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LOT

Newcastle upon Tyne Apartment 11, Pandogate House, City Road, Tyne & Wear NE1 2AY

On the instructions of J Gershinson FRICS
and V Liddell MRICS of Allsop LLP
acting as Joint Fixed Charge Receivers

allsop

**A Leasehold Self-Contained Ground Floor
Flat subject to an Assured Shorthold
Tenancy**

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 31st March 2004 (less 3 days) (thus having approximately 115 years unexpired) at a current ground rent of £25 per annum.

Location

Pandogate House is situated in Newcastle city centre to the west of its junction with Pandon Bank. Shops, bus service, schools, college, university, hospital and Metro links are available in the city centre. The A167 is also close by.

Description

The property comprises a self-contained ground floor flat situated within a detached block arranged over ground and four upper floors.



Accommodation

Ground Floor – Reception Room/Diner/Kitchen, Bedroom, Bathroom/Shower/WC

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 3rd June 2011 (Holding over) at a current rent of £520 per calendar month.

**Total Current Gross Rent Reserved
£6,240 per annum (equivalent)**

Leasehold Flat

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LOT

Durham 45 & 45A Front Street, Sacriston, Co. Durham DH7 6JS

**A Freehold Terrace Building arranged to
provide a Ground Floor Shop and Ancillary
Accommodation together with a Self-Contained
First Floor Flat Above. To be offered with
Planning Permission for Conversion to
provide Two Self-Contained Flats**

Tenure

Freehold.

Location

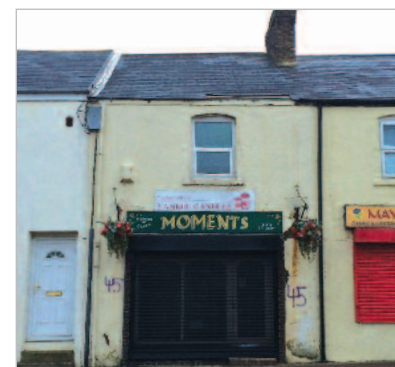
Sacriston is located north of Durham city centre and south-west of Chester-le-Street off the A167. Front Street forms part of the B6532 which runs through the village. Local amenities are available and Durham city centre provides a wider range of facilities.

Description

The property comprises a terrace building internally arranged to provide a ground floor retail unit and rear rooms together with first floor residential accommodation above which is accessed through the retail premises.

Accommodation

Ground Floor – Shop, Three Rear Rooms
First Floor – Reception Room, Bedroom, Kitchen, Bathroom/WC



Planning

Local Planning Authority: Durham County Council. Tel: 0300 026 0000. Planning permission was granted on 20th November 2013 (application no. 2/13/00204/COU) for 'change of use from florists to 2 No. flats with external alterations. Once complete the property will provide 1 x one bedroom and 1 x three bedroom flat.

To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 2.00 – 2.30 p.m. (Ref: MW).

Vacant Possession

VACANT – Freehold Building with Planning Permission

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LOT

Congleton Four Sites near Ullswater Road, Cheshire CW12 4LX

**Four Freehold Sites extending to
approximately 0.038 Hectares (0.095 Acres)
in total. Possible Potential for Development
in part subject to obtaining all necessary
consents. To be offered Collectively as One
Lot**

Tenure

Freehold.

Location

Congleton lies approximately 20 miles south of Manchester, which is accessible via the A34. The sites are located to the east of Windermere Drive at the end of Penrith Court, to the south of Ullswater Road and to the north of Thirlmere Court, approximately 1 mile west of Congleton town centre. The sites are ideally situated being not far from the roundabout conjoining the A34, A54 and A534.

Description

The property comprises four irregular shaped sites extending to approximately 0.038 hectares (0.095 acres) in total. The sites will be offered collectively as one lot.



Accommodation

**Total Site Area Approximately
0.038 Hectares (0.095 Acres)**

Planning

The sites may afford possible potential for development subject to obtaining all necessary consents.

Local Planning Authority:
Congleton Town Council
Email: info@congletontowncouncil.co.uk

VAT

VAT is not applicable to this Lot.

Vacant Possession

VACANT – Four Freehold Sites

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LOT

Coventry 48 Abbey Court, Priory Place, West Midlands CV1 5SA

**A Leasehold Self-Contained Purpose Built
Third Floor Flat subject to an Assured
Shorthold Tenancy**

Tenure

Leasehold. The property is held on a lease for a term of 150 years from 22nd October 2003 (thus having approximately 139 years unexpired) at a current ground rent of £300 per annum.

Location

Abbey Court is situated within Priory Place located on Fairfax Street to the west of its junction with Ringway Whitefriars (A4053). The shopping facilities, bars and restaurants of Coventry city centre are nearby. Coventry Rail Station is located approximately 0.6 miles to the south-west. The A4053 provides access to the A4600 and in turn the M5 and M69 Motorways. Coventry Cathedral is close by.

Description

The property comprises a self-contained third floor flat situated within a purpose built building arranged over lower ground, ground and three upper floors beneath a roof.



Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We understand the property provides:

Three Bedroom Accommodation

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 27th September 2013 at a current rent of £1,320 per calendar month.

**Current Gross Rent Reserved
£15,840 per annum**

INVESTMENT – Leasehold Flat

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 £7 50 (including VAT) upon exchange of sale memoranda.