

## Belfast

**106 Shore Road,  
Co. Antrim,  
Northern Ireland  
BT15 3QA**

**BY ORDER OF MORTGAGEES**  
A Long Leasehold Semi-Detached House

### Tenure

Leasehold. The property is held on a lease for a term of 8,000 years from 26th October 1939 (thus having approximately 7,925 years unexpired) at a current ground rent of £6.50 per annum.

### Location

The property is located on the east side of Shore Road at its junction with York Drive. Local shops are readily available with the more extensive shopping and leisure facilities of Belfast city centre also being within reach. Rail services run from Belfast Central Station and the M2 Motorway is also close by. Both George Best Belfast City Airport and Belfast's Ferry Port are also situated within reach.

### Description

The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. The property has been extended to the rear. The property benefits from garden areas to both the front and rear.



### Accommodation

**Ground Floor** – Reception Room, Kitchen  
**First Floor** – Three Bedrooms, Bathroom with WC and wash basin

### To View

The property will be open for viewing before the Auction on Friday 4th July, Friday 11th July and Sunday 13th July between 10.45 – 11.15 a.m. (Ref: CF).

### Vacant Possession

**VACANT – Long Leasehold House**

181  
LOT

## Normanton

**302 Castleford Road,  
West Yorkshire  
WF6 1PY**

**BY ORDER OF MORTGAGEES**  
A Freehold End of Terrace House

### Tenure

Freehold.

### Location

Castleford Road is located slightly to the east of Normanton and the property is situated to the east of its junction with Queen Street. Shops, bus services and Normanton Rail Station are available in Normanton Town. The more extensive facilities of Wakefield are available to the west and provide a wider range of shops, a college, a hospital and Wakefield Rail Station.

### Description

The property comprises an end of terrace house arranged over ground and first floors beneath a pitched roof. There is a garden to the rear.



### Accommodation

**Ground Floor** – Two Reception Rooms, Kitchen  
**First Floor** – Two Bedrooms, Bathroom/WC

### To View

The property will be open for viewing every Tuesday and Friday before the Auction between 12 noon – 12.30 p.m. (Ref: MW).

**VACANT – Freehold House**

182  
LOT

## Barnet

**95 Garrowsfield,  
Dollis Valley Way,  
Hertfordshire  
EN5 2TY**



**BY ORDER OF PAVILLION CAPITAL  
PARTNERS LIMITED**

### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 1st July 1983 (thus having approximately 94 years unexpired) at a current ground rent of £10 per annum.

### Location

The property is located to the south side of Dollis Valley Way, which runs south off Mays Lane. A full range of local amenities can be found along Great North Road (A1000). High Barnet Underground Station (Northern Line) is located approximately 0.7 miles north-east. New Barnet Rail Station, situated 1.5 miles to the east, provides regular rail services into London Kings Cross. The A1000 and A411 are accessible and provide onward access to the A1(M), A1 and M25 Motorway.

**A Leasehold Self-Contained Purpose Built Second,  
Third and Fourth Floor Maisonette subject to an  
Assured Shorthold Tenancy**

### Description

The property comprises a self-contained maisonette arranged over the second, third and fourth floors of a purpose built building arranged over ground and four upper floors. The property benefits from a balcony and separate store room.

### Accommodation

**Second Floor** – Reception Room, Kitchen  
**Third Floor** – Bedroom, Bathroom/WC  
**Fourth Floor** – Bedroom, Further Room

### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term commencing 1st October 2013 and expiring 31st March 2014 (Holding over) at a current rent of £650 every 4 weeks.

### Seller's Solicitor

Berry Smith (Ref: R Senior Esq).  
Tel: 02920 345511.  
Email: rsenior@berrysmith.com

**Current Gross  
Rent Reserved  
£8,450  
per annum  
(equivalent)**

**INVESTMENT –  
Leasehold  
Maisonette**



183  
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](http://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.