

Leicester

Allied Place, 44 Abbey Street, Leicestershire LE1 3TD

- **Long Leasehold Upper Parts**
- **Comprising Forty-Six Self-Contained Flats over Six Floors and a further Floor of Office Accommodation which extends (NIA) to Approximately 356 sq m (3,828 sq ft)**
- **Each Flat subject to an Assured Shorthold Tenancy. Office Accommodation Vacant**
- **Planning Permission (Prior Approval) to Convert the Vacant Second Floor Office Accommodation to Provide 11 Self-Contained Flats (7 x Studios, 3 x One Bedroom and 1 x Two Bedroom). Now Lapsed**
- **Total Approximate NIA is 2,207.35 sq m (23,760 sq ft)**
- **Total Current Gross Rent Reserved **£284,880 per annum (equivalent) from 46 Flats with Office Accommodation Vacant****

Joint Auctioneer

Estate Office (Ref: J Colmans)
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Seller's Solicitor

Nelsons (Ref: JC)
Tel: 0116 222 6666
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To View

To view please email
pam.huggett@allsop.co.uk using the subject
heading 'Viewings Lot 63'.

INVESTMENT/VACANT – Long Leasehold Upper Parts



Photograph provided by the Vendor

Tenure

Leasehold. The property is held on a lease for a term of 125 years expiring 10th June 2139 (thus having approximately 123 years unexpired) at a current ground rent of £35,000 per annum (five yearly reviews to RPI).

NB. We are informed by the Vendor that the Freehold may be available for purchase by separate negotiation.

Location

The property is situated on the west side of Abbey Street, opposite its junction with Garden Street. Extensive shopping facilities and local amenities are available in Leicester city centre, with Haymarket and Highcross Shopping Centres also being close by. Rail services run from Leicester Station approximately 1.7 miles away (approximate journey time to London is 1 hour and 6 minutes), whilst the A6 is also close by and in turn provides access to the A47 and the M1 Motorway. The open spaces of Abbey Park are to the north and the River Soar is to the west. Leicester University is approximately 2.3 miles away.

Description

The property comprises the upper parts of a building and is internally arranged to provide forty-six self-contained flats over six floors and one floor of office accommodation.

Accommodation and Tenancies

The property was not inspected internally by Allsop. The information in the schedule opposite was provided by the seller and refers to the existing six floors of residential flats. There is a further 356 sq m (3,828 sq ft) of office space on the second floor which was previously the subject of planning permission (prior approval) for conversion to provide an additional eleven self-contained flats (now lapsed).

Planning

Local Authority: Leicester Council.
Tel: 0116 454 1000.
Email: planning@leicester.gov.uk
Planning permission (prior approval) was granted on the 29th January 2016 (Reference Number: 20152315) for the 'change of use of second floor from office (Class B1 (a)) to 11 flats (Class C3)'. Now lapsed.

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.



