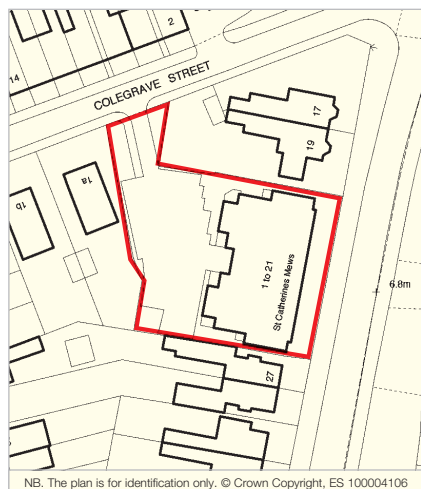


Lincoln

St Catherines Mews, St Catherines, Lincolnshire LN5 8JT

- **A Freehold Fully Let and Unbroken Purpose Built Block**
- Internally Arranged to provide 21 x Self-Contained Two Bedroom Flats
- Each Flat subject to an Assured Shorthold Tenancy
- Each Flat benefiting from Parking to Rear
- Approximate Site Area 0.153 Hectares (0.379 Acres)
- Total Current Rent Reserved **£137,400 per annum (equivalent)**



To View

Please call the Joint Auctioneer

Joint Auctioneer

JH Walter.
Tel: 01522 504318.

Seller's Solicitor

Messrs Smith & Graham Solicitors
(Ref: D Swan).
Tel: 01429 242444.
Email: dougal.swan@smithandgraham.co.uk

INVESTMENT – Freehold Building and Site



Tenure

Freehold.

Location

The property is located on the west side of St Catherines, near to its junction with Colegrave Street. Local shops and amenities are located approximately 0.1 miles to the north of the property. Lincoln city centre is located approximately 1.7 miles to the north and provides a more extensive range of shops and other facilities including Lincoln Central Rail Station. Local schools and colleges are within a two mile radius of the property, including the University of Lincoln which lies approximately 0.9 miles north.

Description

The property comprises a purpose built block arranged over basement, ground and two upper floors beneath a pitched roof. The property is internally arranged to provide twenty-one self-contained flats. Each flat benefits from an allocated parking space and the property occupies a site extending to approximately 0.153 hectares (0.379 acres).

Accommodation and Tenancies

The property was not internally inspected by Allsop. The following information was obtained by the Joint Agents. A schedule of Accommodation and Tenancies is set out below:

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
1	Basement	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term from 31st May 2015 and expiring 30th June 2015	£6,300 p.a.
2	Basement	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term from 24th April 2015 and expiring 23rd June 2015	£6,000 p.a.
3	Basement	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term of 2 months from 13th April 2015	£6,600 p.a.
4	Basement	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term from 13th April 2015 and expiring 12th June 2015	£6,600 p.a.
5	Basement	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term from 11th June 2015	£6,000 p.a.
6	Basement	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term from 24th April 2015 and expiring 23rd October 2015	£7,140 p.a.
7	Ground	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term from 15th August 2015 and expiring 14th February 2016	£6,300 p.a.
8	Ground	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term from 2nd May 2015 and expiring 1st July 2015	£6,300 p.a.
9	Ground	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term from 3rd July 2015 and expiring 2nd January 2016	£6,600 p.a.
10	Ground	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term from 12th April 2015 and expiring 11th June 2015	£6,600 p.a.
11	Ground	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term from 14th April 2015 and expiring 13th June 2015	£6,300 p.a.
12	Ground	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term from 25th April 2015 and expiring 24th June 2015	£6,300 p.a.
13	First	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term from 19th April 2015 and expiring 18th June 2015	£6,300 p.a.
14	First	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term from 23rd July 2015 and expiring 22nd January 2016	£5,520 p.a.
15	First	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term from 1st April 2015 and expiring 31st May 2015	£6,300 p.a.
16	First	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term from 6th May 2015 and expiring 5th July 2015	£6,000 p.a.
17	First	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term from 2nd September 2015 and expiring 1st March 2016	£6,300 p.a.
18	First	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term from 29th April 2015 and expiring 28th October 2015	£6,300 p.a.
19	Second	Two Bedroom Penthouse	Assured Shorthold Tenancy for a term from 1st December 2015 and expiring 31st May 2016	£8,700 p.a.
20	Second	Two Bedroom Penthouse	Assured Shorthold Tenancy for a term from 1st April 2015 and expiring 31st May 2015	£6,600 p.a.
21	Second	Two Bedroom Penthouse	Assured Shorthold Tenancy for a term from 20th April 2015 and expiring 19th June 2015	£8,340 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.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.

