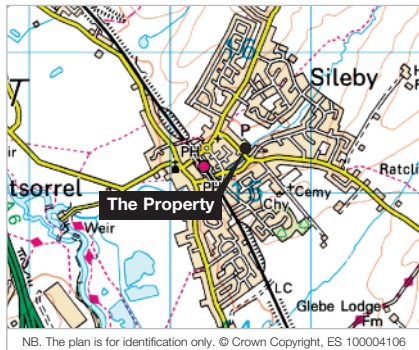


Sileby

**Units 1-10,
99 Swan Street and
Units 1-9,
101 Swan Street,
Leicestershire
LE12 7NN**

- **A Freehold Pair of Residential Blocks**
- Comprising a total of 19 Self-Contained Apartments
- 28 Off-Street Parking Spaces
- Each Apartment Providing Two Bedroom Accommodation
- Each Apartment subject to an Assured Shorthold Tenancy
- Total Current Rent Reserved **£101,280 per annum (equivalent)**



To View

Please Call: The Joint Auctioneer

Joint Auctioneer

AJR (Ref: Aidan Reed).

Tel: 01509 610032.

Email: aidan@aidanreed.co.uk

Seller's Solicitor

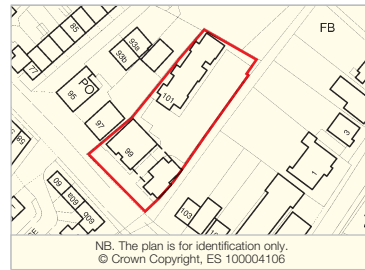
Messrs Bate Edmonds Snape

(Ref: Nick Taylor).

Tel: 024 7622 0707.

Email: nat@bateedmondssnape.co.uk

INVESTMENT – Two Freehold Blocks



Tenure

Freehold.

Location

Sileby is a village in the Soar Valley located between Leicester (approximately nine miles to the south) and Loughborough (around six miles to the west). Sileby Station is within walking distance of the property and provides a regular rail service to Leicester, Loughborough, Nottingham and Lincoln. Motorway connections are available at Junctions 22 and 23 of the M1 Motorway to the west. Swan Street offers a selection of local convenience shops, including Boots the Chemist (No. 54) and a local Post Office (No. 95) within a few yards of the property. The site backs onto the open spaces of Sileby Memorial Park.

Description

The property comprises a residential development of 19 self-contained apartments within two separate blocks, each arranged over ground, first and second floors beneath a pitched roof. There are also 28 off-street parking spaces, nine to the front and accessed from the street and 19 to the rear approached via a gated access. The scheme was completed in 2010.

Accommodation

Each Unit comprises:

Reception Room with Kitchen Area, Two Bedrooms, Bathroom/WC

Tenancies

A schedule of Accommodation and Tenancies is set out opposite.

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.



Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.
1/99	Ground	Reception Room with Open-Planned Kitchen, Two Bedrooms, Bathroom with WC	Subject to an Assured Shorthold Tenancy for a term of 12 months expiring 3rd July 2014 (holding over)	£425
2/99	First	Reception Room with Open-Planned Kitchen, Two Bedrooms, Bathroom with WC	Subject to an Assured Shorthold Tenancy for a term of 12 months expiring 22nd January 2014 (holding over)	£440
3/99	Second	Reception Room with Open-Planned Kitchen, Two Bedrooms, Bathroom with WC	Subject to an Assured Shorthold Tenancy for a term of 6 months expiring 18th July 2014 (holding over)	£495
4/99	Second	Reception Room with Open-Planned Kitchen, Two Bedrooms, Bathroom with WC	Subject to an Assured Shorthold Tenancy for a term of 12 months expiring 30th August 2013 (holding over)	£425
5/99	Ground	Reception Room with Open-Planned Kitchen, Two Bedrooms, Bathroom with WC	Subject to an Assured Shorthold Tenancy for a term of 12 months expiring 21st May 2012 (holding over)	£425
6/99	Ground	Reception Room with Open-Planned Kitchen, Two Bedrooms, Bathroom with WC	Subject to an Assured Shorthold Tenancy for a term of 6 months expiring 30th July 2014 (holding over)	£425
7/99	First	Reception Room with Open-Planned Kitchen, Two Bedrooms, Bathroom with WC	Subject to an Assured Shorthold Tenancy for a term of 12 months expiring 1st April 2014 (holding over)	£425
8/99	Second	Reception Room with Open-Planned Kitchen, Two Bedrooms, Bathroom with WC	Subject to an Assured Shorthold Tenancy for a term of 6 months expiring 1st October 2014 (holding over)	£425
9/99	Second	Reception Room with Open-Planned Kitchen, Two Bedrooms, Bathroom with WC	Subject to an Assured Shorthold Tenancy for a term of 6 months expiring 31st May 2011 (holding over)	£450
10/99	Second	Reception Room with Open-Planned Kitchen, Two Bedrooms, Bathroom with WC	Subject to an Assured Shorthold Tenancy for a term of 12 months expiring 19th November 2010 (holding over)	£475
1/101	Ground	Reception Room with Open-Planned Kitchen, Two Bedrooms, Bathroom with WC	Subject to an Assured Shorthold Tenancy for a term of 12 months expiring 24th January 2014 (holding over)	£425
2/101	First	Reception Room with Open-Planned Kitchen, Two Bedrooms, Bathroom with WC	Subject to an Assured Shorthold Tenancy for a term of 6 months expiring 27th November 2013 (holding over)	£460
3/101	Second	Reception Room with Open-Planned Kitchen, Two Bedrooms, Bathroom with WC	Subject to an Assured Shorthold Tenancy for a term of 12 months expiring 2nd February 2014 (holding over)	£450
4/101	Ground	Reception Room with Open-Planned Kitchen, Two Bedrooms, Bathroom with WC	Subject to an Assured Shorthold Tenancy for a term of 12 months expiring 28th July 2013 (holding over)	£460
5/101	First	Reception Room with Open-Planned Kitchen, Two Bedrooms, Bathroom with WC	Subject to an Assured Shorthold Tenancy for a term of 6 months expiring 29th August 2012 (holding over)	£450
6/101	First	Reception Room with Open-Planned Kitchen, Two Bedrooms, Bathroom with WC	Subject to an Assured Shorthold Tenancy for a term of 6 months expiring 23rd November 2014 (holding over)	£425
7/101	First	Reception Room with Open-Planned Kitchen, Two Bedrooms, Bathroom with WC	Subject to an Assured Shorthold Tenancy for a term of 6 months expiring 9th December 2014 (holding over)	£450
8/101	Second	Reception Room with Open-Planned Kitchen, Two Bedrooms, Bathroom with WC	Subject to an Assured Shorthold Tenancy for a term of 6 months expiring 30th April 2012 (holding over)	£460
9/101	Second	Reception Room with Open-Planned Kitchen, Two Bedrooms, Bathroom with WC	Subject to an Assured Shorthold Tenancy for a term of 6 months expiring 9th November 2012 (holding over)	£450

Total £101,280 per annum (equivalent)