

Salford
Apartment 106,
Fresh,
138 Chapel Street,
Greater Manchester
M3 6AF

Tenure

Long Leasehold. The property is held on a lease for a term of 999 years from 3rd October 2007 (thus having approximately 989 years unexpired) at a current ground rent of £250 per annum.

Location

The property is situated on the north-west side of Chapel Street (A6), at its junction with Cook Street. The property is well positioned within Manchester city centre close to Spinningfields and Deansgate, which offer a wide selection of shops, restaurants and theatres. Excellent transport links, including Manchester Victoria and Salford Central Rail Stations, are close by. The area is also served by an extensive network of motorways.

Description

The property comprises a self-contained first floor flat situated within a purpose built block arranged over ground and ten upper floors.

A Long Leasehold Self-Contained Purpose Built First Floor Two Bedroom Flat subject to an Assured Shorthold Tenancy

Accommodation

Reception Room/Kitchen, Two Bedrooms, Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 5th September 2017 at a rent of £850 per calendar month.

To View

The property will be open for viewing every Tuesday and Friday before the Auction between 9.00 – 9.30 a.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

JMW Solicitors (Ref: NV).
 Tel: 0161 838 2848.
 Email: nikki.vinson@jmw.co.uk

Current Gross Rent Reserved
£10,200
per annum
(equivalent)

INVESTMENT –
Long Leasehold Flat



London W6
360A King Street,
Hammersmith
W6 0RX

EIGHT WEEK COMPLETION AVAILABLE

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 29th September 2000 (thus having approximately 107 years unexpired) at a current ground rent of £100 per annum.

Location

The property is located on the south side of King Street (A315), to the west of its junction with Black Lion Lane. A good selection of shops is readily available, including Sainsbury's Local and Tesco Express. Stamford Brook Underground Station (District Line) is within a 5 minute walk to the north-west. Goldhawk Road (A402) affords convenient access to Shepherd's Bush and Westfield London Shopping Centre. Westway (A40) is to the north and affords convenient access to the M25 and M40 Motorways. The open spaces of Ravenscourt Park are close by.

Description

The property comprises a self-contained flat situated on the second floor of a mid terrace building arranged over ground and two upper floors.

A Leasehold Self-Contained Second Floor Two Bedroom Flat extending (GIA) to Approximately 61.6 sq m (664 sq ft) subject to an Assured Shorthold Tenancy

Accommodation

Reception Room/Kitchen, Two Bedrooms, Shower Room with WC

GIA Approximately 61.6 sq m (664 sq ft)

Internal photos and a floorplan are available to view online at www.allsof.co.uk

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months and 27 days from 25th January 2017 at a rent of £1,278.33 per calendar month.

We are informed that notice to determine the tenancy and to vacate prior to completion has been served. The termination date is 24th March 2018. NB. We understand the property was converted to its present configuration without the permission of the Freeholder. Please refer to the legal documentation on our website for further information.

Seller's Solicitor

Messrs Owen White and Catlin (Ref: Mr Tim Harry).
 Tel: 0208 741 7171.
 Email: tim.harry@owc.co.uk

Vacant Possession upon Completion

To View

The property will be open for viewing every Thursday and Saturday before the Auction between 2.15 – 2.45 p.m. These are open viewing times with no need to register. (Ref: UD).

VACANT –
Leasehold 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.allsof.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.