

London SW9

37 Mayflower Road, Clapham North SW9 9JY

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 25th March 2012 (thus having approximately 122 years unexpired) at a ground rent of a peppercorn.

Location

The property is situated on the north side of Mayflower Road to the south of its junction with Clapham Road (A3). A good range of local amenities is available along Clapham Road. Clapham North Underground Station (Northern Line) is approximately 0.3 miles to the south and Stockwell Underground Station (Northern and Victoria Lines) is approximately 0.4 miles to the north. Clapham High Street Rail Station is located approximately 0.5 miles to the south-west. The open spaces of Clapham Common are to the north.

A Leasehold Self-Contained Ground Floor Flat with Patio

Description

The property comprises a self-contained ground floor flat situated within a mid terrace building arranged over ground and two upper floors beneath a pitched roof. There is a patio area to the rear of the property.

Accommodation

Ground Floor – Reception Room/Kitchen, Two Bedrooms, Shower Room with WC, Separate WC, Further Room

Lower Ground Floor – Bathroom with WC, Utility Room

To View

The property will be open for viewing before the Auction every Tuesday between 5.00 – 5.30 p.m. and every Saturday between 3.15 – 3.45 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Berry & Lamberts (Ref: RM).

Tel: 01892 526 344.

Email: rmoseley@the-solicitors.co.uk

Vacant Possession



VACANT – Leasehold Flat

219
LOT

Barnstaple

121 Boutport Street, Devon EX31 1TD

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

allsop

A Freehold Grade II Listed Mid Terrace Building arranged as a Ground Floor Shop with Ancillary Upper Parts

Tenure

Freehold.

Location

Boutport Street is located in Barnstaple town centre and is situated to the south of its junction with Rackfield Court. Barnstaple provides extensive facilities making available a good selection of shops, schools, college, and Barnstaple Rail Station.

Description

The property comprises a Grade II Listed mid terrace building. The building is internally arranged to provide a ground floor shop together with first and second floor ancillary accommodation, arranged over ground and first floors beneath a pitched roof.

Accommodation

The property was not internally inspected or measured by Allsop. The following information was obtained from an historical Valuation Report.

We are informed that the property provides:

Gross Frontage	5.5 m	(18')
Net Frontage	5.5 m	(18')
Shop Depth	16.1 m	(52')

Ground Floor



Net Retail Area	68.70 sq m	(739 sq ft)
Office	4.70 sq m	(50 sq ft)
Rear Workshop	104.00 sq m	(1,128 sq ft)

First Floor		
Front Showrooms	13.90 sq m	(150 sq ft)
Rear Showroom	17.18 sq m	(185 sq ft)
Second Floor	23.00 sq m	(248 sq ft)

To View

The property will not be open for viewings. Prospective purchasers should refer to the floor plan.

Vacant

Freehold Building

220
LOT

South Hetton

15 Phalp Street, County Durham DH6 2SS

A Freehold Mid Terrace House subject to an Assured Shorthold Tenancy

Tenure

Freehold.

Location

South Hetton is located to the east of Durham and the property is situated to the north of Phalp Street's junction with Brydon Crescent. Local shops, schools and bus services are available in South Hetton whilst the more extensive facilities of Durham city centre are accessible to the west and provide a wider range of shops, schools, a college, a university, a hospital and Durham Rail Station. The Durham Heritage Coast is to the east and the A1(M) is to the west.

Description

The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. There is off-street parking.

Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Seller. We are informed that the property provides:

Three Bedroom Accommodation



Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of six months commencing 1st December 2014 at a rent of £99.92 per week (Holding over).

Current Rent Reserved £5,195.84 per annum (equivalent)

INVESTMENT – Freehold House

221
LOT

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.