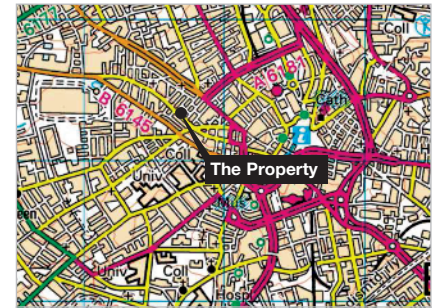


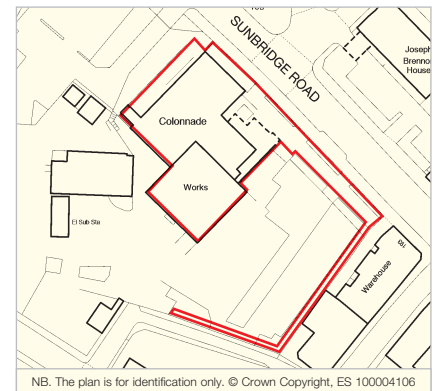
Bradford

Colonnade House, Sunbridge Road, West Yorkshire BD1 2HQ

- **A Freehold Ground Rent Investment secured upon a Purpose Built Building arranged to Provide a Total of 223 Self-Contained Student Pods**
- **Total Current Rent Reserved**
£57,980 per annum (equivalent)
Rising to £115,960 per annum in December 2027



NB. The plan is for identification only. © Crown Copyright, ES 100004106



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Seller's Solicitor

Messrs Ingram Winter Green LLP
(Ref: Paul Sheeter).
Tel: 020 7845 7417.
Email: paulsheeter@iwg.co.uk

INVESTMENT – Freehold Ground Rent



Tenure

Freehold.

Location

The subject property is situated to the south of Sunbridge Road. Bus services run along Sunbridge Road, providing links to the centre of Bradford and surrounding areas. Bradford Forster Square Station is approximately 0.7 miles to the east, with local amenities and shops being available along Sunbridge Road. The main campus of The University of Bradford is located on Richmond Road, less than half a mile to the south. The student population is around 13,000. The M602 Motorway is located to the south, providing access to the M62 Motorway.

Description

The property comprises a ground rent investment secured upon a purpose built block comprising 223 self-contained student pods.

Tenancy

Each unit is subject to a lease for a term of 125 years from March 2012 (thus having approximately 122 years unexpired) at a total ground rent of £57,980. (Each flat pays a ground rent of £260 per annum, doubling every 15 years). The Head Lessor is obliged to insure the building through the Freeholder's nominated agency.

NB. There is an area on the ground and lower floors, which is leased back to the developer for a term of 250 years. This space is unrefurbished and may be used for commercial purposes. The Lessee has prepared plans to convert this space into a further 53 pods for which the Freeholder's consent is required.

NB. We are advised that the Landlord & Tenant Act 1987 does not apply to this sale.

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 £750 (including VAT) upon exchange of sale memoranda.