

Peterlee
14 Ninth Street,
Horden,
County Durham
SR8 4LZ

Tenure
Freehold.

Location
The property is situated on the west side of Ninth Street, close to its junction with Warren Street. Warren Street leads onto Coast Road (A1086), where shops are available. A more extensive range of facilities is available in Peterlee town centre. The open spaces of Welfare Park and Eden Lane Park are nearby. Acre Rigg Academy is approximately 1.9 miles to the west.

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

A Freehold Mid Terrace House subject to an Assured Shorthold Tenancy

Accommodation
The property was not internally inspected by Allsop. The following information was provided by the Seller. We are informed that the property provides:
Ground Floor – Reception Room, Kitchen
First Floor – Two Bedrooms, Bathroom/WC

Tenancy
The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 17th June 2016 at a current rent of £90.00 per week (£4,680.00 per annum).

Current Rent Reserved
£4,680 per annum (equivalent)

INVESTMENT – Freehold House



Nuneaton
30, 30A, 32 & 32A Tudor Road,
Warwickshire
CV10 9EH

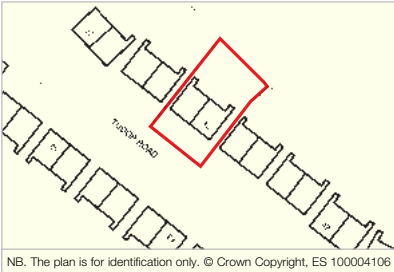
Tenure
Freehold.

Location
Tudor Road is approximately two and a half miles from the centre of Nuneaton and the property is situated to the west of its junction with Ramsden Avenue. Local shops are available, whilst St Anne's Catholic Primary School and Chancery Lane Surgery are all within a mile. The town centre of Nuneaton is to the south-east and provides a wide selection of shops, as well as North Warwickshire and Hinckley College, George Eliot Hospital and Nuneaton Rail Station. The A5 is approximately three miles to the north.

Description
The property comprises four self-contained flats situated within two semi-detached buildings. The buildings will be offered collectively as one lot.

Two Freehold Semi-Detached Buildings internally arranged to provide a Total of Four Self-Contained Flats. Two Flats subject to Long Leases. Two Flats subject to Assured Shorthold Tenancies. To be offered Collectively as One Lot

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



Seller's Solicitor
CBTC Millichips (Ref: J Najran).
Tel: 0121 553 2576.
Email: jai.najran@cbtcsolicitors.co.uk

Total Current Rent Reserved
£11,300 per annum (equivalent)

INVESTMENT – Freehold Building



Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
30	Ground	Two Bedroom Accommodation	Subject to a Long Lease with a term of approximately 62 years unexpired	£100
30A	First	Two Bedroom Accommodation	Subject to a Long Lease with a term of approximately 62 years unexpired	£100
32	Ground	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy	£5,700
32A	First	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy	£5,400

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.