

Nuneaton 30, 30A, 32 & 32A Tudor Road, Warwickshire CV10 9EH

Tenure
Freehold.

Location
Tudor Road is approximately two and a half miles from the centre of Nuneaton and the property is situated to the west of its junction with Ramsden Avenue. Local shops are available, whilst St Anne's Catholic Primary School and Chancery Lane Surgery are all within a mile. The town centre of Nuneaton is to the south-east and provides a wide selection of shops, as well as North Warwickshire and Hinckley College, George Eliot Hospital and Nuneaton Rail Station. The A5 is approximately three miles to the north.

Description
The property comprises four self-contained flats situated within two semi-detached buildings. The buildings will be offered collectively as one lot.

Two Freehold Semi-Detached Buildings internally arranged to provide a Total of Four Self-Contained Flats. Two Flats subject to Reversionary Long Leases. Two Flats subject to Assured Shorthold Tenancies. To be offered collectively as one Lot. Reversions from 2078

Accommodation and Tenancies
The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out opposite was provided by the Seller.

Seller's Solicitor
Cain Associates (Ref: W Cain).
Tel: 0208 298 0229.
Email: cain@cain-associates.co.uk

Total Current
Rent Reserved
£9,200 per annum (equivalent) Reversions from 2078

INVESTMENT – Freehold Building



Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
30	Ground	Two Bedroom Accommodation	Subject to a long lease with a term of approximately 62 years unexpired	£100 p.a.
30A	First	Two Bedroom Accommodation	Subject to a long lease with a term of approximately 62 years unexpired	£100 p.a.
32	Ground	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy	£4,800 p.a.
32A	First	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy	£4,200 p.a.

York 128 Barkston Avenue, North Yorkshire YO26 5BB

A Freehold Semi-Detached House subject to an Assured Shorthold Tenancy

Tenure
Freehold.

Location
The property is situated on the north side of Barkston Avenue, close to its junction with Chapelfields Road. Barkston Avenue leads to Bramham Road to the east, where local amenities are available. A more extensive range of facilities is available in York city centre, including York Rail Station, 2.8 miles to the east. The open spaces of Acomb Green are nearby.

Description
The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. The property benefits from front and rear gardens and off-street parking.



Accommodation
The property was not internally inspected by Allsop. The following information was obtained from the vendor. We understand the property provides:
Two Bedroom Accommodation

Tenancy
The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 11th May 2013 at a current rent of £595 per calendar month (holding over).

Current Rent Reserved £7,140 per annum (equivalent)

INVESTMENT – Freehold House

Southport Lower Ground Floor Flat, 5 Grosvenor Road, Lancashire PR8 2HT

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

Tenure
Leasehold. Please refer to the Vendor's solicitors for further details.

Location
The property is situated on the north side of Grosvenor Road, close to its junction with Granville Road. Grosvenor Road leads in turn onto Liverpool Road, where local shops are available. A more extensive range of shops and other facilities is available in Southport town centre to the north-east. Rail services run from Hillside Rail Station approximately one mile to the south-east. Southport Pier is 1.8 miles to the north.

Description
The property comprises a lower ground floor flat situated within a detached block arranged over lower ground, ground and first floors. The property benefits from communal parking and communal gardens.



Accommodation
The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:
Four Bedroom Accommodation

Tenancy
The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 28th November 2015 at a current rent of £600 per calendar month.

Current Gross Rent Received £7,200 per annum (equivalent)

INVESTMENT – Leasehold Flat