

Wolverhampton

42 Dickinson Avenue,
Low Hill,
West Midlands
WV10 9DH

Tenure
Freehold.

Location
Dickinson Avenue is located approximately two miles north of the centre of Wolverhampton and the property is situated to the north-east of its junction with Fifth Avenue. Local shops, schools and bus services are available locally whilst the more extensive facilities of Wolverhampton are accessible to the south and provide a wider range of shops, college, university, hospital and Wolverhampton Rail Station. The M54 Motorway is under three miles to the north.

Description
The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. The property benefits from off-street parking and a rear garden.

A Freehold Semi-Detached House

Accommodation
The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:
Three Bedroom Accommodation

To View
The property will be open for viewing every Monday and Wednesday before the Auction between 11.45 a.m. – 12.15 p.m. These are open viewing times with no need to register. (Ref: MW).

Vacant Possession

VACANT –
Freehold House



136
LOT

Romford

41 Collier Row Lane,
Essex
RM5 3BD

Tenure
Freehold.

Location
The property is situated on the south side of Collier Row Lane nearly opposite its junction with Wainfleet Avenue. A good range of local shops and amenities is available nearby and more extensively within Romford itself to the south. Road communications are afforded by Eastern Avenue (A12) and in turn the M25 Motorway. The open spaces of Lawns Park are within walking distance to the north.

Description
The property comprises a mid terrace building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide a ground floor shop unit together with a self-contained first floor flat above.

A Freehold Mid Terrace Building internally arranged to provide a Ground Floor Lock-Up Shop together with a Self-Contained First Floor Flat Above. Entire Property subject to a Commercial Lease

Accommodation and Tenancies
The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out opposite was provided by the Vendor.

Joint Auctioneer
NRT Property Consultancy
Tel: 07983 332007.

Seller's Solicitor
Grove Tompkins Bosworth (Ref: JI).
Tel: 0121 236 8091.
Email: ji@gtb-solicitors.com

Current Rent
Reserved
**£11,000
per annum**

INVESTMENT –
Freehold Building



137
LOT

Unit	Floor	Accommodation	Terms of Tenancy	Rent £ p.a.
41 – Commercial	Ground	Net Frontage 4.193 m Gross Frontage 6.595 m Shop Depth 8.431 m Built Depth 4.304 m Separate Storeroom and WC at the rear of the property	Subject to a commercial lease expiring 24th March 2016. We are informed that new renewal lease terms have been agreed for a 10 year term commencing 25th March 2016 at a commencing rent of £14,500 p.a.	£11,000
41A	First	Reception Room, Bedroom, Kitchen, Bathroom/WC		

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.

LOT 138 WITHDRAWN