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LOT

Motspur Park

326 West Barnes Lane, Surrey KT3 6NB

- **Freehold Vacant Betting Shop & Residential Ground Rent Investment**
- **Comprising a former betting shop and self-contained flat (sold off on a long lease)**
- **Located close to Motspur Park Rail Station**
- **No VAT applicable**

Tenure

Freehold.

Location

Motspur Park forms part of the Royal Borough of Kingston on Thames, 11 miles south-west of Central London, and forms a popular suburban shopping area serving an affluent local population. The area benefits from easy access to A3 (1 mile) and hence to M25 (Junction 7) as well as having regular rail services to Waterloo in 25 minutes. The property forms part of a parade of shops on the south side of West Barnes Lane, close to its junction with Marina Avenue and a short distance from Motspur Park Rail Station.

Total Current Rents Reserved £5 pa

Description

The property is arranged on ground and one upper floor to provide a vacant former betting shop, together with a self-contained first floor flat, which has been sold off on a long lease with part of the garden to the rear.

Shop Rateable Value

The 2010 rating list entry is: Betting Shop & Premises £8,200.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsoop.co.uk


Energy Performance Certificate

EPC Rating 67 Band C (Copy available on website).

Viewings

Please email: viewings@allsoop.co.uk. In the subject box of your email please ensure you enter **Lot 138 Motspur Park**.

Joint Agent

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Seller's Solicitor

Ms C Moss, Wooley Bevis Diplock LLP.

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E-mail: carina.moss@wbdlp.com



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor Shop	Vacant	Ground Floor 36.7 sq m (395 sq ft)	-	-	-
First Floor Flat	Individual	First Floor Flat and Part of Rear Garden	999 years from 04.09.1984	£5 p.a.	Reversion 2983

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Neath

40 Alfred Street Port Talbot SA11 1EH

On the instructions of J Gershinson FRICS and A Kisby MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

- **Freehold Office Investment**
- **Asset Management Opportunity**

Tenure

Freehold.

Location

Neath, with a population of 45,500, is a busy South Wales retailing centre situated approximately 35 miles west of Cardiff and 10 miles north-east of Swansea. The M4 Motorway (Junction 43) lies 3 miles to the south via the A474 and A465 dual carriageway.

The property is situated on the south side of Alfred Street opposite the entrance to Neath Rail Station. Occupiers close by include a variety of local traders.

Description

The property is a mid terrace building arranged on ground, one upper floor and attic to provide offices.

The property provides the following accommodation and dimensions:

Ground Floor	50.40 sq m	(542 sq ft)
First Floor	36.80 sq m	(396 sq ft)
Attic	6.70 sq m	(72 sq ft)
Total	93.90 sq m	(1,010 sq ft)



Tenancy

The property is at present let to NEWBOLD SOLICITORS by way of a 12 month Law Society Lease from 14th October 2013 at a rent of £5,700 per annum.

VAT

Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.allsoop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Current Rent Reserved £5,700 per annum

Seller's Solicitor

Jennifer Martin, Foot Anstey LLP.

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Email: jennifer.martin@footanstey.com

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Bootle

310/312 Marsh Lane Merseyside L20 5BQ

On the instructions of J Gershinson FRICS and A Kisby MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

- **Freehold Workshop Unit**
- **Located on A5098**
- **Close to town centre**
- **May suit owner occupier or investor**
- **Totalling 269.65 sq m (2,902 sq ft)**

Tenure

Freehold.

Location

Bootle has a resident population of some 65,000 and forms part of the Liverpool conurbation, being located 5 miles to the north of the city centre at the intersection of the A5036, A5098, A567 and A5666. The property is situated on Marsh Lane (A5098) a main arterial road close to the town centre a short distance from a Lidl supermarket and east of Bootle New Strand Rail Station. The immediate area is residential.

Description

The property is arranged on ground and mezzanine floors to provide an end of terrace single storey workshop unit and ancillary accommodation to the rear and above.



The property provides the following accommodation and dimensions:

Mezzanine	40.70 sq m	(438 sq ft)
Ground Floor	228.95 sq m	(2,464 sq ft)
Total	269.65 sq m	(2,902 sq ft)

Tenancy

The property is at present VACANT.

VAT

Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.allsoop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Vacant

Seller's Solicitor

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