

Huddersfield Apartment 7, The Lofts, 21 Water Street, West Yorkshire HD1 4BX

BY ORDER OF THE RECEIVERS

A Leasehold Self-Contained Purpose Built Ground Floor Flat subject to an Assured Shorthold Tenancy

Tenure

Leasehold. The property is held on a lease for a term of 999 years from 1st January 2004 (thus having approximately 986 years unexpired) at an initial ground rent of £125 per annum.

Location

The property is situated on the west side of Water Street, to the north of its junction with Springwood Avenue. Local shops and amenities are available in Huddersfield town centre approximately 0.5 miles directly to the east. Local bus routes run along Springwood Avenue to the south. Rail services run from Huddersfield Station within walking distance to the north-east. The nearby A62 is to the east and provides access to the A640 and in turn the M62 Motorway. The open spaces of Greenhead Park are to the north- west.



Description

The property comprises a self-contained ground floor flat situated within a purpose built block arranged over lower ground, ground and four upper floors beneath a pitched roof. We understand the property benefits from a parking space.

Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Receivers. We are informed that the property provides:

One Bedroom Accommodation

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 12th April 2007 at a current rent of £475 per calendar month.

Current Gross Rent Reserved £5,700 per annum (equivalent)

INVESTMENT – Leasehold Flat

312
LOT

Huddersfield Apartment 18, The Lofts, 21 Water Street, West Yorkshire HD1 4BX

BY ORDER OF THE RECEIVERS

A Leasehold Self-Contained Purpose Built Third Floor Flat subject to an Assured Shorthold Tenancy

Tenure

Leasehold. The property is held on a lease for a term of 999 years from 1st January 2004 (thus having approximately 986 years unexpired) at a current ground rent of £175 per annum.

Location

The property is situated on the west side of Water Street, to the north of its junction with Springwood Avenue. Local shops and amenities are available in Huddersfield town centre approximately 0.5 miles directly to the east. Local bus routes run along Springwood Avenue to the south. Rail services run from Huddersfield Station within walking distance to the north-east. The nearby A62 is to the east and provides access to the A640 and in turn the M62 Motorway. The open spaces of Greenhead Park are to the north-west.



Description

The property comprises a self-contained third floor flat situated within a purpose built block arranged over lower ground, ground and four upper floors beneath a pitched roof. We understand the property benefits from a parking space.

Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Receivers. We are informed that the property provides:

Two Bedroom Accommodation

Tenancy

Please refer to the legal pack.

Current Gross Rent Reserved £5,700 per annum (equivalent)

INVESTMENT– Leasehold Flat

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LOT

Waterlooville 260-262 London Road, Hampshire PO7 7HG

Tenure

Freehold.

Location

The property is located on the east side of London Road, to the south of its junction with Stakes Hill Road. The property is conveniently located within walking distance to local shops and amenities. The property benefits from excellent communications by rail, bus and road networks. Havant Rail Station is four miles to the south-east and provides frequent services to London Waterloo with a fastest journey time of 1 hour and 23 minutes. The adjoining Rockville Drive leads on to the A3. The open spaces of Jubilee Park and Fielders Park are within easy reach.

Description

The property comprises a mid terrace building arranged over ground and first floors beneath a flat roof. Internally, the property is arranged to provide two retail units together with office accommodation above. The property benefits from a garage and two car parking spaces to the rear.

A Freehold Mid Terrace Building arranged to provide Two Retail Units with Office Accommodation Above. The property was previously the subject of Planning Permission for Conversion and Development to Two x Self-Contained Flats (now lapsed). Possible potential for Development, subject to obtaining all necessary consents

Accommodation

A schedule of Accommodation is set out opposite.

Planning

Local Planning Authority: Havant Borough Council. Tel: 0239 244 6019. Planning permission (Ref: 03/55932/005) was granted on 14th June 2004 for construction of first floor extensions and part demolition of existing first floor element to facilitate conversion of existing offices to form 2 x first floor flats accessed from new stairs at rear together with associated refuse and cycle storage and parking to rear following demolition of existing garages (now lapsed). The property may afford potential for an alternative scheme, subject to obtaining all necessary consents. Prospective buyers are deemed to have made their own enquiries in this regard.

Seller's Solicitor

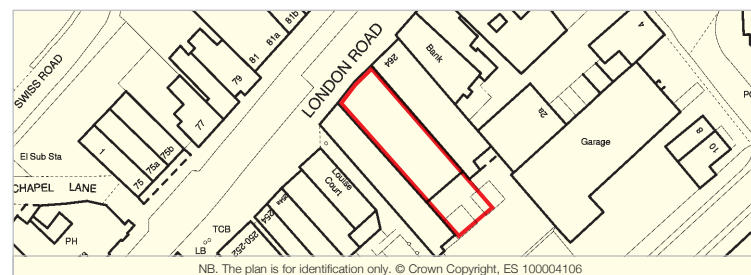
Messrs Warner Goodman LLP
(Ref: Mrs Claire Battye).
Tel: 023 9277 6503.
Email: clairebattye@warnergoodman.co.uk

Vacant Possession

To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

VACANT – Freehold Building



Unit	Floor	Accommodation	NIA
260	Ground	Shop with WC	148.40 sq m (1,597 sq ft)*
262	Ground	Shop with Staff WC, Kitchen, Two WCs	146.65 sq m (1,579 sq ft)*
260-262	First	Office Accommodation	–

*Sourced from www.gov.uk/government/organisations/valuation-office-agency

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.allsop.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.

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LOT