

Liverpool
Flats 3 (Lot 144) and
32 (Lot 145),
Willow Rise,
Merseyside
L33 8WZ and
Flats 27 (Lot 146),
31 (Lot 147) and 83
(Lot 148) Beech Rise,
Merseyside
L33 8WY

- **Three Leasehold Self-Contained Purpose Built Flats and Two Leasehold Self-Contained Maisonettes**
- Each Flat and Maisonette subject to an Assured Shorthold Tenancy
- Each Flat and Maisonette benefits from Communal Parking
- To be offered either Individually or Collectively
- Total Current Gross Rents Reserved **£27,060 per annum (equivalent) from Lots 144-148**

BY ORDER OF GRAINGER PLC

granger plc

To View

Lots 144 and 145 (Willow Rise) will be open for viewing on Friday 24th March between 11.00 – 11.30 a.m. and Tuesday 28th March between 1.00 – 1.30 p.m. (Ref: MW)
 Lots 146, 147 and 148 (Beech Rise) will be open for viewing on Friday 24th March between 11.30 a.m. – 12 noon and Tuesday 28th March between 1.30 – 2.00 p.m. (Ref: MW)

Seller's Solicitor

Messrs Bond Dickinson LLP (Ref: Mrs L Hill).
 Tel: 0191 279 9139.
 Email: lisamarie.hill@bonddickinson.com

INVESTMENT – Five Leasehold Flats



Tenure

Leasehold. Each property is held on a lease for a term of 125 years less 10 days from 10th February 2005 (thus having approximately 108 years unexpired) at a current ground rent of £75 per annum.

Location

The properties are located to the north-east of the junction between Roughwood Drive and Old Rough Lane. Local shops and amenities are available on Hall Drive to the west, with the more extensive facilities of Kirby town centre being accessible to the south-west. Rail services run from Kirby town centre which is one mile to the west. The open spaces of Webster Park are directly to the south.



Description

The property comprises three self-contained flats and two self-contained maisonettes situated within two purpose built blocks each arranged over ground and fifteen upper floors. Each block benefits from two passenger lifts. To be offered either individually or collectively.

Accommodation

A schedule of Accommodation and Tenancies is set out below.

*NB. Flat 27 has not been internally inspected by Allsop.

Lot	Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
144	Flat 3, Willow Rise	Ground and First Floor	Open Plan Reception Room/Kitchen, Two Bedrooms, Bathroom with WC and wash basin	Subject to an Assured Shorthold Tenancy for a term of 12 months from 18th November 2016 expiring 17th November 2017	£5,820 p.a.
145	Flat 32, Willow Rise	Fifth Floor	Open Plan Reception Room/Kitchen, Two Bedrooms, En-suite with WC and wash basin, Separate WC, Balcony	Subject to an Assured Shorthold Tenancy for a term of 12 months from 25th February 2016 expiring 24th February 2017 (holding over)	£5,400 p.a.
146*	Flat 27, Beech Rise	Fourth Floor	Open Plan Reception Room/Kitchen, Bedroom, Bathroom with WC and wash basin, Balcony	Subject to an Assured Shorthold Tenancy for a term of 12 months from 12th October 2016 expiring 11th October 2017	£4,620 p.a.
147	Flat 31, Beech Rise	Fifth Floor	Open Plan Reception Room/Kitchen, Bedroom, Bathroom with WC and wash basin, Balcony	Subject to an Assured Shorthold Tenancy for a term of 12 months from 16th September 2016 expiring 15th September 2017	£4,620 p.a.
148	Flat 83, Beech Rise	Fourteenth and Fifteenth Floors	Open Plan Reception Room/Kitchen, Two Bedrooms, Two Bathrooms with WC and wash basin, Separate WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 14th March 2016 expiring 13th March 2017 (holding over)	£6,600 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 £1,000 (including VAT) upon exchange of sale memoranda.

Lot 149 Withdrawn