

Stockton-on-Tees

Flats 1-4, 8 Shaftesbury Street, Co Durham TS18 3EL

Tenure
Freehold.

Location
The property is situated on the west side of Shaftesbury Street, to the north of its junction with Westbourne Street. Local amenities are available along Yarm Lane to the north, including Aldi, Kwik Fit, Bonmarché, a pharmacy and a range of restaurants. Stockton Rail Station is only one mile to the north, while Junction 58 of the A1(M) is 14 miles to the west.

Description
The property comprises a mid terrace building arranged over ground and two upper floors. Internally, the building is arranged to provide four self-contained flats.

A Freehold Mid Terrace Building internally arranged to provide Four Self-Contained Flats. Two Flats subject to Assured Shorthold Tenancies, Two Flats Vacant

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

Total Current
Rent Reserved
£11,180
per annum
(equivalent)
with Two
Flats Vacant

**INVESTMENT/
PART VACANT –
Freehold Building**



Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
1	Ground	Reception Room/Kitchen, Bedroom, Shower Room	Vacant	–
2	First	Reception Room/Kitchen, Bedroom, Shower Room	Subject an Assured Shorthold Tenancy on a monthly rolling contract from 22nd June 2016	£5,200
3	Second	Reception/Kitchen, Two Bedrooms, Shower Room	Subject an Assured Shorthold Tenancy on a monthly rolling contract from 22nd June 2016	£5,980
4	Ground	Room	Vacant	–
	First	Bedroom, Shower Room, Kitchen		

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LOT

London SE13

17 Elswick Road, Lewisham SE13 7SP

Tenure
Leasehold. The property is held on a lease for a term of 99 years from 1st January 1981 (thus having approximately 63 years unexpired) at a current ground rent of £100 per annum.

NB: A section 42 Notice has been served, a copy of which is available within the legal documentation on our website.

Location
The property is situated on the east side of Elswick Road, to the north of its junction with Loampit Hill (A20). Local shops and amenities are available along Loampit Hill, with the further and more extensive facilities of Lewisham also being available to the south-east. Lewisham Rail and Light Docklands Rail Stations are to the east. Further communications are afforded by the nearby A2 (Loampit Hill), which in turn provides access to the A21 (Lewisham Road).

A Leasehold Self-Contained Maisonette within walking distance of Lewisham Town Centre

Description
The property comprises a self-contained maisonette arranged over the raised ground and first floors of an end of terrace building arranged over lower ground, raised ground and first floors beneath a pitched roof. The property benefits from a share of the garden to the rear.

Accommodation
Raised Ground Floor – Reception Room, Kitchen, Bathroom
First Floor – Three Bedrooms

To View
The property will be open for viewing every Tuesday and Saturday before the Auction between 2.00 – 2.30 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor
Messrs Ronald Fletcher Baker LLP
(Ref: M Montana Esq).
Tel: 0207 467 5754.

**Vacant
Possession**

**VACANT –
Leasehold Flat**



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