

## Nottingham

### 84/86 Peveril Street, Nottinghamshire NG7 7AH

A Freehold Building internally arranged to provide Nine Letting Room Accommodation. Each Room Subject to an Assured Shorthold Tenancy. Subject to an HMO Licence

**Tenure**  
Freehold.

**Location**  
The property is situated on the east side of Peveril Street, close to its junction with Bentick Road. Shops are available along Bentick Road, with a more extensive range of other facilities being accessible in Nottingham city centre to the south-east. Rail services run from Nottingham Station approximately 2.1 miles to the south-east. The open spaces of Arboretum Park and Forest Recreational Ground are nearby.

**Description**  
The property comprises nine letting room accommodation situated within an end of terrace building arranged over ground and first floors.



**Accommodation**  
The property was not internally inspected by Allsop. The following information was supplied by the Seller. We are informed that the property provides:

**2 x Two Bedroom Units**  
**1 x Three Bedroom Unit**  
**1 x Four Bedroom Unit**

**Tenancy**  
A full schedule of accommodation and tenancies is available to view online. [www.allsop.co.uk](http://www.allsop.co.uk)

**To View**  
Please contact Allsop by sending an email to [will.taylor@allsop.co.uk](mailto:will.taylor@allsop.co.uk) with the subject heading 'Viewing - Lot 207'.

**Total Current Rent Reserved £43,200 per annum (equivalent)**

**INVESTMENT – Freehold Building**

## Newcastle upon Tyne

### Flat 5, Ouseburn Wharf, St Lawrence Road, Tyne and Wear NE6 1BY

A Leasehold Self-Contained Purpose Built Second Floor Flat with allocated car parking space subject to an Assured Shorthold Tenancy

**Tenure**  
Long Leasehold. The property is held on a lease commencing on 25th October 2006 and expiring on 31st December 2256 (thus having approximately 240 years unexpired) at a current ground rent of £200 per annum.

**Location**  
The property is located on St Lawrence Road close to its junction with Hawick Close. Local amenities are available. The extensive facilities of Newcastle city centre are to the east. Rail services run from Manors Rail Station approximately 1 mile to the west. The A186 provides access to the A167 and in turn to the A1. The open spaces of St Anthony's Park are close by. Newcastle University is to the north-west.

**Description**  
The property comprises a self-contained second floor flat situated within a purpose built building arranged over ground and five upper floors. The property benefits from an allocated car parking space. The sale will include the furniture.

**Accommodation**  
The property was not internally inspected by Allsop. The following information was provided by the Vendor.



We understand that the property provides:  
**Two Bedroom Accommodation**

**Tenancy**  
The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 8th November 2016 at a current rent of £675 pcm.

**To View**  
The property will be open for viewing on Thursday 1st December between 1.30 – 2.00 p.m.  
Thursday 8th December between 2.45 – 3.15 p.m. and Tuesday 13th December between 9.45 – 10.15 a.m. These are open viewing times with no need to register. (Ref: MW).

**Current Rent Reserved £8,100 per annum (equivalent)**

**INVESTMENT – Leasehold Flat**

## Leeds

### 1-5 47 Spencer Place, West Yorkshire LS7 4DQ

BY ORDER OF ADMINISTRATORS OF  
ANGELIC INTERIORS LIMITED

**Tenure**  
Freehold.

**Location**  
The property is situated on the east side of Spencer Place, close to its junction with Gipton Avenue. Shops are available along Roundhay Road (A58) to the south, with a more extensive range of other facilities being available in Leeds city centre. Rail services run from Leeds Station approximately 2.2 miles to the south-west. The open spaces of Potternewton Park and Harehills Park are nearby.

**Description**  
The property comprises a mid terrace building arranged over ground and two upper floors beneath a pitched roof. The building is arranged to provide five letting room accommodation.

A Freehold Mid Terrace Building Arranged to provide Five Letting Room Accommodation. Three Rooms Subject to an Assured Shorthold Tenancy. Two Rooms Vacant

**Accommodation**  
**Ground Floor** – Reception Room, Kitchen, WC, Room, Shower Room  
**First Floor** – Two Rooms, Office, Bathroom, WC  
**Second Floor** – Two Rooms

NB. The Administrators give no warranty or representation and sell without personal liability with no title guarantee for such right, title and interests the registered proprietor may have.

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

**Seller's Solicitor**  
Messrs Addleshaw Goddard LLP  
(Ref: Lisa Dinning).  
Tel: 0113 209 2000.  
Email: [lisa.dinning@addleshawgoddard.com](mailto:lisa.dinning@addleshawgoddard.com)

**Current Rent Reserved £9,972 per annum from Three Rooms. Two Rooms Vacant**

**INVESTMENT/  
PART VACANT –  
Freehold Building**



Room	Terms of Tenancy	Current Rent Reserved £ p.c.m.
1	Vacant	–
2	Subject to an Assured Shorthold Tenancy	£277 p.c.m.
3	Subject to an Assured Shorthold Tenancy	£277 p.c.m.
4	Subject to an Assured Shorthold Tenancy	£277 p.c.m.
5	Vacant	–

NB. The Administrators have served notice to vacate on the tenants which expires on 23rd January 2017

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.