

## Faringdon 1/1A Cornmarket Oxfordshire SN7 7HG

On the instructions of A Kisby MRICS and J Ring MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



- **Freehold Vacant Shop and Residential Ground Rent Investment**

**Tenure**  
Freehold.

### Location

The market town of Faringdon is located approximately 16 miles south-west of Oxford. The town enjoys good communications as it lies alongside the A420 Oxford to Swindon Road.

The property is situated a short walk from the town square. The town's main public car park is to the rear. Occupiers close by include Budgens, Boots the Chemist, McColl's and Costa.

### Description

This Grade II Listed property is arranged on ground and two upper floors to provide a shop unit on the ground floor and a maisonette which has been sold off. The shop benefits from frontages on both Cornmarket and at the rear opposite the public car park.

### VAT

Please refer to the Special Conditions of Sale.



### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

### Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register by emailing: [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk). In the subject box of your email please ensure that you enter 'Lot 129 Faringdon'.

**Total Current Rent Reserved  
£100 per annum plus vacant shop**

### Seller's Solicitor

Jennifer Martin, Foot Anstey LLP.  
Tel: 0117 915 4700.  
Email: [jennifer.martin@footanstey.com](mailto:jennifer.martin@footanstey.com)

Floor	Present Lessee	Accommodation	Terms of Tenancy	Current Rent £ p.a.	Next Review/Reversion
Ground Floor	Vacant	Ground Floor (GIA) 58 sq m (624 sq ft)			
First/Second Floor Maisonette	Individual	Maisonette - Not inspected by Allsop	120 year lease from 29th September 2003	£100 p.a.	Reversion 2123

## Barry 35 Cross Street South Glamorgan CF63 4LU

On the instructions of A Kisby MRICS and J Ring MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



- **Freehold Shop and Residential Investment**

### Tenure

Freehold.

### Location

Barry, with a population of some 44,000, is situated some 10 miles south-west of Cardiff. The town is served by the A4232 which provides access to the M4, whilst Cardiff Airport is 3 miles to the west.

The property is situated on the south side of Cross Street, at its junction with Station Road. The property is a short distance from the town's main pitch.

### Description

The property is arranged on ground and one upper floor to provide a ground floor retail unit and a first floor two bedroom flat. The property benefits from a rear courtyard and a two storey garage.

The property provides the following accommodation and dimensions:

**Ground Floor** 70 sq m (753 sq ft)  
**First Floor Flat** comprising 3 Rooms, Kitchen and Bathroom



### Tenancy

The property is let to JAGPID SINGH HAER and PARAVINDERJIT KAUR HAER on a lease which expired on 30th January 2015 at an initial rent of £14,400 per annum. The tenant is holding over.

### VAT

Please refer to the Special Conditions of Sale.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

### Seller's Solicitor

Ms J Martin, Foot Anstey.  
Tel: 0117 915 4625.  
Email: [jennifer.martin@footanstey.com](mailto:jennifer.martin@footanstey.com)

**Current Rent Reserved £14,400 per annum**

## Norwich 48/50 Red Lion Street Aylsham Norfolk NR11 6ER

On the instructions of A Kisby MRICS and J Ring MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



- **Freehold Restaurant and Residential Investment**
- Town centre location
- Asset management opportunity
- First floor self-contained flat

**Tenure**  
Freehold.

### Location

Aylsham is an attractive market town located some 10 miles to the north of Norwich, south of Cromer and Sheringham, adjacent to the A140.

The property is situated on the west side of Red Lion Street, a short walk away from Market Place in the town centre.

Occupiers close by include a number of local traders.

### Description

The property is arranged on basement, ground and one upper floor to provide a ground floor restaurant and a self-contained flat on the upper floor, which is accessed from the side of the property.



### VAT

Please refer to the Special Conditions of Sale.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

EPC Rating 140 Band F (Copy available on website).

### Seller's Solicitor

P Gibb Esq, Walker Morris.  
Tel: 0113 283 2675.  
Email: [phillippa.gibb@walkermorris.co.uk](mailto:phillippa.gibb@walkermorris.co.uk)

**Total Current Rent Reserved £5,196 per annum**

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/Reversion
Ground Floor	Individual	Ground Floor 53.57 sq m (576.60 sq ft) Basement 39.77 sq m (428.10 sq ft)	To be a Monthly Tenancy at Will from completion (1)	£5,196 p.a.	
First Floor Flat	Individual	Not inspected by Allsop	Terms unknown	Unknown	

(1) It is the Receivers intention before completion to enter into a Tenancy at Will. This provides no obligation on the Receivers or any other party named herein to enter into the said Tenancy at Will.

## Norwich 46 Red Lion Street Aylsham, Norfolk NR11 6ER

On the instructions of A Kisby MRICS and J Ring MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



- **Freehold Shop and Residential Investment**
- Town centre location
- Reversion 2017

### Tenure

Freehold.

### Location

Aylsham is an attractive market town located some 10 miles to the north of Norwich, adjacent to the A140.

The property is situated on the west side of Red Lion Street, a short walk away from Market Place in the town centre.

Occupiers close by include a number of local traders.

### Description

The property is arranged on ground and one upper floor to provide a ground floor retail unit and a self-contained flat on the first floor which is accessed from the side of the property.



### VAT

Please refer to the Special Conditions of Sale.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

EPC Rating 248 Band A (Copy available on website).

### Seller's Solicitor

Mr J Hutchinson, Walker Morris.  
Tel: 0113 283 2500.  
Email: [james.hutchinson@walkermorris.co.uk](mailto:james.hutchinson@walkermorris.co.uk)

**Total Current Rent Reserved  
£4,250 per annum**

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/Reversion
Ground Floor	Manorcourt Care (Norfolk) Limited	Ground Floor (1) 29.65 sq m (319 sq ft)	6 years from 10.02.2011 FR & I	£4,250 p.a.	Rent Review 2016
First Floor Flat	Individual	Not inspected by Allsop	125 years from 28.10.2002	Unknown	

(1) Floor area taken from the Valuation Office Agency website.