

## Croydon

### 14 Wortley Road, Greater London CR0 3EA

#### BY ORDER OF A HOUSING ASSOCIATION

**Tenure**  
Freehold.

**Location**  
The property is located on the east side of Wortley Road, to the south of its junction with Stanley Road. An extensive range of shops and amenities is available within Croydon town centre to the south. Croydon University Hospital is to the north-east. Rail services run from West Croydon Station approximately 1.1 miles to the south-east. Bus services run along the A23 to the east, which also provides access to the M23 and M25 Motorways. The open spaces of Mitcham Common are to the north.

**Description**  
The property comprises an end of terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from front and rear gardens.

#### A Freehold End of Terrace House with Gardens

**Accommodation**  
**Ground Floor** – Two Rooms, Kitchen, Bathroom with WC and wash basin  
**First Floor** – Three Bedrooms

**To View**  
The property will be open for viewing every Wednesday between 10.45 – 11.15 a.m. and Saturday between 2.00 – 2.30 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

#### Vacant Possession

**VACANT – Freehold House**



## Leeds

### St Ann's Lodge, St Ann's Lane, West Yorkshire LS4 2SE

**Tenure**  
Freehold.

**Location**  
The property is situated on the west side of St Ann's Lane which adjoins Burley Road to the south and Kirkstall Road to the north. St Ann's Lane provides direct access via main arterial routes into Leeds city centre. Headingley Rail Station is approximately 0.5 miles from the property and provides a direct service into Leeds city centre with a journey time of approximately 12 minutes. Headingley Stadium is approximately 0.4 miles from the property. There are substantial retail parades and leisure amenities in Kirkstall (0.6 miles) and Headingley (0.8 miles).

**Description**  
The property comprises an attractive period building which has been extended to provide 52 student apartments set within communal grounds.

#### A Rising Freehold Ground Rent Investment. Subject to a Single FRI Head Lease. 10 Yearly Rent Reviews. Secured upon a an Attractive Building which has been extended to provide 52 Student Apartments. Close to Leeds University

**Tenancy**  
The entire property is subject to a lease in favour of Primo FH St Ann's Ltd for a term of 150 years from 1st January 2012 at a current rent of £7,800 per annum. The rent is subject to review every 10th year. For the first three reviews the rent doubles and thereafter it increases in line with RPI every 10th year. In 2022, the rent will increase to £15,600 per annum. The lease contains full repairing and insuring covenants.

**Seller's Solicitor**  
Ingram Winter Green LLP (Ref: Geraldine Paletz).  
Tel: 0207 845 7445.  
Email: geraldinepaletz@iwg.co.uk

**Current Rent Reserved**  
**£7,800 per annum**  
**Rent Review**  
**January 2022**  
**And Every**  
**10th Year**  
**Thereafter**

**INVESTMENT – Freehold Ground Rent**



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](http://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 – 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.