

Tonbridge

40A Quarry Hill Road, Kent TN9 2RS

Tenure

Leasehold. The property is held on a lease for a term of 99 years from 29th September 2014 (thus having approximately 99 years unexpired) at a current ground rent of £150 per annum.

Location

The property is situated on the east side of Quarry Hill Road (A26) to the west of its junction with Waterloo Place. Tonbridge town centre is only a quarter of a mile to the north and provides a good range of local amenities. Tonbridge Rail Station provides direct access to London Bridge, Cannon Street and Charing Cross with journey times of between 39 and 45 minutes. The A21 runs to the west and provides road access to the M25 Motorway to the north and the south coast.

A Leasehold Self-Contained First and Second Floor Maisonette. Rear Garden

Description

The property comprises a self-contained first and second floor maisonette situated within a mid terrace building. There is a mostly paved rear garden.

Accommodation

First Floor – Reception, Kitchen, Shower with WC and wash basin

Second Floor – Two Bedrooms

To View

The property will be open for viewing every Tuesday before the Auction between 9.30 – 10.00 a.m. and Saturday between 1.00 – 1.30 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Stripes Solicitors (Ref: Neil Sutcliffe).
Tel: 0161 838 5454.
Email: neil.sutcliffe@stripes.eu

Vacant Possession



VACANT – Leasehold Maisonette

Bishopsworth

86 (Lot 101) & 88 (Lot 101A) Queens Road, Bristol BS13 8PQ

Tenure

Freehold.

Location

Queens Road is the continuation of Grange Road which in turn runs off Church Road. The properties are situated on the west side of Queens Road, close to its junction with Three Wells Road. Rail services run from Parson Street Station with the extensive shops and amenities of Bristol being within reach.

Description

Each property comprises a reversionary ground rent investment secured upon a mid terrace building arranged over ground and two upper floors. Each building is internally arranged to provide a ground floor shop together with a self-contained first and second floor maisonette above.

Two Freehold Reversionary Ground Rent Investments. Each secured upon a Mid Terrace Building internally arranged to provide a Shop and a Self-Contained First and Second Floor Maisonette. Reversions in 2058. To be offered Individually

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out opposite.

**Total Current
Rent Reserved
£248 per
annum
from Lots
100/101A
Reversions
2058**

INVESTMENT – Freehold Ground Rent



Seller's Solicitor

Messrs Glinert Davis (Ref: MR).
Tel: 0207 724 4442.
Email: mark@glinertdavis.com

Lot	No	Accommodation	Lease Term	Rent £ pa	Reversion
101	86/86A	Ground Floor Retail Unit 86A – First & Second Floor Maisonette provides 4 Rooms, Kitchen, Bathroom	99 years from 20th December 1959 (thus having approximately 44 years unexpired)	£124	2058
101A	88/88A	Ground Floor Retail Unit 88A – First & Second Floor Maisonette provides 4 Rooms, Kitchen, Bathroom	99 years from 20th December 1959 (thus having approximately 44 years unexpired)	£124	2058

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.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.