

**Mansfield**  
**70, 73, 76, 77**  
**St Crispins Court,**  
**Stockwell Gate,**  
**Nottinghamshire**  
**NG18 5GL**

**Tenure**

Leasehold. Each flat is held on a lease for a term of 99 years from 1st June 2012 (thus having approximately 92 years unexpired). Please refer to the legal documentation for further information.

**Location**

The property is located on the south side of Stockwell Gate, to the west of its junction with Rosemary Street. A good selection of shops and amenities is available in Mansfield town centre, with retail outlets including Marks & Spencer, Dorothy Perkins and Debenhams. A large indoor shopping centre known as Four Seasons houses over 50 retailers, whilst Mansfield is also a market town with a 700 year old market tradition. Mansfield Rail Station affords regular services to Nottingham. The A60, A38 and M1 Motorway (Junction 28) are within reach. Mansfield Community Hospital is to the west and the River Maun is to the south.

**Four Leasehold Self-Contained Flats. Each Flat subject to an Assured Shorthold Tenancy. To be offered Collectively**

**Description**

The property comprises four self-contained flats situated within a detached purpose built block. The four flats will be offered collectively.

**Accommodation and Tenancies**

A schedule of Accommodation and Tenancies is set out opposite.

**Total Current Gross Rent Reserved £25,020 per annum (equivalent)**



**INVESTMENT – Leasehold Flats**

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.c.m.
70	First	Two Bedroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st March 2018	£525 p.c.m.
73	Second	Two Bedroom	Subject to an Assured Shorthold Tenancy for a term of 6 months from 28th October 2018	£510 p.c.m.
76	Third	Two Bedroom	Subject to an Assured Shorthold Tenancy for a term of 6 months from 1st September 2018	£525 p.c.m.
77	Fourth	Two Bedroom	Subject to an Assured Shorthold Tenancy for a term of 6 months from 11th February 2018	£525 p.c.m.

**Seller's Solicitor**

David Morgan Jones Solicitors (Ref: Ms N Cannell).  
Tel: 01206 765104.  
Email: ncannell@davidmorganjones.co.uk

**Bedford**  
**Flat 1,**  
**123 Tavistock Street,**  
**Bedfordshire**  
**MK40 2SB**

**A Leasehold Self-Contained Lower Ground Floor Flat subject to an Assured Shorthold Tenancy. Allocated Off-Street Car Parking Space to the Rear**

**Tenure**

Leasehold. The property is to be held on a new lease for a term of 125 years from 25th March 2018 at an initial ground rent of £250 per annum.

**Location**

The property is situated on the north-east side of Tavistock Street, to the west of its junction with Chandos Street. The property is situated on the fringes of Bedford town centre, where an extensive range of shops, restaurants and other local amenities is available. Bedford Rail Station is within easy reach to the south-west and provides regular and direct services to London St Pancras Station with a fastest journey time of approximately 38 minutes, together with direct services to both Luton and Gatwick International Airports. The A6 is close by, while the nearby A421 provides access to both the A1 and M1 Motorway. The open spaces of Bedford Park and Prior Country Park are also close by.

**Description**

The property comprises a self-contained lower ground floor flat situated within a mid terrace building arranged over lower ground, raised ground and two



upper floors beneath a pitched roof. The property benefits from an allocated off-street car parking space to the rear.

**Accommodation**

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides: Reception Room with Kitchen Area, Bedroom, Bathroom/WC

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 1st December 2018 at a current rent of £470 per calendar month.

**To View**

Please call Orchards Estate Agents (Ref: Tavistock Street). Tel: 01525 402266.

**Current Gross Rent Reserved £5,640 per annum (equivalent)**

**INVESTMENT – Leasehold Flat**

**Port Glasgow**  
**Flat 3/2,**  
**2 Maxwell Street,**  
**Scotland**  
**PA14 5RQ**

**A Scottish Freehold Self-Contained Third Floor Flat**

**Tenure**

Scottish Freehold (Please refer to the legal documentation).

**Location**

The property is situated on Maxwell Road, to the north of its junction with Robert Street. Robert Street leads to Glasgow Road to the north, which in turn provides access to Greenock Road (A8) to the north-west. Local shops and amenities are readily available to the west in Port Glasgow, with the extensive shops and facilities of Glasgow city centre being accessible to the south-east. Rail services run from Port Glasgow Station approximately 0.8 miles to the west. The open spaces of Clyde Muirshiel Regional Park are nearby.

**Description**

The property comprises a self-contained third floor flat situated within a mid terrace building arranged over ground and three upper floors.



**Accommodation**

The property was not internally inspected by Allsop. The following information was obtained from the Vendor. We are informed that the property provides:

**Third Floor –** Reception Room, Bedroom, Kitchen, Bathroom

**To View**

Please contact Allsop by sending an email to laura.kerr@allsop.co.uk with the subject heading 'Viewing – Lot 242'.

**Vacant Possession**

**VACANT – Scottish Freehold Flat**

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](http://www.allsop.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.