ref: P Levy).
Tel: 0203 328 1600.
Email: paul.levy@miramarlegal.co.uk

Vacant Possession

VACANT – Freehold Mews Building



Unit	Floor	Accommodation
1	Ground	Studio Room with Kitchenette and separate Shower Room with WC and wash basin
2	Ground	Studio Room with Kitchenette and separate Shower Room with WC and wash basin
3	First	Studio Room with Kitchenette and separate Shower Room with WC and wash basin
4	First	Studio Room with Kitchenette and separate Shower Room with WC and wash basin

Oxford

14 Ship Street, Oxfordshire OX1 3DA

Tenure
Leasehold. The property is held on a lease for a term of 50 years from 25th March 2007 (thus having approximately 40 years unexpired) at a current ground rent of £11,140 per annum.

Location
Ship Street is located off Cornmarket Street. The property itself is situated on the north side of Ship Street. An extensive range of shops and amenities are accessible within Oxford city centre. Oxford Rail Station is within reach to the west and the open spaces of Oxford University Parks is accessible to the north. Road communications are provided by the A40 which leads to the M40 Motorway. The property is well located in the heart of the historic university city of Oxford and close to Jesus College.

Description
The property comprises a mid terrace building arranged over ground and two upper floors beneath a pitched roof. The property is internally arranged to provide HMO accommodation comprising four bed sitting rooms.

A Leasehold Mid Terrace House Building internally arranged to provide Housing in Multiple Occupancy (HMO) Accommodation comprising Four Letting Rooms subject to Three Letting Agreements

Accommodation and Tenancies
The property was not internally inspected by Allsop LLP. The following information was obtained from the Vendor. A schedule of Tenancies is set out opposite.
Ground Floor – Bedroom (1), Kitchen, Bathroom with Shower and WC, Separate WC
First Floor – Bedroom (2), Bedroom (3)
Second Floor – Bedroom (4)

Seller's Solicitor
Messrs Footner & Ewing (Ref: Ms D Jackson).
Tel: 02380 332991.
Email: dlj@footner-ewing.co.uk

Total Current Gross Rent Reserved £22,320 per annum (equivalent) from Four Letting Rooms

INVESTMENT - Leasehold Building



Room	Terms of Tenancy	Current Rent Reserved £ p.c.m
1	Subject to an Agreement for a term of 12 months from 10th September 2016	£560 p.c.m. (£6,720 p.a.)
2 and 4	Subject to an Agreement for a term of 12 months from 18th September 2016	£660 p.c.m. (£7,920 p.a.)
3	Subject to an Agreement for a term of 10 months from 10th September 2016	£640 p.c.m. (£7,680 p.a.)

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.