

London SW18
3 Crealock Street,
Wandsworth
SW18 2BS

Tenure

Freehold.

Location

The property is situated on the east side of Crealock Street, close to its junction with Delia Street. A good range of local shops and amenities is available along both Trinity Road (A214) and Bellevue Road, with the further facilities of both Wandsworth and Earlsfield also being accessible. Rail services run from Wandsworth Town Station approximately 1 mile to the north-east and the South Circular Road (A3) is to the north. Southside Shopping Centre is within walking distance. The open spaces of Wandsworth Common and King George's Park are to the east and west respectively.

Description

The property comprises a ground rent investment secured upon a mid terrace building arranged over basement, ground and first floors. Internally, the property is arranged to provide three self-contained flats.

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

Tenancies

A schedule of Tenancies is set out opposite.

Rights of Pre-emption

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

Management and Insurance

The Freeholder has the right to manage and insure.

Total Current Rent Reserved
£1,000 per annum

INVESTMENT – Freehold Ground Rent



Property	Terms of Tenancy	Current Rent £ p.a.
Ground Floor Flat	125 years from 1st January 1990 (thus having approximately 97 years unexpired)	£100
Ground/First Floor Flat	125 years from 24th November 2016 (thus having approximately 123 years unexpired)	£450
Basement Flat	125 years from 4th January 2018 (thus having approximately 124 years unexpired)	£450

Liverpool
19 Holmes Street,
Merseyside
L8 0RH

BY ORDER OF A HOUSING ASSOCIATION

Tenure

Freehold.

Location

The property is situated on the east side of Holmes Street, close to its junction with Longfellow Street. Holmes Street leads onto Smithdown Road, where local shops are available. A more extensive range of facilities is accessible in Liverpool city centre approximately 3 miles to the north-west. Rail services run from Edge Hill Station approximately 0.6 miles to the north. The open spaces of Crown Street Park are nearby.

Description

The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a rear yard.

A Freehold Mid Terrace House

Accommodation

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

To View

The property will be open for viewing every Monday and Wednesday before the Auction between 3.00 – 3.30 p.m. These are open viewing times with no need to register. (Ref: MW).

Vacant Possession

VACANT – Freehold House



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.allstop.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.