

Whitby
21 Baxtergate,
North Yorkshire
YO21 1BW

Tenure

Long Leasehold. The property is to be held on a new lease for a term of 999 years from the date of completion at a peppercorn ground rent.

Location

The property is located in Whitby town centre on the south side of the pedestrianised Baxtergate, to the west of New Quay Road and the River Esk. A range of shops, bars and restaurants is available along Baxtergate and within Whitby town centre. A more extensive range of shops and services is available in Scarborough to the south and York to the south-east. Rail services run from Whitby Station approximately 0.1 miles to the south-west. The open spaces of Pannett Park and Saltwick Bay are nearby.

Description

The property comprises self-contained upper parts arranged over the first, second and third floors of a mid terrace building arranged over ground and three upper floors beneath a pitched roof. The property is to be offered with planning permission for change of use and conversion to create two self-contained one bedroom flats.

Long Leasehold Self-Contained Upper Parts extending to Approximately 138.79 sq m (1,494 sq ft). To be offered with Planning Permission for Change of Use and Conversion to Create Two Self-Contained One Bedroom Flats

Accommodation

The property was most recently used as office accommodation and is presented in shell condition. The property provides a total floor area (GIA) of 138.79 sq m (1,494 sq ft). A breakdown of the floor areas is listed below:

First Floor	70.23 sq m	(756 sq ft)
Second Floor	48.96 sq m	(527 sq ft)
Third Floor	19.60 sq m	(211 sq ft)
Total	138.79 sq m	(1,494 sq ft)

Planning

Local Planning Authority: Scarborough Borough Council.

Tel: 01723 232479.

The property is to be offered with planning permission (Ref: 16/00652/P3JPA) dated 3rd May 2016 for 'change of use from offices (B1) to create two self-contained flats (C3)'.

Seller's Solicitor

Messrs Solomon Taylor and Shaw (Ref: B Shaw).

Tel: 0207 317 8679.

Email: barry@solts.co.uk

Vacant Possession

To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 11.30 a.m. – 12.15 p.m. These are open viewing times with no need to register. (Ref: MW).

VACANT – Long Leasehold Upper Parts with Planning



London SW19
Flat A,
64 Merton High Street,
Colliers Wood
SW19 1BE

BY ORDER OF A HOUSING ASSOCIATION

Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from 1st January 2017 at an initial ground rent of £250 per annum.

Location

The property is situated on the north side of Merton High Street, close to its junction with Laburnum Road and to the north of the A24. Local amenities are available in South Wimbledon and the further facilities of both Wimbledon and Colliers Wood are accessible. Underground services run from South Wimbledon Station (Northern Line) and the A3 is to the west. The open spaces of Wandle Park are to the east.

Description

The property comprises a self-contained flat situated on the ground floor of a building arranged over ground, first and second floors beneath a pitched roof. The property has sole access to the rear garden.

A Leasehold Self-Contained Ground Floor Flat with Sole Access to the Rear Garden

Accommodation

Reception Room, Bedroom, Kitchen, Bathroom with WC and wash basin

To View

The property will be open for viewing every Thursday before the Auction between 10.45 – 11.15 a.m. and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Vacant Possession

VACANT – Leasehold Flat



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.

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.