

**Great Yarmouth**  
**19 Century Road,**  
**Norfolk**  
**NR31 0BS**

**Tenure**  
Freehold.

**Location**  
The property is located on the west side of Century Road, between its junctions with Lucas Road and Marsh Road. Local shops and amenities are available within walking distance in Great Yarmouth town centre. Great Yarmouth is a coastal town in Norfolk located at the mouth of the River Yare, approximately 20 miles east of Norwich. Great Yarmouth Rail Station is approximately one mile to the north.

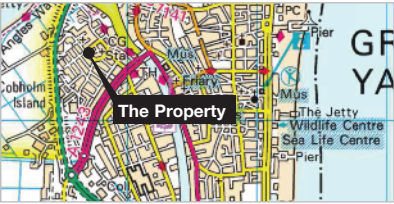
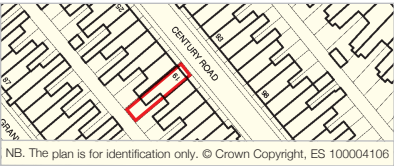
**Description**  
The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a garden to the rear.

**Accommodation**  
**Ground Floor** – Two Reception Rooms, Kitchen  
**First Floor** – Three Bedrooms, Bathroom/WC

**VACANT – Freehold House**

**A Freehold Three Bedroom Mid Terrace House with Garden near the Coast**

**To View**  
The property will be open for viewing every Tuesday and Saturday before the Auction between 11.15 – 11.45 a.m. These are open viewing times with no need to register. (Ref: UD).



**Folkestone**  
**Land to the south-west of**  
**34 Julian Road**  
**(also known as 32A**  
**Julian Road),**  
**Kent**

On the instructions of Allsop LLP acting as Joint Fixed Charge Receivers



**A Freehold Ground Rent Investment secured upon a Detached Building internally arranged to provide Six Self-Contained Flats**

**Tenure**  
Freehold.

**Location**  
The property is situated on the east side of Julian Road, to the south of its junction with Radnor Park Avenue. Local shops and amenities are available to the east, with the extensive facilities of Folkestone being accessible to the south-east. Local bus routes run along Radnor Park Road to the east. Rail services run from Folkestone Central Station directly to the south. The A259 is to the east and provides direct access to the M20 Motorway. The open spaces of the coast are directly to the south.

**Description**  
The property comprises a ground rent investment secured upon a detached building internally arranged to provide six self-contained flats.



**Tenancies**  
Each flat is subject to a lease for a term of 125 years from 24th September 2010 (thus having approximately 117 years unexpired) at a current ground rent of £100 per annum.

**Rights of Pre-emption**  
The lessees HAVE elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

**Management and Insurance**  
The Freeholder currently has the right to manage and insure. The tenants have served a notice claiming the right to manage the building.

**Current Rent Reserved £600 per annum (equivalent)**

**Freehold Ground Rent**

**Grayshott**  
**Grove House,**  
**Headley Road,**  
**Hindhead,**  
**Hampshire**  
**GU26 6LE**

**Freehold Ground Rent Investment secured upon a Detached Purpose Built Building internally arranged to provide Three Commercial Units and Thirteen Self-Contained Flats**

**Tenure**  
Freehold.

**Location**  
The property is situated on the south side of Headley Road (B3002), to the east of its junction with Crossways Road in central Grayshott. Headley Road provides a range of local amenities and facilities. The A3 is a mile to the east and provides access to the South East and London. Further amenities are available in both Hindhead and Haslemere.

**Description**  
The property comprises a ground rent investment secured upon a detached purpose built building arranged to provide three commercial units and thirteen self-contained flats.



**Tenancies**  
A schedule of Tenancies is set out below.

**Rights of Pre-emption**  
The lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

**Management and Insurance**  
The Freeholder has the right to manage and insure.

**Total Current Rent Reserved £1,535 per annum**

**INVESTMENT – Freehold Ground Rent**

Flat/ Unit	Terms of Tenancy	Years Unexpired	Ground Rent £ p.a.	Total Ground Rent £ p.a.
Flats 1-13	Each held on a lease for a term of 125 years from 1st April 2015	122	£95 p.a. per flat (doubling every 25 years)	£1,235 p.a.
Units 1-3	Each held on a lease for a term of 999 years from 1st April 2015	996	£100 p.a. each (doubling every 25 years)	£300 p.a.