

Edinburgh
2 Pennywell Cottages,
West Granton Road,
Granton,
Scotland
EH4 4JH

nationalgrid

BY ORDER OF NATIONAL GRID

Tenure
Freehold.

Location
The property is situated on the north side of West Granton Road, to the east of its junction with Muirhouse Parkway. Local amenities are available, with the further facilities of Edinburgh city centre being accessible to the north-east. Rail services run from Edinburgh Waverley Station and Edinburgh Airport is to the west. Both the M9 and M90 Motorways are within reach. The Firth of Forth is to the north.

Description
The property comprises a mid terrace house arranged over ground floor only beneath a pitched roof. There is a rear garden.

Accommodation
Ground Floor – Two Reception Rooms, Two Bedrooms, Kitchen, Bathroom

A Freehold Mid Terrace House subject to a Protected Tenancy

**REGISTERED BIDDING IS REQUIRED ON THIS LOT.
REGISTRATION CLOSING ON WEDNESDAY 5TH DECEMBER**

Tenancy
We are informed by the Vendor that the property is subject to a Protected Tenancy at a current rent of £4,250 per annum.

Registered Bidding
Any party wishing to bid must complete and return the bidder's registration form no later than close of business on 5th December 2018. The form is available from www.allstop.co.uk, the hard copy catalogue or upon request from alice.carroll@allstop.co.uk with the subject heading 'National Grid registered bid – Lot 117'.

Current Rent Reserved
£4,250 per annum



INVESTMENT – Freehold House

Gloucester
55 Park Road,
Gloucestershire
GL1 1LR

Tenure
Freehold.

Location
The property is situated on the north-west side of Park Road, close to its junction with Belgrave Road. An extensive range of facilities is available in Gloucester city centre to the north-west. Rail services run from Gloucester Rail Station approximately 0.5 miles to the north. The open spaces of Gloucester Park are opposite. The M5 Motorway is approximately 3.8 miles to the east via the A417.

Description
The property comprises an end of terrace building arranged over ground and two upper floors beneath a pitched roof. Internally, the property is arranged to provide four self-contained flats. The property benefits from off-street parking and a double garage.

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

A Freehold End of Terrace Building internally arranged to provide Four Self-Contained Flats and a Garage. Each Flat subject to an Assured Shorthold Tenancy. Garage subject to a Licence

Planning
Local Planning Authority: Gloucester City Council. Tel: 01452 396396.
The garage may afford possible potential for redevelopment, subject to obtaining all necessary consents.

To View
The property will be open for viewing on Tuesday 11th December between 9.00 – 9.30 a.m. This is an open viewing time with no need to register. (Ref: EH).



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

Seller's Solicitor
Freemans Solicitors (Ref: HF).
Tel: 0207 935 3522.
Email: hf@freemansolicitors.net

Total Current Rent Reserved
£27,660 per annum



INVESTMENT – Freehold Building

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
1	Ground	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 6 months from 21st September 2018	£6,600 p.a.
2	First	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term of 18 months from 29th September 2017	£7,500 p.a.
3	Second	One Bedroom Accommodation	Assured Shorthold Tenancy	£6,300 p.a.
4	Ground	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term of 16 months from 10th November 2018	£6,300 p.a.
Garage		Garage	Licence	£960 p.a.

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.allstop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.