

Crawley

Land to the East of Russell Way, Stephenson Way Industrial Estate, West Sussex RH10 1UH

Tenure
Freehold.

Location

The property is situated to the east of Russell Way, to the east of its junction with Paymaster Generals Roundabout. Local shops and amenities are available within walking distance to the north-east. Local bus routes run along Haslett Avenue East and Rail services run from Three Bridges Station approximately 0.5 miles to the north-west. The nearby A2220 provides access to the A264 and in turn the M23 Motorway. The open spaces of Three Bridges Playing Field are directly to the north.

Description

The property comprises an irregular shaped, overgrown site extending to approximately 0.29 hectares (0.71 acres).

A Freehold Site extending to Approximately 0.29 Hectares (0.71 Acres). Possible potential for Development subject to obtaining all necessary consents

Accommodation

Site Area Approximately 0.29 Hectares (0.71 Acres)

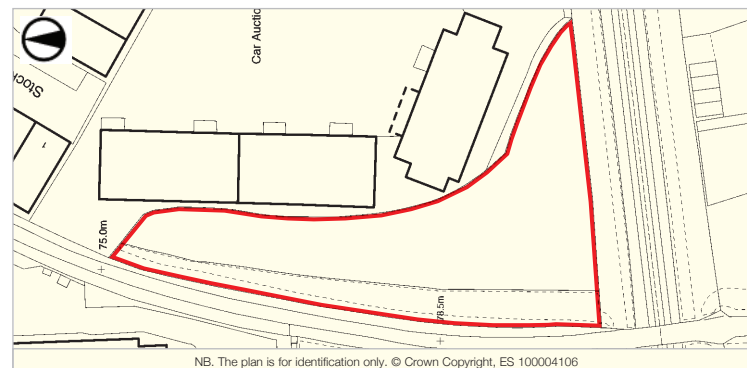
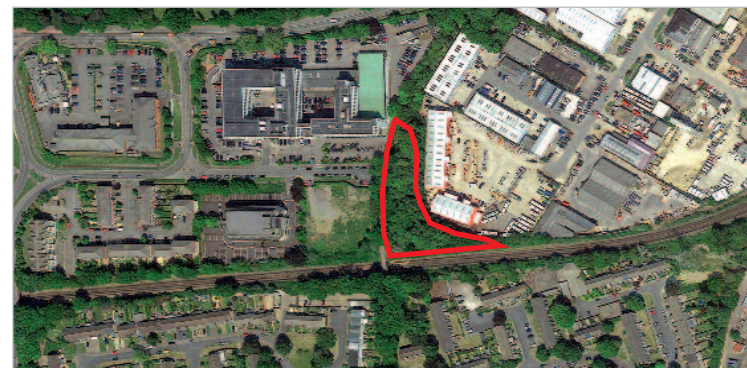
Planning

Local Planning Authority: Crawley Borough Council.
Tel: 01293 438000.
Email: comments@crawley.gov.uk
The site may afford possible potential for development, subject to obtaining all necessary consents.

Seller's Solicitor

Notary Express (Ref: Merlin Batchelor).
Tel: 01603 298800.
E-mail: merlin@notaryexpress.co.uk

Vacant Possession



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

VACANT – Freehold Site

172B

LOT

Hull

55 Morpeth Street, North Humberside HU3 1RG

Tenure
Freehold.

Location

The property is located on the east side of Morpeth Street, less than a mile to the north of Hull city centre. The local area offers a selection of shops along Spring Bank, together with Collingwood Primary School 0.2 miles to the south. Hull city centre provides more extensive facilities, including a larger range of shops, Hull Royal Infirmary, Hull College and Hull Paragon Interchange Rail Station. The University of Hull is 2.5 miles to the north.

A Freehold Mid Terrace Licensed HMO Building internally arranged to provide Six Letting Rooms

Description

The property comprises a mid terrace licensed HMO building arranged over ground and two upper floors beneath a pitched roof. The building is internally arranged to provide six letting rooms.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

To View

The property will be open for viewing on Wednesday 6th September between 4.00 – 4.45 p.m. This is an open viewing time with no need to register. (Ref: MW).

Seller's Solicitor

Messrs Guest Walker & Co (Ref: Hayton Tang).
Tel: 01904 624903.
Email: hayton.tang@guestwalker.co.uk

Total Current Rent Reserved £24,699.57 per annum (equivalent)

INVESTMENT – Freehold Building



| Room | Floor | Accommodation | Terms of Tenancy | Current Rent £ p.a. |
|------|--------|---|---|------------------------------|
| 1 | Second | Room, En-Suite Shower/WC | Subject to an Assured Shorthold Tenancy (holding over) | £5,199.96 p.a. |
| 2 | First | Room | Subject to an Assured Shorthold Tenancy expiring 22nd December 2017 | £3,639.96 p.a. |
| 3 | First | Room with wash basin | Subject to an Assured Shorthold Tenancy expiring 12th December 2017 | £3,900.00 p.a. |
| 4 | First | Room with wash basin | Subject to an Assured Shorthold Tenancy (holding over) | £3,639.96 p.a. |
| | First | Communal Shower/WC | | |
| 5 | Ground | Room with wash basin | Subject to an Assured Shorthold Tenancy expiring 27th December 2017 | £3,639.69 p.a. |
| 6 | Ground | Room | Subject to an Assured Shorthold Tenancy (holding over) | £4,680.00 p.a. |
| | Ground | Communal Kitchen, Communal Shower/WC, Communal WC | | |
| | | | | Total £24,699.57 p.a. |

172C

LOT

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 £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.