LOT **246**

Southsea

Flat 4, 10-12 Clarendon Road, Portsmouth, Hampshire PO5 2EE

BY ORDER OF RECEIVERS
A Leasehold Self-Contained First and Second Floor Maisonette subject to an Assured Shorthold Tenancy

Tenure
Leasehold. The property is held on a lease for a term of 125 years from 1st May 2005 (thus having approximately 115 years unexpired) at a current ground rent of £500 per annum.

Location
The property is situated on the south side of Clarendon Road, to the north-west of its junction with The Vale. Clarendon Road leads into Osbourne Road to the west, which in turn provides access to Duisburg Way (A288). The A3 is located nearby to the north-west. Shops are available along Clarendon Road, with a more extensive range of shops being available in Portsmouth to the north-west, including Gunwharf Quays Shopping Centre. National Rail services run from Fratton Station located approximately 1.3 miles to the north-east. The open spaces of Southsea Common and Portsmouth sea front are located nearby.

Description
The property comprises a self-contained first and second floor maisonette situated within a mid terrace building arranged over ground floor (retail) and three upper floors beneath a mansard roof.

Accommodation
First Floor – Two Bedrooms, Bathroom with WC and wash basin
Second Floor – Reception Room, Kitchen

Tenancy
The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 24th June 2014 at a current rent of £725 per calendar month (Holding over).

Current Gross Rent Reserved
£8,700 per annum (equivalent)

INVESTMENT – Leasehold Maisonette

LOT **247**

Ferryhill

15 Darlington Road, County Durham DL17 8JP

On the instructions of J Gershinson FRICS and A Kisby MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

A Freehold Mid Terrace Building internally arranged as a Ground Floor Retail Unit and a Self-Contained First Floor Flat

Tenure
Freehold.

Location
Darlington Road is located near the centre of Ferryhill and the property is situated to the north-east of its junction with Hudson Street. Local shops and bus services are provided near the property whilst schools are also available in Ferryhill. The A167 is also available very close to the property which provides access to Durham less than seven miles to the north. Durham provides a wide variety of shops, college, university, hospital and Durham Rail Station.

Description
The property comprises a mid terrace building arranged over ground and first floors beneath a pitched roof. Internally the property is arranged to provide a ground floor retail unit and a self-contained first floor flat.

Accommodation
The property was not internally inspected by Allsop. The following information was provided by the Vendor. We understand the property provides:
Ground Floor Retail Unit

Gross Frontage	4.8m	(15' 9")
Build Depth	9.9m	(32' 8")

First Floor – Two Bedroom Accommodation

To View
The property will be open for viewing every Monday and Wednesday before the Auction between 9.00 – 9.30 a.m. These are open viewing times with no need to register. (Ref: MW).

Freehold Building

LOTS **248 & 249**

Ramsgate

Flats 1 (Lot 248) and 3 (Lot 249), 19/19A North Avenue, Kent CT11 9BT

Two Leasehold Self-Contained Flats each subject to an Assured Shorthold Tenancy. To be offered Individually as Two Separate Lots

On the instructions of L Brooks MRICS and V Liddell MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

Tenure
Leasehold. Each flat is held on a lease for a term of 99 years from 24th June 1981 (thus having approximately 65 years unexpired) at a ground rent of £50 per annum.

Location
The properties are situated on the south side of North Avenue near to its junction with Marlborough Road. A wide range of amenities and facilities are available along Queen Street nearby which feeds into Ramsgate town centre. Ramsgate Rail Station is located one mile to the north, providing access to the national network, whilst the A299 Canterbury Road is accessible 1.75 miles to the west.

Description
The property comprises two self-contained flats situated within a semi-detached terrace building arranged over lower ground, raised ground and two upper floors. Lot 248 is on the lower ground floor. Lot 249 is on the first floor of the building. The flats will be offered individually as two separate lots.

Accommodation and Tenancies
The property was not internally inspected by Allsop. The information set out in the schedule below was provided by the borrower's property managers.

Total Current Rent Reserved
£8,100 per annum (equivalent)

Two Leasehold Flats

Lot	Flat No.	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
248	1	Lower Ground	Reception Room, Bedroom, Kitchen, Bathroom	The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 17th November 2014	£4,200
249	3	First	One Bedroom Accommodation	The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 30th September 2006 (holding over)	£3,900

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.