

Formby

Formby Ground Rents Portfolio, Merseyside L37

- A Freehold Ground Rent Portfolio Secured upon Various Houses, Commercial Buildings and Land
- To be offered Collectively as One Lot
- Total Current Rent Reserved **£660 per annum**

BY ORDER OF THE ROYAL
LONDON MUTUAL INSURANCE
SOCIETY LTD

Seller's Solicitor

Messrs Pinsent Masons LLP (Ref: HJ).
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INVESTMENT – Freehold Ground Rents



Tenure

Freehold.

Location

Formby is located between Southport and Liverpool via the A565 Liverpool Road. The properties themselves are all situated within the L37 area. Rail services are available from Formby Station. Formby Golf Club together with Formby Beach are close by, with local shopping facilities being found along Chapel Lane.

Description

The property comprises a ground rent portfolio secured upon various semi-detached and detached houses, The United Reformed Church, Formby College, The Formby Luncheon Club, various shops with accommodation above and three sites of land.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out opposite.

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.alltop.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.



Address	Accommodation	Terms of Tenancy	Ground Rent £ p.a.
21 Brows Lane, Formby L37 3HY	1 building divided into three separate properties (21, 21A and 21B)	999 years from 29th September 1927	£26 p.a.
21A Brows Lane, Formby L37 3HY	Formby Luncheon Club	999 years from 29th September 1927	£6 p.a.
16/18 Chapel Lane, Formby L37 4DU	16 Chapel Lane comprises a wine bar (on 2 floors) 18 Chapel Lane comprises Reeds Rains estate agents (on 2 floors)	999 years from 29th September 1933	£25 p.a.
36 Chapel Lane, Formby L37 4DU	Ladbrooks betting agents on the ground floor and an office unit above	999 years from 25th March 1935	£15 p.a.
36B Chapel Lane, Formby L37 3HY	Butchers shop on the ground floor and offices for a taxi company above	999 years from 25th March 1935	£10 p.a.
55 Three Tuns Lane, Formby L37 4DL	Hardware store	999 years from 25th March 1935	£5 p.a.
33 Chapel Lane, Formby L37 DL and land at the back of Chapel Lane, Formby	Shops on the ground floor with storage units above	999 years from 29th September 1931	£14 p.a.
Church Road, Formby L37 3NG	United Reformed Church	999 years from 29th September 1934	£18 p.a.
86 Church Road, Formby L37 3NG	Offices belonging to Sovereign House, a company that sells CCTV equipment	999 years from 25th March 1931	£8 p.a.
88/92 Church Road, Formby L37 3NG	A garage for the maintenance and repair of motor vehicles	999 years from 29th September 1939	£25 p.a.
3 Cross Green, Formby L37 4BH	Office building	999 years from 29th September 1934	£8 p.a.
11 Derby Road, Formby L37 4BH	A detached house	999 years from 25th March 1938	£10 p.a.
54 Duke Street, Formby L37 4AT	A detached house	999 years from 25th March 1935	£28 p.a.
46 Freshfield Road, Formby L37 3HW	Formby College	999 years from 25th March 1946	£7 p.a.
76 Freshfield Road, Formby L37 7BQ	A detached house	999 years from 25th March 1921	£32 p.a.
78 Freshfield Road, Formby L37 3BQ	A semi-detached house	999 years from 25th March 1921	£5 p.a.
77 Gores Lane, Formby L37 7DE	A shop to the front and house at the rear. Royal London's freehold title covers the whole of 77 Gores Lane. There is a lease of the shop and a separate lease of the house.	999 years from 25th March 1939	£6 p.a.
36 Green Lane, Formby L37 7DL	A detached house	999 years from 25th March 1922	£7 p.a.
1-12 Hazelbank Gardens, Formby L37 7BL	Twelve flats	999 years from 29th September 1942	£60
6 West Lane, Formby L37 7BA	A detached house	999 years from 25th March 1935	£5 p.a.
1A Orms Way, Formby L37 3HX	A detached bungalow	999 years from 29th September 1942	£10 p.a.
4 Victoria Road, Formby L37 4AG	A detached house	999 years from 25th March 1965	£30 p.a.
3 Grange Lane, Formby L37 7BR	A detached house	999 years from 25th March 1934	£26 p.a.
37 Victoria Road, Formby L37 7DH	A detached house	999 years from 25th March 1934	£7 p.a.
6 Victoria Buildings, Formby L37 7DB	Café on the ground floor and one flat directly above with its own separate entrance	999 years from 29th September 1924	£7 p.a.
79A Freshfield Road, Formby L37 3HY	A detached house	999 years from 29th September 1942	£13 p.a.
63 Old Mill Lane, Formby L37 3PE	A semi-detached house	999 years from 29th September 1922	£30 p.a.
65 Old Mill Lane, Formby L37 3PE	A semi-detached house	999 years from 29th September 1922	£3 p.a.
16 Wrigleys Lane, Formby L37 3DR	A detached house	999 years from 25th March 1968	£15 p.a.
Land and buildings on the south side of Chapel Lane, Formby L37 4DR	Walkway and possible storage unit	999 years from 25th March 1935	£15 p.a.
Land and buildings to the south of Chapel Lane, Formby L37 8DE	Possible storage unit	999 years from 25th March 1935	£15 p.a.
29 Chapel Lane, Formby L37 4DL	Roy Castle Lung Cancer Foundation shop on the ground floor and shop storage space above	999 years from 29th September 1931	£8 p.a.
103 Church Road, Formby L37 3ND	A detached house	999 years from 29th September 1922	£6 p.a.
Land to the rear of 55 Gardner Road, Formby L37 3HY	Site of land	999 years from 29th September 1968	£2 p.a.
Land to the rear of 57 Gardner Road, Formby L37 8DE	Site of land	999 years from 29th September 1968	£2 p.a.
6 Cable Street, Formby L37 3LX	A detached house	999 years from 25th March 1927	£15 p.a.
5 Fishermans Close, Formby L37 3HY	A detached house	999 years from 29th September 1940	£38 p.a.
1 Orms Way, Formby L37 3HX	A detached house	999 years from 29th September 1942	£10 p.a.
95, 97, 99 Church Road and 73 Church Road/Old Mill Lane, Formby	Restaurants and shops on the ground floor with three flats above	999 years from 29th September 1922	£65 p.a.
Land at the back of 70 Freshfield Road, Formby	Part of a private garage	999 years from 25th March 1932	£23 p.a.
Land at the back 52 Watchyard Lane, Formby	Site of land	999 years from 25th March 1925	£0 p.a.
Land at the back of 54 Watchyard Lane, Formby	A detached house	999 years from 25th March 1925	£0 p.a.