

Brixham

Cowslip Cottage, 1 St Marys Square, Milton Street, Torbay, Devon TQ5 0BU

Tenure
Freehold.

Location
The property is located approximately a mile to the south of Brixham town centre and at the junction of Milton Street and Horsepool Street. Local shops, schools, a hospital and bus services are provided locally, whilst the more extensive facilities of Brixham are available to the north providing a further and more extensive range of shops and a college. The A380 is within reach and provides access to the M5 Motorway and the open spaces of St Mary's Park are also close by.

Description
The property comprises an end of terrace house arranged over ground, first and second floors beneath a pitched roof.

A Freehold End of Terrace House subject to a Regulated Tenancy

Accommodation
The property was not internally inspected by Allsop. The following information was obtained from the Rent Register. We understand the property provides:
Ground Floor – Room, Kitchen
First Floor – Room, Bathroom/WC, Store
Second Floor – Two Rooms

Tenancy
The property is subject to a Regulated Tenancy at a registered rent of £125 per week.
(Effective Date: 12th August 2013)

Seller's Solicitor
Messrs Ramsdens Rice Jones Clarksons
(Ref: D Hofton).
Tel: 01422 410571.
Email: david.hofton@ramsdens.co.uk

Current Rent Reserved
£6,500 per annum

**INVESTMENT –
Freehold House**



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Richmond

Flats 1-4, 124 Richmond Hill and 126 Richmond Hill, Surrey TW10 6RN

Tenure
Freehold.

Location
The property is situated on the east side of Richmond Hill close to its junction with Nightingale Lane. A good range of local shops and amenities is available within Richmond itself and more extensively in Twickenham to the west. Rail services run from Richmond Station approximately 1 mile to the north. The open spaces of Richmond Park are a short distance to the south.

Description
The property comprises a ground rent investment secured upon a mid terrace building arranged over lower ground, ground and three upper floors beneath a pitched roof. The building is internally arranged to provide five self-contained flats.

A Freehold Ground Rent Investment secured upon a Mid Terrace Building arranged to provide Five Self-Contained Flats

Tenancy
Each flat is subject to a lease for a term of 125 years from 1st October 2013 (thus having approximately 124 years unexpired) at a current ground rent of £400 per annum.

NB. The lessees HAVE NOT elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

Seller's Solicitor
Messrs Freemans (Ref: GB).
Tel: 0207 935 3522.
Email: gb@freemanssolicitors.net

Total Current Rent Reserved
£2,000 per annum

**INVESTMENT –
Freehold Ground Rent**



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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.