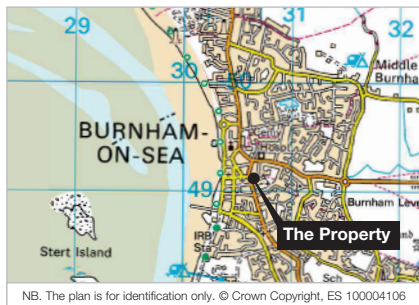
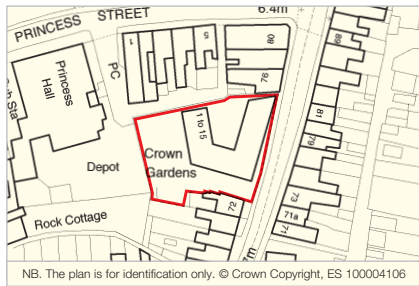


Burnham-on-Sea
The Crown Gardens,
Oxford Street,
Somerset
TA8 1EW

- **A Freehold Purpose Built Block Internally Arranged to Provide 15 Self-Contained Flats**
- Twelve Flats subject to Assured Shorthold Tenancies
- Two Flats Vacant
- One Flat subject to a Long Lease
- Car Park to Rear
- Centrally Located and close to Seafront
- Total Current Rent Reserved **£70,060 per annum (equivalent) From Twelve Flats and One Ground Rent with Two Flats Vacant**



Seller's Solicitor

Messrs Kitsons (Ref: James Lang).
 Tel: 01752 603040.
 Email: james.lang@kitsons-solicitors.co.uk

INVESTMENT/PART VACANT – Freehold Building



Tenure
 Freehold.

Location

The property is situated on the west side of Oxford Street (B3139), near to its junction with Princess Street. Oxford Street leads onto College Street, which provides access to an extensive range of shops and facilities, 0.1 miles south-west of the property. Highbridge & Burnham-on-Sea National Rail services are 2.1 miles south-east of Oxford Street and offer direct services to Bristol with journey times of as little as 45 minutes. The M5 Motorway is approximately 12.7 miles east of the property.

Description

The property comprises fifteen self-contained flats situated within a purpose built block arranged over ground and two upper floors. The site area is approximately 0.107 hectares (0.265 acres).

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.

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
1	Ground	Two Bedroom Accommodation	Subject to a Long Lease for a term of 999 years	£100 p.a.
2	Ground	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy	£3,000 p.a.
3	First	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of six months from 13th March 2015	£6,600 p.a.
4	First	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of twelve months from 20th January 2012 (Holding over)	£5,400 p.a.
5	Ground	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of six months from 30th April 2015	£6,600 p.a.
6	First	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of six months from 20th June 2011	£5,700 p.a.
7	First	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of six months from 19th July 2014 (Holding over)	£6,600 p.a.
8	First	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of six months from 2nd November 2011 (Holding over)	£5,760 p.a.
9	Top	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of twelve months from 15th July 2015	£4,800 p.a.
10	Ground	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of six months from 13th May 2015	£6,600 p.a.
11	Ground	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of six months from 30th October 2014 (Holding over)	£6,600 p.a.
12	First	Two Bedroom Accommodation	Vacant	-
13	First	Two Bedroom Accommodation	Vacant	-
14	Top	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of six months from 7th August 2013 (Holding over)	£6,300 p.a.
15	Top	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of twelve months from 1st March 2010 (Holding over)	£6,000 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.

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.