

Skegness 72 Sandbeck Avenue, Lincolnshire PE25 3JS

Tenure
Freehold.

Location
The property is situated on the south-west side of Sandbeck Avenue, close to its junction with Beresford Avenue. An extensive range of shops and other facilities is available in Skegness town centre to the north-west. Rail services run from Skegness Station. The open spaces of Beresford Field are nearby.

Description
The property comprises a detached building arranged over ground and two upper floors beneath a pitched roof. The property is internally arranged to provide five self-contained flats.

A Freehold Detached Building internally arranged to provide Five Self-Contained Flats. Each Flat subject to an Assured Shorthold Tenancy

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

Total Current
Rent Reserved
£27,900
per annum
(equivalent)

**INVESTMENT –
Freehold
Building**



Seller's Solicitor
Messrs Heritage Solicitors (Ref: SP).
Tel: 0121 551 1711.
Email: saida@heritagesolicitors.com

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.c.m.
1	Ground	Reception Room/Kitchen, Bedroom, Bathroom	Assured Shorthold Tenancy	£400 p.c.m.
2	Ground	Reception Room, Two Bedrooms, Kitchen, Bathroom, Conservatory	Assured Shorthold Tenancy	£550 p.c.m.
3	First	Reception Room, Bedroom, Kitchen, Bathroom	Assured Shorthold Tenancy	£450 p.c.m.
4	First	Reception Room/Kitchen, Bedroom, Bathroom	Assured Shorthold Tenancy	£450 p.c.m.
5	Second	Reception Room/Kitchen, Two Bedrooms, Bathroom	Assured Shorthold Tenancy	£475 p.c.m.

London SW16 Garage, Corner of Hill House Road & Deerhurst Road, Streatham SW16 2AQ

Tenure
Freehold.

Location
The garage is located in a residential area of Streatham, and occupies a prominent corner position on Hill House Road (south side) at its junction with Deerhurst Road (west side). Hill House Road connects with Valley Road to the west, whilst Deerhurst Road connects with Streatham Common North (A214) to the south, which links in turn with Streatham High Road (A23). Rail communications run from Streatham Station and the open spaces of Streatham Common are a short distance to the south.

Description
The property comprises a single detached lock-up garage. The garage is of brick construction beneath a pitched tiled roof.

A Freehold Detached Garage subject to a Monthly Rental Agreement

Accommodation
Single Detached Garage with up and over door.

We understand from our client that the measurements are as follows:

Depth 5.950m (19'6")
Width 3m (9'9")

Tenancy
The garage is subject to a monthly agreement at a current rent of £116.66 per month (plus VAT).

VAT
VAT is not applicable to the purchase price.

Current Rent
Reserved
£1,399.92
per annum
(equivalent)

**INVESTMENT –
Freehold Garage**



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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.