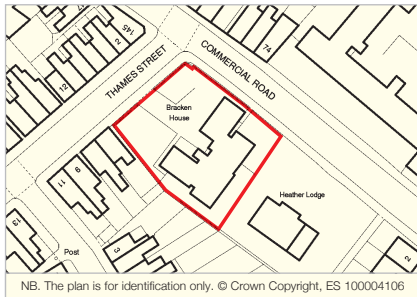


## Bulwell

### Bracken House, Thames Street, Nottingham NG6 8HW

- **A Freehold Detached Building internally arranged to provide Fourteen Self-Contained Flats**
- Comprising 1 x Three Bedroom Flat, 4 x One Bedroom Flats and Nine Studio Flats together with Ancillary Accommodation
- Thirteen Flats subject to an Assured Shorthold Tenancy. One Flat Vacant
- Attached Vacant Garage
- Communal Car Parking
- Occupying a Total Site Area extending to Approximately 0.095 Hectares (0.234 Acres)
- Total Current Rent Reserved  
**£60,036 per annum (equivalent)**



#### To View

Flats 9 and 10 will be open for viewing every Saturday before the Auction between 2.45 – 3.15 p.m. These are open viewing times with no need to register. (Ref: MW).

#### Seller's Solicitor

Messrs HSR Law Solicitors (Ref: RM).  
Tel: 01427 613831.  
Email: ryan.morgan@hsrlaw.co.uk

#### INVESTMENT – Freehold Detached Building



#### Tenure

Freehold.

#### Location

The property is situated on the south-east side of Thames Street, at its junction with Commercial Road within walking distance of the shops and amenities of Bulwell town centre. Bulwell is to the north-west of Nottingham city centre with its extensive amenities and universities. Sherwood City Hospital is close by. There is a rail station in Bulwell and the NET (Tram) also serves the area. Nottingham Rail Station, which provides regular services to London St Pancras and the North, is also within reach. The A6002, A610 and the M1 Motorway (Junction 26) are all close by.

#### Description

The property comprises a detached building arranged over ground and first floors beneath a pitched roof. The building is internally arranged to provide 1 x three bedroom, 4 x one bedroom and 9 x studio self-contained flats. Externally, there is communal car parking to the front with a vacant attached garage.

#### Accommodation and Tenancies

The property was only part inspected, the information in the schedule of Accommodation and Tenancies set out below was supplied by the sellers. There is one private room on the ground floor and one private room and a laundry room on the first floor.

Site Area approximately 0.095 Hectares (0.234 Acres)

Flat	Floor	Accommodation	Terms of Tenancy	Term of Tenants in Occupation	Current Rent £ p.a.
Ancillary	Ground	One Room	N/A		
1	Ground	Studio Flat	Subject to an Assured Shorthold Tenancy for a term of 6 months from 1st January 2018	2016	£4,164 p.a.
2	Ground	Studio Flat	Subject to an Assured Shorthold Tenancy for a term of 12 months from 31st August 2017		£4,800 p.a.
3	Ground	Studio Flat	Subject to an Assured Shorthold Tenancy for a term of 6 months from 27th September 2017		£4,800 p.a.
4	Ground	Studio Flat	Subject to an Assured Shorthold Tenancy for a term of 6 months from 1st January 2018	2016	£4,104 p.a.
5	Ground	Studio Flat	Subject to an Assured Shorthold Tenancy for a term of 6 months from 1st January 2018	2016	£4,080 p.a.
6	Ground	Studio Flat	Subject to an Assured Shorthold Tenancy for a term of 6 months from 1st January 2018	2016	£4,800 p.a.
7	Ground	Reception Room, Kitchen, Bedroom, Shower Room/WC	Vacant		
8	Ground	One Bedroom Flat	Subject to an Assured Shorthold Tenancy for a term of 6 months from 1st January 2018	2016	£4,488 p.a.
Ancillary	First	One Room, Laundry Room	N/A		
9	First	Three Bedroom Flat	Subject to an Assured Shorthold Tenancy for a term of 6 months from 1st January 2018	2016	£5,100 p.a.
10	First	One Bedroom Flat	Subject to an Assured Shorthold Tenancy from 25th January 2017 to 27th January 2019		£5,400 p.a.
11	First	Studio Flat	Subject to an Assured Shorthold Tenancy for a term of 6 months from 1st January 2018	2016	£4,104 p.a.
12	First	Studio Flat	Subject to an Assured Shorthold Tenancy for a term of 6 months from 1st January 2018	2016	£4,728 p.a.
12A	First	Studio Flat	Subject to an Assured Shorthold Tenancy for a term of 6 months from 1st January 2018	2016	£4,728 p.a.
14	First	One Bedroom Flat	Subject to an Assured Shorthold Tenancy for a term of 6 months from 1st January 2018	2016	£4,740 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.alltop.co.uk](http://www.alltop.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.



