

# Nottingham

## 12 Radford Road

### Hyson Green

#### Nottinghamshire

##### NG7 5FS

- **Freehold Shop and Residential Investment**
- **Popular suburb of Nottingham**
- **VAT is not applicable**
- **Reversion 2028**

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



**Tenure**  
Freehold.

**Location**  
The city of Nottingham is the regional capital of the East Midlands with a population of 270,000. Nottingham benefits from excellent communications with the M1 motorway located approximately 7 miles to the west of the city centre. Hyson Green is a popular suburb of Nottingham, lying approximately 1 mile to the north-west of the city centre.

**Total Current Rents Reserved**  
**£11,040 pa**

The property is situated on the eastern side of Radford Road, between its junctions with Caulton Street and Bentinck Road in a predominantly residential area.

### Description

The property is arranged on ground and two upper floors to provide a ground floor shop together with a maisonette above which is accessed from the rear.

### VAT

VAT is not applicable to this lot.

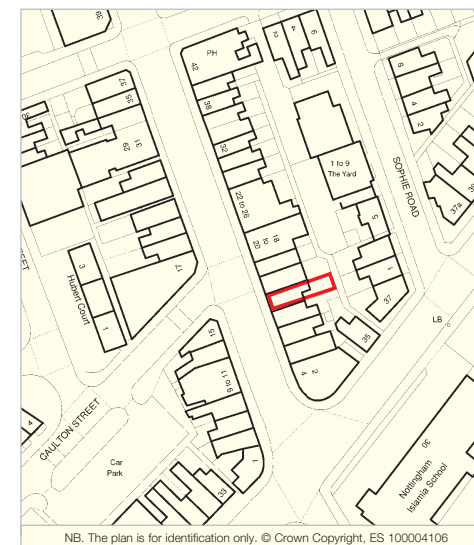
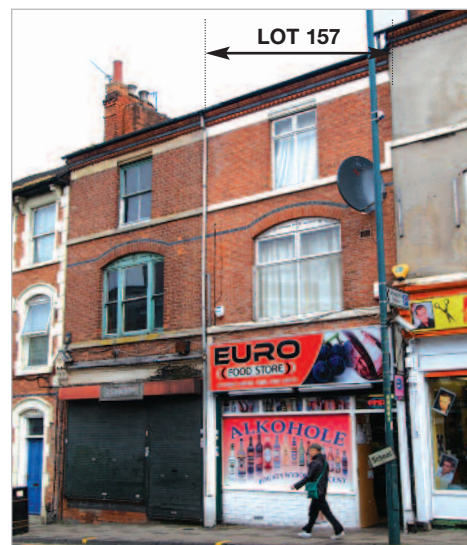
### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Energy Performance Certificate**  
For EPC Rating please see website.

### Seller's Solicitor

Ms Philippa Gibb, Walker Morris.  
Tel: 0113 283 2675.  
Email: [philippa.gibb@walkermorris.co.uk](mailto:philippa.gibb@walkermorris.co.uk)



No.	Present Lessee	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.	Next Review/ Reversion
Ground Floor	A R Mahmood	Gross Frontage 4.55 m (14' 11") Net Frontage 4.05 m (13' 4") Shop Depth 11.30 m (37' 1") Built Depth 11.80 m (38' 8")	15 years from 24.08.2013	£9,120 p.a. (annualised)	Reversion 2028
First & Second Floors	Unknown	First & Second Floor – Maisonette (not inspected by Allsop)	Occupied on terms unknown	£1,920 p.a. (annualised)	

NB. The Receivers provide no warranty on the validity of the contents herein.

**Total £11,040 pa**

LOT 157

# Llanelli

## 32 Murray Street

### Carmarthenshire

#### SA15 1DJ

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



- **Freehold Takeaway Restaurant Investment**
- **Lease expires 2020**
- **Potential conversion of upper floor**
- **Rent Review 2017**

**Tenure**  
Freehold.

**Location**  
Llanelli is located on the south coast of Wales some 10 miles north-west of Swansea. Junction 48 of the M4 is some 5 miles to the north-east of the town. The property is situated on the southern side of Murray Street, a short distance to the south of the pedestrianised Stepney Street which is the main retail thoroughfare in the town. Occupiers in the immediate vicinity include local traders with the wider retail offering of the town centre a short distance to the north.

### Description

The property is arranged on ground and two upper floors to provide a ground floor shop unit currently trading as a take-away together with self-contained ancillary accommodation at first and second floor levels which is separately accessed from Murray Street, and which could be converted subject to obtaining necessary consents.



The property provides the following accommodation and dimensions:  
Gross Frontage 6.25 m (20' 6")  
Built Depth 12.4 m (40' 8")  
Ground Floor 126 sq m (1,361 sq ft)  
First Floor 58 sq m (621 sq ft)  
Second Floor 30 sq m (320 sq ft)

### Tenancy

The entire property is at present let to IMRAN SHIEKH AND MOHAMMED HASSAN ABDULLAH for a term of 7 years from 9th November 2013 at a current rent of £13,000 per annum. The lease provides for a rent review every 3 1/2 years of the term.

### VAT

Please refer to the Special Conditions of Sale.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

Ground Floor EPC Rating 92 Band D  
Upper Floors EPC Rating 37 Band F (Copy available on website).

**Current Rent Reserved £13,000 per annum**

### Seller's Solicitor

O Ormond Esq, Walker Morris.  
Tel: 0113 283 4546. Email: [owen.ormond@walkermorris.co.uk](mailto:owen.ormond@walkermorris.co.uk)

LOT 158

# Bilston

## Land & Buildings to the South Side of Wellington Road

### WV14 6AE

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



- **Freehold Vacant Commercial Property**
- **Vacant commercial building totalling 34.80 sq m (375 sq ft)**
- **May suit owner occupier or investor**

**Tenure**  
Freehold.

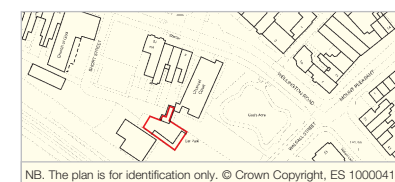
### Location

Bilston is a suburb of Birmingham town located some 3 miles south-east of Wolverhampton and some 11 miles north-west of Birmingham. The town is served by the A41 and the A463. The property is situated on the south side of Wellington Road and is accessed via Short Street, opposite its junction with Proud's Lane.

### Description

The property is arranged on ground floor only to provide a vacant commercial building and an enclosed yard with vehicular access through double metal gates. There are several temporary structures in the yard.

The property provides the following accommodation:  
Ground Floor (GIA) 34.80 sq m (375 sq ft)  
Site Area 0.028 Hectares 0.070 Acres



### Tenancy

The property is to be offered VACANT.

### VAT

Please refer to the Special Conditions of Sale.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

Copy will be made available on website.

### Seller's Solicitor

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