



Sheffield

**314/314a (Lot 250),
316/316a (Lot 251) &
318/318a (Lot 252)**
**Langsett Road,
South Yorkshire
S6 2UF**

- **Three Freehold Buildings**
- Each Building arranged to provide Two Self-Contained Flats
- Two Flats Vacant
- Four Flats subject to Assured Shorthold Tenancies
- To be offered either Individually or Collectively
- Total Current Rent Reserved
**£17,400 per annum
from Lots 251/252
with Two Flats Vacant**

BY ORDER OF MORTGAGEES

Tenure

Freehold.

Location

Langsett Road is located approximately two and a half miles north of Sheffield city centre and the properties are situated to the north of its junction with Infirmary Road. Local shops, schools, bus services and tram line are available close to the property whilst the more extensive facilities of Sheffield city centre are available to the south providing a broad range of shops, colleges, universities, hospital and Sheffield Rail Station.

Description

The property comprises three terraced buildings each arranged over ground, first and second floors beneath a pitched roof. Each building is arranged to provide two self-contained flats. There is an additional area of land to the rear of No. 314 (Lot 250).

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

To View

Lot 250 (314/314A) will be open for viewing every Monday and Wednesday before the Auction between 10.30 – 11.00 a.m. These are open viewing times with no need to register. (Ref: MW).

Lot	Unit No.	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
250	314	Ground	Kitchen, Shower Room/WC, Reception Room, Bedroom	Vacant	n/a
	314a	First/Second	Kitchen, Shower Room/WC, Reception Room, Bedroom, Room	Vacant	n/a
	316	Ground	Kitchen, Shower Room/WC, Reception Room, Bedroom	Subject to an AST for a term of 6 months from 2nd April 2012 (Holding over)	£4,200
251	316a	First/Second	Kitchen, Shower Room/WC, Reception Room, Bedroom, Room	Subject to an AST for a term of 6 months from 23rd June 2010 (Holding over)	£4,500
	Total				£8,700
252	318	Ground	Not internally inspected by Allsop. We understand: One Bedroom Accommodation	Subject to an AST for a term of 6 months from 26th March 2012 (Holding over)	£4,200
	318a	First/Second	Not internally inspected by Allsop. We understand: Bedroom and Room	Subject to an AST for a term of 6 months from 6th May 2010 (Holding over)	£4,500
	Total				£8,700

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 £750 (including VAT) upon exchange of sale memoranda.

LOT 253 WITHDRAWN

**INVESTMENT/PART VACANT –
Three Freehold Buildings**