Photograph provided by the Vendor

Flat	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Flat 1	One Bedroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 11th April 2016	£6,420 p.a.
Flat 2	Two Bedroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 11th April 2016	£7,500 p.a.
Flat 3	One Bedroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 11th April 2016	£6,120 p.a.
Flat 4	Studio	Subject to an Assured Shorthold Tenancy for a term of 12 months from 31st March 2016	£4,920 p.a.
Flat 5	Studio	Subject to an Assured Shorthold Tenancy for a term of 12 months from 31st March 2016	£5,220 p.a.
Flat 6	Studio	Subject to an Assured Shorthold Tenancy for a term of 12 months from 31st March 2016	£5,220 p.a.
Flat 7	Studio	Subject to an Assured Shorthold Tenancy for a term of 12 months from 31st March 2016	£5,220 p.a.
Flat 8	Studio	Subject to an Assured Shorthold Tenancy for a term of 12 months from 31st March 2016	£5,220 p.a.
Flat 9	Studio	Subject to an Assured Shorthold Tenancy for a term of 12 months from 31st March 2016	£5,220 p.a.
Flat 10	One Bedroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 11th April 2016	£6,600 p.a.
Flat 11	One Bedroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 11th April 2016	£6,420 p.a.
Flat 12	One Bedroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 15th April 2016	£6,300 p.a.
Flat 13	Two Bedroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 23rd April 2016	£7,500 p.a.
Flat 14	One Bedroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 6th April 2016	£6,000 p.a.
Flat 15	Studio	Subject to an Assured Shorthold Tenancy for a term of 6 months from 15th May 2016	£5,100 p.a.
Flat 16	Studio	Subject to an Assured Shorthold Tenancy for a term of 12 months from 25th February 2016	£5,100 p.a.
Flat 17	Studio	Subject to an Assured Shorthold Tenancy for a term of 12 months from 6th April 2016	£4,800 p.a.
Flat 18	Studio	Subject to an Assured Shorthold Tenancy for a term of 12 months from 21st March 2016	£4,800 p.a.
Flat 19	One Bedroom	Subject to an Assured Shorthold Tenancy for a term of 6 months from 3rd May 2016	£5,100 p.a.
Flat 20	Two Bedroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 7th April 2016	£7,800 p.a.
Flat 21	One Bedroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 8th May 2016	£7,500 p.a.
Flat 22	One Bedroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 16th April 2016	£6,300 p.a.
Flat 23	Two Bedroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 4th May 2016	£7,500 p.a.

Flat	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Flat 24	One Bedroom	Subject to an Assured Shorthold Tenancy for a term of 6 months from 15th May 2016	£6,000 p.a.
Flat 25	One Bedroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 29th April 2016	£6,300 p.a.
Flat 26	One Bedroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 4th April 2016	£6,000 p.a.
Flat 27	Two Bedroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 30th March 2016	£7,500 p.a.
Flat 28	Two Bedroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 26th February 2016	£7,500 p.a.
Flat 29	One Bedroom	Subject to an Assured Shorthold Tenancy for a term of 6 months from 28th April 2016	£6,300 p.a.
Flat 30	One Bedroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 15th April 2016	£6,300 p.a.
Flat 31	Two Bedrooms	Subject to an Assured Shorthold Tenancy for a term of 12 months from 7th April 2016	£7,500 p.a.
Flat 32	One Bedroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 29th April 2016	£6,000 p.a.
Flat 33	Studio	Subject to an Assured Shorthold Tenancy for a term of 12 months from 2nd April 2016	£4,800 p.a.
Flat 34	Studio	Subject to an Assured Shorthold Tenancy for a term of 12 months from 22nd February 2016	£5,100 p.a.
Flat 35	Studio	Subject to an Assured Shorthold Tenancy for a term of 12 months from 22nd February 2016	£5,100 p.a.
Flat 36	Studio	Subject to an Assured Shorthold Tenancy for a term of 12 months from 11th April 2016	£5,100 p.a.
Flat 37	One Bedroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 30th April 2016	£6,300 p.a.
Flat 38	Two Bedroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 24th March 2016	£7,500 p.a.
Flat 39	One Bedroom	Subject to an Assured Shorthold Tenancy for a term of 6 months from 11th April 2016	£5,400 p.a.
Flat 40	Two Bedroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 23rd March 2016	£7,800 p.a.
Flat 41	Two Bedroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 17th February 2016	£7,800 p.a.
Flat 42	Two Bedroom	Subject to an Assured Shorthold Tenancy for a term of 6 months from 4th May 2016	£7,200 p.a.
Flat 43	Studio	Subject to an Assured Shorthold Tenancy for a term of 12 months from 25th April 2016	£5,100 p.a.
Flat 44	Two Bedroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 31st March 2016	£7,500 p.a.
Flat 45	Two Bedroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 6th May 2016	£7,500 p.a.
Flat 46	One Bedroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 16th April 2016	£5,400 p.a.