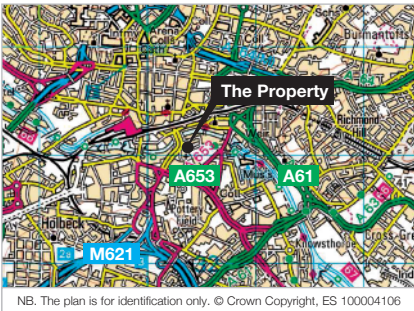


## Leeds “Waterloo Court”, Hunslet Road, West Yorkshire LS10 1QN

- **A Freehold Ground Rent Investment**
- Secured upon a Purpose Built Block arranged to provide 74 Apartments (21 x Two Bedroom, 53 x One Bedroom)
- 10 Year RPI Linked Rent Reviews
- City Centre location
- Total Current Rent Reserved  
**£17,488.69 per annum**



### Seller's Solicitor

Messrs TLT LLP Solicitors  
(Ref: Patrick Sheehan).  
Tel: 03330 060504.  
Email: patrick.sheehan@titsolicitors.com

### INVESTMENT – Freehold Ground Rent



### Tenure

Freehold.

### Location

Waterloo Court is located on Hunslet Street, close to its junction with Waterloo Street. Local shops and amenities are within easy walking distance within Leeds city centre. Leeds Rail Station is within 5 minutes' walk and provides a regular and direct service to London King's Cross Station. The M621, M1 and M62 Motorways are all to the south.

### Description

The property comprises a ground rent investment secured upon a purpose built block in Leeds city centre. The block is internally arranged to provide a total of 74 self-contained flats.

### Tenancies

Each flat is subject to a long lease for a term of 999 years from 1st January 2007 at a total current ground rent of £17,488.69 per annum. Each lease includes provisions for 10 yearly RPI linked rent reviews.

The property is also subject to a lease of the whole property to the current management company. The management company benefits from the apartment leases under this lease. Rent is payable to the freeholder under the management company lease as an aggregate of the rents payable to the management company under the individual flat leases.

### Rights of Pre-emption

NB: Due to the overriding management company lease, there is no requirement to serve pre-emption notices under the terms of the Landlord & Tenant Act 1987.

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.allisop.co.uk](http://www.allisop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.