

Bristol
6 (Lot 231), 10 (Lot 232),
13 (Lot 233) &
16 (Lot 234),
Crusader House,
12 St Stephen's Street
BS1 1EL

- **Four Leasehold Self-Contained Purpose Built Flats**
- Each Flat subject to an Assured Shorthold Tenancy
- To be offered Individually
- Total Current Gross Rent Reserved
£23,160 per annum (equivalent)
From 3 Flats, 1 Flat Vacant



Tenure

Leasehold. Each flat is held on a lease for a term of 125 years from 25th March 2005 (thus having approximately 116 years unexpired) at a current ground rent of £200 per annum.

Location

The properties are located on St Stephen's Street to the south of its junction with Colston Avenue (B4053). A variety of shops, bars and restaurants are close by. Bristol Temple Mead Rail Station is located approximately 0.7 miles to the south-east. The A38 provides access to the A4032 and in turn the M32 and M4 Motorways. The open spaces of Castle Park are located to the east. The University of Bristol is within close proximity.

Description

The property comprises four self-contained flats situated within a purpose built building arranged over ground and four upper floors. The flats will be offered individually as four separate lots.

Accommodation and Tenancies

The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out below was provided by the Vendor.

To View

Lot 231 – will be open for viewing on Monday 17th and 24th March between 4.30 - 4.45 p.m.
 Lot 232 – will be open for viewing on Monday 17th and 24th March between 4.45 - 5.00 p.m.
 Lot 233 – will be open for viewing on Monday 17th and 24th March between 5.00 - 5.15 p.m.
 Lot 234 – will be open for viewing on Monday 17th and 24th March between 5.15 - 5.30 p.m.

Seller's Solicitor

Curtis Parkinson (Ref: LG).
 Tel: 0115 964 7740.
 Email: louise.gardner@curtisparkinson.com

Lot	Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
231	6	Second	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of six months from 15th February 2013 (Holding Over)	£7,500 p.a. (including £30 p.c.m for electricity)
232	10	Second	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of six months from 1st February 2014	£7,860 p.a. (including £30 p.c.m for electricity)
233	13	Third	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of six months from 1st November 2013	£7,800 p.a.
234	16	Fourth	One Bedroom Accommodation	Vacant	-

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.

LOT 235 WITHDRAWN

INVESTMENT – Four Leasehold Flats