

Salford
9 Fusion 6,
8 Middlewood Street,
Greater Manchester
M5 4LN

BY ORDER OF RECEIVERS
A Leasehold Self-Contained Second Floor
Purpose Built Flat

Tenure
Leasehold. The property is held on a lease for a term of 150 years from 1st January 2004 (thus having approximately 139 years unexpired) at a current ground rent of £200 per annum.

Location
Middlewood Street is located approximately a mile to the east of Manchester city centre and the property is situated to the east of its junction with Liverpool Street. A good range of shops, schools, college, university and Salford Central Rail Station is available. The more extensive facilities of Manchester provide a wider selection of shops, schools, college, universities, hospital and Manchester Rail Station.

Description
The property comprises a self-contained apartment situated on the second floor within a purpose built block.



Accommodation
The property was not internally inspected by Allsop. The following information was supplied by the Vendor. We are informed that the property provides:
Two Bedroom Accommodation
To View
The property will be open for viewing every Monday and Wednesday before the Auction between 1.45 – 2.30 p.m. These are open viewing times with no need to register. (Ref: MW).

Vacant Possession
VACANT – Leasehold Flat

Salford
18 Fusion 6,
8 Middlewood Street,
Greater Manchester
M5 4LN

BY ORDER OF RECEIVERS
A Leasehold Self-Contained Purpose Built
Flat

Tenure
Leasehold. The property is held on a lease for a term of 150 years from 1st January 2004 (thus having approximately 139 years unexpired) at a current ground rent of £200 per annum.

Location
Middlewood Street is located approximately a mile to the east of Manchester city centre and the property is situated to the east of its junction with Liverpool Street. A good range of shops, schools, college, university and Salford Central Rail Station is available. The more extensive facilities of Manchester provide a wider selection of shops, schools, college, universities, hospital and Manchester Rail Station.

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Vacant Possession
VACANT – Leasehold Flat

Bury
47-49 Bolton Road,
Greater Manchester
BL8 2AB

Tenure
Freehold.

Location
Bolton Road is located near the centre of Bury and is situated to the south of its junction with Waterloo Road. Local shops, schools and bus services are available close to the property whilst Bury town centre is also available close by providing a wider range of shops, college and Bury Rail Station.

Description
The property comprises an end of terrace building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide a ground floor shop with four self-contained flats above.

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

A Freehold Building arranged to provide a Lock-Up Shop (A1) and Four Self-Contained Flats. Three Flats subject to Assured Shorthold Tenancies, One Flat Vacant. Planning Permission for Conversion of Shop to provide Two Self-Contained Flats

Planning
Notice of Prior Approval for Change of Use from retail (class A1) to a use falling within Use Class C3 (dwelling house) has been determined as not required.
Application No: 57719 (Google: "57719" Bury).
Date of Registration: 03/07/2014.
Planning Authority: Bury Council.
Tel: 0161 253 5432.

To View
The property will be open for viewing every Monday and Wednesday before the Auction between 12 noon – 12.30 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor
Rexton Law LLP (Ref: Daniel Zysblat).
Tel: 020 3475 5575.
Email: daniel@rextonlaw.co.uk

Current Rent Reserved
£12,000
per annum

INVESTMENT –
Part Tenanted



Type	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
Shop (A1 Use Class)	116 sq m (1,248 sq ft) (GIA)	Vacant (see planning paragraph)	
Flat 1	One Bedroom Accommodation	Subject to a lease for a term of 3 years in favour of Cromwood Ltd from 26th November 2012	£3,600
Flat 2	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy from 19th January 2009 (Holding over)	£4,200
Flat 3	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy from 13th December 2010	£4,200
Flat 4	One Bedroom Accommodation	Vacant	

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.