

Bristol

Flats 5A, 5B & 5C, The Warehouse, Queen Charlotte Street BS1 4HX

- **Three Leasehold Fifth Floor Self-Contained Purpose Built Flats**
- Each Flat subject to an Assured Shorthold Tenancy
- To be offered Collectively or Individually
- Total Current Gross Rent Reserved **£41,340 per annum (equivalent)**
From Three Flats

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

allsop



To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 10.15 – 11.15 a.m. (Ref: MW).

Seller's Solicitor

DLA UK LLP (Ref: P Morris).
Tel: 0113 369 2038.
Email: polly.morris@dlapiper.com

Three Leasehold Flats



Tenure

Leasehold. Each flat is held on a lease for a term expiring 16th June 2105 (thus having approximately 92 years unexpired) at a current ground rent of £250 per annum.

Location

The Warehouse is located near the centre of Bristol City and is situated to the south of its junction with Baldwin Street. A wide range of shops, bus service, college, university, hospital and rail stations are available in Bristol city centre. The M32, M4 and M5 Motorways are also accessible less than 10 miles from the property.

Description

The property comprises three self-contained fifth floor flats situated within a purpose built building arranged over ground and five upper floors. The flats will be offered either collectively or individually.

Accommodation and Tenancies

The property was not internally inspected by Allsop. The following information was obtained from a Valuation Report.

Lot	Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.
272	A	Fifth	Four Bedroom Accommodation	Subject to an Assured Shorthold Tenancy until 30th June 2014	£1,300 p.c.m.
273	B	Fifth	Five Bedroom Accommodation	Subject to an Assured Shorthold Tenancy until 30th June 2014	£1,475 p.c.m.
274	C	Fifth	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy until 30th June 2014	£670 p.c.m.

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.