

## Holbeach

### 20 High Street and 2 Albert Street, Nr. Spalding, Lincolnshire PE12 7DY

**Tenure**  
Freehold.

#### Location

The property is located on the south side of High Street (B515) at its junction with Albert Street in the town centre of Holbeach, with its amenities all being within walking distance. The more extensive amenities of Spalding and Boston are to the west and north respectively. There is a Rail Station in Spalding, and the B515, A151 and A17 are all within reach.

#### Description

The property comprises a terrace building arranged over ground and two upper floors beneath a pitched roof. The building is internally arranged to provide ground floor commercial premises together with first floor accommodation above (20 High Street), together with a self-contained first and second floor maisonette (2 Albert Street).

#### Accommodation and Tenancies

The property was not internally inspected by

A Freehold Terrace Building arranged to provide Ground Floor Commercial Premises with First Floor Accommodation Above (20 High Street). Together with a Self-Contained Maisonette (2 Albert Street). Town Centre Location

Allsop. The information in the schedule of Accommodation and Tenancies set out opposite was supplied by the Vendor.

#### To View

The property will be open for viewing every Monday and Wednesday before the Auction between 11.45 – 12.15 p.m. These are open viewing times with no need to register. (Ref: MW)



#### Seller's Solicitor

Messrs Bowers Solicitors (Ref: BB).  
Tel: 01945 583194.  
Email: brian.bowser@bowers.co.uk



#### VACANT – Freehold Building

Address	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
20 High Street	Ground Floor – Single Fronted Corner Shop Area, Preparation Room, Rear Store Room, Cloakroom/WC First Floor – Two Rooms, Cloakroom/WC GIA Approximately 101.37 sq m (1,091 sq ft) GEF Approximately 5.49m (18'0") Return Frontage Window 3.20m (10'6")	Vacant	–
2 Albert Street	Ground Floor – Entrance, Staircase First Floor – Reception Room, Kitchen Second Floor – Two Bedrooms, Shower Room/WC	Vacant	–

## Chester-le-Street

### 66 Bradley Close, Ouston, County Durham DH2 1TJ

G2M Group

#### BY ORDER OF G2M GROUP

A Leasehold Self-Contained Ground Floor Studio Flat subject to an Assured Shorthold Tenancy

#### Tenure

Leasehold. The property is held on a lease for a term of 99 years from 1st March 1976 (thus having approximately 60 years unexpired) at a current ground rent of £15 per annum.

NB. We are informed that the Vendor is currently in the process of extending the lease. Please contact the Vendor's Solicitors for further details.

#### Location

The property is situated on the south-west side of Bradley Close. Chester-le-Street town centre is 3.5 miles to the south-east, offering an extensive range of shops and other facilities, including Chester-le-Street Rail Station.

#### Description

The property comprises a self-contained ground floor studio flat situated within an end of terrace building arranged over ground and first floors beneath a pitched roof. The property benefits from communal front and rear gardens.



#### Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:

**Ground Floor** – Studio Room, Kitchen, Dressing Room, Shower Room/WC

#### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 20th November 2015 at a current rent of £300 per calendar month.

**Current Gross Rent Reserved**  
**£3,600 per annum (equivalent)**

#### INVESTMENT – Leasehold Flat

## Blackburn

### 84 Ambleside Close, Lancashire BB1 5HE

A Freehold Mid Terrace House subject to an Assured Shorthold Tenancy

**Tenure**  
Freehold.

#### Location

The property is situated on Ambleside Close, east of its junction with Daisy Lane. Local shops are 0.5 miles north, along Whalley Road. A more extensive range of amenities including Blackburn Rail Station and Blackburn College, are accessible in Blackburn city centre, 1.4 miles south-west.

#### Description

The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a rear garden.

#### Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor.



We are informed that the property provides:  
**Three Bedroom Accommodation**

#### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 1st July 2010, at a current rent of £450 per calendar month.

**Current Rent Reserved £5,400 per annum**

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.