

## Plymouth

**16 Radford Road,  
Devon  
PL1 3BY**

**Tenure**  
Freehold.

**Location**  
The property is situated on the east side of Radford Road. An extensive range of shops and amenities is available in the centre of Plymouth to the north. Rail services run from Plymouth Station approximately 1.2 miles to the north-east. The open spaces of West Hoe Park are to the east.

**Description**  
The property comprises a mid terrace building arranged over lower ground, ground and first floors beneath a pitched roof. Internally, the property is arranged to provide three self-contained flats.

**A Freehold Mid Terrace Building arranged to provide Three Self-Contained Flats. Two Flats subject to Assured Shorthold Tenancy Agreements. One Flat Vacant**

**Accommodation and Tenancies**  
A schedule of Accommodation and Tenancies is set out opposite.

**To View**  
The property will be open for viewing every Monday and Thursday before the Auction between 3.15 – 3.45 p.m. These are open viewing times with no need to register. (Ref: MW).

**Total Current  
Rent Reserved  
£11,940  
per annum  
(equivalent)  
with one flat  
vacant**

**INVESTMENT –  
Freehold Building**



Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.e.m.
C	Lower Ground	One Bedroom Accommodation	Vacant	–
B	Ground	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy from 1st May 2008	£475 (£5,700 per annum)
A	First	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy from 1st April 2009	£520 (£6,240 per annum)

## Liverpool

**33 Radstock Road,  
Merseyside  
L6 3AU**

**BY ORDER OF RECEIVERS**

**Tenure**  
Freehold.

**Location**  
The property is situated on Radstock Road, to the east of its junction with Sheil Road. Local amenities are available, with the further facilities of Liverpool city centre being accessible to the west. Rail services run from Lime Street Station and both the M62 and M57 Motorways are within reach. Newsham Park is to the north.

**Description**  
The property comprises a mid terrace building arranged over ground and first floors beneath a pitched roof. Internally, the property is arranged to provide five self-contained flats.

**A Freehold Mid Terrace Building arranged to provide Five Self-Contained Flats. Each Flat subject to a 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.

**Total Current  
Rent Reserved  
£23,400  
per annum  
(equivalent)**

**INVESTMENT –  
Freehold Building**



Apartment	Floor	Terms of Tenancy	Current Rent £ p.a.
Apartment 1	One Bedroom Accommodation	Subject to a lease for a term of 5 years from 1st April 2012 (holding over)	£4,320 p.a.
Apartment 2	One Bedroom Accommodation	Subject to a lease for a term of 5 years from 1st April 2012 (holding over)	£4,320 p.a.
Apartment 3	One Bedroom Accommodation	Subject to a lease for a term of 5 years from 1st April 2012 (holding over)	£4,320 p.a.
Apartment 4	One Bedroom Accommodation	Subject to a lease for a term of 5 years from 1st April 2012 (holding over)	£4,320 p.a.
Apartment 5	Three Bedroom Accommodation	Subject to a lease for a term of 5 years from 1st April 2012 (holding over)	£6,120 p.a.

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](http://www.allsop.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.