



Liverpool Apartments 8 (Lot 162), 39 (Lot 163) and 40 (Lot 163A), The Reach, 39 Leeds Street, Merseyside L3 2DA

- Three Leasehold Self-Contained Purpose Built Flats
- Each Flat subject to an Assured Shorthold Tenancy
- To be offered Individually
- Total Gross Current Rent Reserved **£21,000 per annum (equivalent) From Lots 162/163/163A**



Tenure

Leasehold. Each flat is held on a lease for a term of 125 years from 1st August 2006 (thus having approximately 116 years unexpired) at a current ground rent of £150 per annum.

Location

The properties are situated on the north side of Leeds Street (A5053) at its junction with Gardner's Row just to the north of Liverpool city centre and its waterfront. Liverpool city centre provides extensive amenities. Liverpool John Moores University is within walking distance. There is a mainline Rail and coach station in the city centre. The A5053, A59 and M62 Motorway are all accessible.

Description

The properties comprise three self-contained flats (accessed by Door 3) situated within a detached purpose built block arranged over ground and eight upper floors. The flats will be offered individually.

Accommodation and Tenancies

The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out below was provided by the Seller.

| Lot | Flat No. | Accommodation | Terms of Tenancy | Current Rent Reserved £ p.a. |
|------|----------|--|--|------------------------------|
| 162 | 8 | Open Reception Room/Kitchen Area, Two Bedrooms, Bathroom | Subject to an Assured Shorthold Tenancy for a term of 6 months from 17th October 2014 (Holding over) | £6,600 p.a. |
| 163 | 39 | Open Reception Room/Kitchen Area, Two Bedrooms, Bathroom | Subject to an Assured Shorthold Tenancy expiring 12th May 2015 | £7,200 p.a. |
| 163A | 40 | Open Reception Room/Kitchen Area, Two Bedrooms, Bathroom | Subject to an Assured Shorthold Tenancy for a term of 6 months from 20th May 2014 (Holding over) | £7,200 p.a. |

Seller's Solicitor

Fuglers Solicitors (Ref: JB).
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INVESTMENT – Two Leasehold Flats

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.allso.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.

LOTS 162, 163 & 163A