

Canterbury

18 Holters Mill, The Spires, Kent CT2 8SP

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 1st January 2017 (thus having approximately 124 years unexpired) at a peppercorn ground rent.

Location

The property is situated on the east side of Holters Mill, to the north of where the road adjoins The Spires. Canterbury West Station is 0.2 miles away and provides regular services to London St Pancras with a journey time of less than an hour. Canterbury's cathedral and city centre are a short walk to the south, offering an extensive range of shops and amenities. Road communications are afforded by the A28, which provides direct access to the M20 and M2 Motorways. The open spaces of Beverley Meadow are also close by.

Description

The property comprises a self-contained ground floor flat situated within a converted former mill building arranged over ground and two upper floors.

A Leasehold Self-Contained Ground Floor Two Bedroom Flat subject to an Assured Shorthold Tenancy

Accommodation

Reception Room with Kitchen Area, Two Bedrooms, Bathroom with WC and wash basin. There is a mezzanine storage area above the kitchen.

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 10th September 2017 at a current rent of £995 per calendar month.

To View

The property will be open for viewing every Monday and Friday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs ABGM Solicitors (Ref: David Jason).
Tel: 0207 499 5000.
Email: david.jason@abgmlaw.com

**Current Gross
Rent Reserved
£11,940
per annum
(equivalent)**

**INVESTMENT –
Leasehold Flat**



Hereford

26 Grenfell Road, Herefordshire HR1 2QR

Tenure

Freehold.

Location

The property is situated on the south side of Grenfell Road, close to its junction with Ledbury Road (A438). Shops are available along Ledbury Road, with a more extensive range of facilities being accessible in Hereford town centre approximately 1.2 miles to the north-west. Rail services run from Hereford Station approximately 0.9 miles to the south. The open spaces of Bishops Meadow and Castle Green are nearby.

Description

The property comprises a mid terrace house arranged over ground and two upper floors beneath a pitched roof. The property benefits from an external WC and a garden.

A Freehold Mid Terrace House subject to a Regulated Tenancy

Accommodation

The property was not internally inspected by Allsop. The following information was obtained from the rent register. We are informed that the property provides:

Ground Floor – Two Rooms, Kitchen

First Floor – Two Rooms, Bathroom/WC

Second Floor – Room

Tenancy

The property is subject to a Regulated Tenancy at a registered rent of £95 per week (effective date 19th September 2017).

Seller's Solicitor

Messrs Womble Bond Dickinson (Ref: LMH).
Tel: 0191 279 9139.
Email: lisamarie.hill@wbd-uk.com

**Current Rent
Reserved
£4,940 per
annum**

**INVESTMENT –
Freehold House**



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 £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.