

Didsbury

21 Albert Hill Street, Greater Manchester M20 6RF

BY ORDER OF MOUNTVIEW ESTATES PLC

Tenure

Freehold.

Location

The property is situated on the north side of Albert Hill Street, to the east of its junction with Wilmslow Road. Local amenities are available in Didsbury itself, and the further facilities of Manchester city centre are accessible to the north. Rail services run from both Burnage and East Didsbury Stations, and both the M60 and M56 Motorways are to the south. Didsbury Park is to the south.

Description

The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. There is a front garden and a rear yard.

A Freehold Mid Terrace House

Accommodation

Ground Floor – Two Rooms, Kitchen, Access to Cellar

First Floor – Two Rooms, Bathroom

To View

The property will be open for viewing every Monday and Wednesday before the Auction between 10.45 – 11.15 a.m. These are open viewing times with no need to register. (Ref: MW)

Seller's Solicitor

Messrs Ross & Craig (Ref: PB).
Tel: 020 7262 3077.

Vacant Possession

VACANT – Freehold House



Ripponden

Riverview Apartments, Oldham Road, West Yorkshire HX6 4BL

BY ORDER OF RECEIVERS

Tenure

Freehold.

Location

The property is situated on the south side of Oldham Road to the east of Spinners Hollow. Local shops and amenities are readily available with the more extensive facilities of Halifax to the north and Huddersfield to the east being accessible. Road communications are provided by the A672, which affords access to the M62 Motorway to the south.

Description

The property comprises a ground rent investment secured upon a purpose built block which is internally arranged to provide a total of twelve self-contained apartments, a retail unit and all common parts.

A Freehold Ground Rent Investment Secured upon a Purpose Built Block Internally Arranged to Provide a Total of Twelve Self-Contained Apartments, a Retail Unit and All Common Parts

Accommodation and Tenancies

Each apartment (Apartments 9, 10, 12, 13, 14, 15, 18, 19, 20, 22, 23 & 24) is subject to a lease for a term of 125 years from 1st January 2007 (thus having approximately 117 years unexpired) at a current ground rent of £150 per annum. The rent reviews are every 25 years with the ground rent doubling. Next review 2032. The retail unit is subject to a lease for a term of 999 years from 13th November 2007 at a ground rent of a peppercorn.

Seller's Solicitor

DLA Piper (Ref: Rob Lyons).
Tel: 0161 235 4035.
Email: rob.lyons@dlapiper.com

**Total Current
Rent Reserved
£1,800 per
annum**

INVESTMENT – Freehold Ground Rent



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.

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.