



Tenure

Freehold.

Location

The property is situated on the west side of Holme Road to the north of its junction with Spath Road. Didsbury is one of South Manchester's most popular suburbs and the property is a short walk from the fashionable bars and restaurants of Burton Road. The extensive shopping facilities of Manchester City Centre are approximately 4 miles to the north. Road access is provided by Junction 5 of the M60 Motorway which is approximately ½ mile to the south-east. The newly opened West Didsbury Metrolink is a short walk away and East Didsbury and Burnage Rail Stations are approximately 1 mile to the east. Several golf courses, sports grounds and other recreational facilities are also available in the area.

Description

The property comprises a freehold ground rent investment secured upon a purpose built block arranged to provide thirty six self-contained flats and twenty five garages. The Lot includes ten vacant lock-up garages. Garages 13 and 14 are currently being used as bin stores. Furthermore there are approximately 25 unmarked and unallocated external parking spaces.

Accommodation and Tenancies

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

Unit	Terms of Tenancy	Total Current Rent £ p.a.
Flats 1-36	Each flat is subject to a lease for a term of 150 years from 1st January 2006 (thus having approximately 143 years unexpired)	£4,400
Garages 2, 4, 5, 6, 8, 9, 10, 11, 12, 18, 19, 22, 23, 24 & 25	Allocated to the leasehold flats	—
Garages 1, 3, 7, 13, 14, 15, 16, 17, 20 & 21	Vacant. Garages 13 and 14 are being used as bin stores	Vacant

NB. The Lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

NB. The Freeholder insures rather than the Management Company.

Manchester

Flats 1-36 Spath Holme, Holme Road, Didsbury M20 2TX

- A Freehold Ground Rent Investment and Vacant Garages
- Secured upon Thirty Six Self-Contained Flats and Twenty Five Garages
- Ten Garages Vacant and Fifteen Garages allocated to the Flats
- Total Current Rent Reserved

**£4,400 per annum
With Ten Garages
Vacant**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Seller's Solicitor

Bond Dickinson LLP
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**INVESTMENT/VACANT –
Freehold Ground Rent Investment
and Vacant Garages**

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.