



### Tenure

Freehold.

### Location

The property is located on Blackfriars Road close to its junction with High Street (A8). A variety of shops, restaurants and bars are available nearby. Rail services run from High Street (Glasgow) Rail Station and Glasgow Queen Street Rail Station. The A8 provides access to the A803 and in turn the M8 Motorway. The University of Strathclyde and Glasgow Royal Infirmary Hospital are nearby. The open spaces of Alexandra Park are located to the north-east.

### Description

The property comprises five self-contained flats situated within a purpose built building. The building benefits from a lift. The flats will be offered individually.

### Accommodation and Tenancies

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

## Glasgow

**2/11 (Lot 250),  
3/2 (Lot 251),  
4/16 (Lot 252),  
1 Blackfriars,  
and 3/4 (Lot 253)  
& 7/4 (Lot 254),  
3 Blackfriars,  
Blackfriars Road,  
Scotland  
G1 1QL**

- **Five Freehold Self-Contained Purpose Built Flats**
- Each Flat subject to a Short Assured Tenancy
- To be offered Individually
- Total Current Rent Reserved

**£24,180 per annum  
(equivalent)  
From Lots 250-254**

### To View

The properties will be open for viewing on Tuesday 18th March at 2.00 pm. Please meet outside Block A at 2.00 pm prompt. NB. We do not have access to Flat A4/16.

### Seller's Solicitor

Carr Berman Crichton Ltd (Ref: RW).  
Tel: 0141 647 9851.  
Email: robert@cbcsolicitors.co.uk

Lot	Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
250	2/11	Second	Studio Accommodation	The property is subject to a Short Assured Tenancy from 21st November 2007 expiring 22nd May 2008 (holding over)	£4,740 p.a
251	3/2	Third	Studio Accommodation	The property is subject to a Short Assured Tenancy from 29th May 2012 expiring 30th November 2012 (holding over)	£5,220 p.a.
252	4/16	Fourth	Studio Accommodation	The property is subject to a Short Assured Tenancy from 10th September 2013 expiring 11th March 2014	£4,920 p.a.
253	3/4	Third	Studio Accommodation	The property is subject to a Short Assured Tenancy from 2nd December 2013 expiring 3rd December 2014	£4,320 p.a.
254	7/4	Seventh	Studio Accommodation	The property is subject to a Short Assured Tenancy from 15th January 2014 expiring 16th July 2014	£4,980 p.a.

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](http://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.

### INVESTMENT – Five Freehold Flats