

Barnsley

1 School Street, South Yorkshire S75 2TD

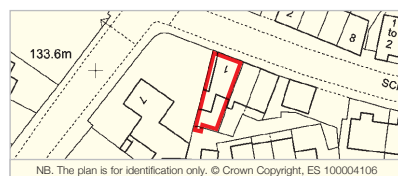
Tenure
Freehold.

Location
The property is situated on the south side of School Street, to the east of its junction with Greenfoot Lane. Greenfoot Lane leads to Huddersfield Road (A635) to the north. The M1 Motorway (Junction 37) is to the west. A range of shops and other amenities is available in Barnsley, with more extensive facilities being accessible in Wakefield to the north and in Sheffield to the south. Rail services run from Barnsley Station approximately 1.1 miles to the south-east. The open spaces of Penny Pie Park and The Peak District National Park are close by.

A Freehold End of Terrace Corner Building arranged as a Ground Floor Retail Unit together with a Three Bedroom Self-Contained Flat above. Retail Unit subject to a Commercial Lease, First Floor Flat subject to an Assured Shorthold Tenancy

Description
The property comprises an end of terrace corner building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide a ground floor retail unit together with a self-contained three bedroom flat above.

Accommodation and Tenancies
A schedule of Accommodation and Tenancies is set out opposite.



Seller's Solicitor
Messrs GM Wilson Solicitors (Ref: Michelle).
Tel: 01226 794140.
Email: michelle@gmwilson.co.uk

**Total Current
Rent Reserved
£10,800
per annum
(equivalent)**

**INVESTMENT –
Freehold Building**



Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.c.m.
Ground	Retail Unit extending to approximately 31 sq m (NIA)*	Subject to a lease for a term of 5 years from 9th June 2016	£400 p.c.m.
First	Reception Room, Three Bedrooms, Kitchen, Bathroom/WC and wash basin	Subject to an Assured Shorthold Tenancy for a term of 6 months from 19th March 2018 (Holding Over)	£500 p.c.m.
* The property was not measured by Allsop. The area was obtained from the VOA.			Total £900 p.c.m.

Blackpool

35 General Street, Lancashire FY1 1SG

BY ORDER OF RECEIVERS

Tenure
Freehold.

Location
The property is situated on the west side of General Street, to the north of its junction with Banks Street and within 100m of the Promenade and Blackpool's sea front. The extensive shopping and leisure facilities of Blackpool town centre are within easy reach to the south. Blackpool North Rail Station is close at hand and provides regular services to Manchester, York, Liverpool and Leeds. The nearby M55 Motorway joins with the M6 Motorway and the wider motorway network.

A Freehold Mid Terrace Building internally arranged to provide Five Flats. Three Flats subject to Assured Shorthold Tenancies, Two Flats Vacant

Description
The property comprises a mid terrace building arranged over ground and two upper floors beneath a pitched roof. The property is internally arranged to provide four self-contained flats and one non self-contained flat.

Accommodation
A schedule of Accommodation and Tenancies is set out opposite.

Seller's Solicitor
Messrs Richard Pearman & Co
(Ref: Mr A Bloom).
Tel: 0207 739 6100.
Email: ahb@rpandco.com

**Total Current
Rent Reserved
£10,140
per annum
(equivalent)
Two Flats
Vacant**

**INVESTMENT/
PART VACANT –
Freehold Building**



Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
1	Ground	Reception Room/Kitchen, Bedroom with En-Suite Shower Room/WC	Vacant	–
2	Ground	Unknown*	Assured Shorthold Tenancy for a term of 6 months from 16th February 2012 (holding over)	£200 every four weeks
3	First and Second	Non Self-Contained Flat comprising: First Floor – Kitchen, Bathroom Second Floor – Two Bedrooms, Shower Room/WC	Assured Shorthold Tenancy for a term from 4th December 2018 and expiring 17th June 2019	£300 every four weeks
4	First	Reception Room through to Kitchen, Bedroom, Shower Room/WC	Assured Shorthold Tenancy for a term from 14th November 2018 and expiring 16th May 2019	£280 every four weeks
5	Second	Studio Room, Kitchen, Bathroom/WC. Access to Loft Room	Vacant	–

* Allsop were unable to obtain access to this unit and the accommodation provided is unknown. Interested parties are advised to make their own assumption as to the accommodation provided by this Unit and to bid accordingly.

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 £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.