

## Bristol

### Garden Flat, 56 Cotham Road, Cotham BS6 6DW

#### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 1st January 2017 at a current ground rent of £250 per annum.

#### Location

The property is situated on Cotham Road, to the south of its junction with Cotham Row. Local amenities are available, with the further facilities of Bristol city centre also being accessible to the south. Rail services run from Redland Station and the M32, M4 and M5 Motorways are all within reach. The open spaces of Cotham Garden are close by. The University of Bristol is to the south.

#### Description

The property comprises a self-contained ground floor garden flat situated within an attractive Georgian Bath stone fronted period building. There is a rear garden.

### A Leasehold Self-Contained Ground Floor Garden Flat

#### Accommodation

Two Reception Rooms, Two Bedrooms, Kitchen, Bathroom.

#### To View

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

### Vacant Possession

#### Seller's Solicitor

Messrs Solomon Taylor Shaw (Ref: Barry Shaw).  
Tel: 0207 431 1912.  
Email: barry@solts.co.uk

### VACANT – Leasehold Flat



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## Harrogate

### 1-7 Coppice Mews, Coppice Drive, North Yorkshire HG1 2JE

#### Tenure

Freehold.

#### Location

The property is situated on Coppice Drive, to the east of its junction with Ripon Road (A61). There is an extensive range of amenities and services available in the centre of Harrogate to the south-east. Rail services run from Harrogate Station approximately 0.6 miles to the south-east and bus services run along Ripon Road (A61). Ripon Road (A61) provides access to Leeds and the A1(M) Motorway. The open spaces of Killinghall Moor Country Park and The Stray are nearby.

#### Description

The property comprises a ground rent investment secured upon a purpose built block arranged over ground and two upper floors beneath a pitched roof. The building is internally arranged to provide seven self-contained flats.

### A Freehold Ground Rent Investment secured upon a Purpose Built Block arranged to provide Seven Self-Contained Flats. Five Yearly RPI Rent Reviews

#### Tenancies

Flats 1-7 are each subject to a long lease for a term of 999 years from 1st November 2015 (thus having approximately 997 years unexpired), each at a current ground rent of £250 per annum, rising in line with RPI every 5 years. Rents on all flats are reviewed every 5th anniversary of the date of commencement of the Term falling during the Term.

#### 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 lessee management company is obliged to insure through the freeholder's agency.

#### Seller's Solicitor

Ingram Winter Green (Ref: PG)  
Tel: 0207 8457400.  
Email: paulgorman@iwg.co.uk

#### Total Current Rent

**Reserved  
£1,750 per annum  
Rents Rise by RPI  
every Five Years**

**Next Review Date  
1st January 2020**

### 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.alltop.co.uk](http://www.alltop.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.

LOT 20 – SOLD PRIOR