

Northfleet Beauwater Sports & Leisure Club Nelson Road Kent DA11 7EE

- **Leasehold Vacant Sports Club**
- **Site extending to 4.52 hectares (11.16 acres)**
- **Facilities include four floodlit 3G 5-a-side football pitches**

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

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Tenure

Leasehold. Held for a term of 50 years from 31st March 2005 (thus having some 41.25 years unexpired) at a peppercorn ground rent. There is a restrictive covenant on title. Please refer to legal pack for full details of the lease.

Location

Northfleet is situated on the Thames Estuary, some 26 miles south-east of central London, and serves a population of some 51,000.

Vacant

The town enjoys good road communications being on the A2/M2, linking to the M25 some 6 miles to the west. The property is situated in a residential area to the south of Nelson Road and west of Snelling Avenue some 1.25 miles south-west of Gravesend town centre.

Description

The property is arranged to provide sports ground facilities on a site extending to approximately 4.45 hectares (11 acres). There are numerous buildings on-site including a main clubhouse, former treatment room and pavilion outbuilding. There are four 3G 5-a-side football pitches, five grass football pitches, four former tennis courts and a former bowls green. There is on-site parking.

The property provides the following accommodation and dimensions:

Clubhouse, Cellars and Pavilion Outbuildings Total 1,306 sq m (14,058 sq ft)

Floor areas taken from a Valuation Report.

Tenancy

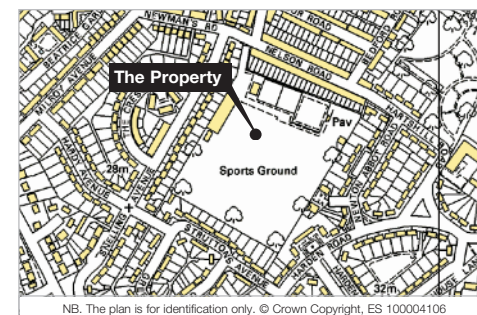
The property is being offered VACANT

Seller's Solicitor

Harry Loffman, Walker Morris LLP.

Tel: 0113 283 2500.

E-mail: harry.loffman@walkermorris.co.uk



VAT

Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Liverpool 80/82 St Marys Road Garston Merseyside L19 2JG

- **Freehold Commercial Investment**
- **Prominent corner position**
- **Comprises a vacant shop with self-contained offices and dance studio above**
- **Asset management opportunity**

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

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Tenure

Freehold.

Location

Liverpool is one of the principal cities of the north-west with a population in excess of 445,000. The city benefits from excellent air, road and rail connections with links to the national motorway network including the M57, M58 linking to the M6. Garston is located circa 2.5 miles south of the city centre on the A561 which links Liverpool with Widnes to the east. The property is situated on the north side of

Total Current Rents Reserved

**£12,810 pa
Plus Vacant Shop**

St Marys Road at its junction with Heald Street, in a mixed retail and residential area. Occupiers close by include a number of local traders.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop unit with ancillary accommodation to the basement. The self-contained upper parts presently provide offices and a dance studio.

VAT

Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Seller's Solicitor

Dan Kendall, Addleshaw Goddard LLP.

Tel: 0161 934 6000

e-mail: dan.kendall@addleshawgoddard.com



No.	Present Lessee	Accommodation (1)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Part Ground Floor & Basement	Vacant	Basement Ground Floor 204.36 sq m 235.85 sq m (2,199 sq ft) (2,539 sq ft)			
Part Ground Floor	Merseyside Carpets	Ground Floor 59.45 sq m (640 sq ft)	Let on terms unknown	£810 p.a.	
Part First Floor Offices	Eaglesvale Ltd	First Floor Offices 132.34 sq m (1,425 sq ft)	Let on terms unknown	£7,000 p.a.	
Part First & Second Floor	Topez & Dancentre Ltd	First Floor Second Floor 144.18 sq m 259.62 sq m (1,552 sq ft) (2,795 sq ft)	Let on terms unknown	£5,000 p.a.	
		Total	1,035.80 sq m (11,150 sq ft)	Total £12,810 p.a.	

(1) Not inspected by Allsop, areas taken from a Valuation Report.