

Leicester
25 (Lot 93) & 27 (Lot 94) Keightley Road,
Leicestershire
LE3 9LP

- **Two Freehold Semi-Detached Houses**
 - Lot 93 subject to an Assured Shorthold Tenancy
 - Lot 94 to be offered with Vacant Possession upon Completion
 - To be offered Individually or Collectively
 - Current Rent Reserved
- £5,100 per annum (equivalent) from Lot 93. Vacant Possession of Lot 94**



To View

Lot 94 will be open for viewing every Monday and Wednesday between 2.30 - 3.00 p.m. before the Auction. These are open viewing times with no need to register. (Ref: MW). **The first viewing of Lot 94 will commence on Monday 4th December.**

Seller's Solicitor

Messrs Grower Freeman (Ref: MJ).
 Tel: 0207 723 3040.
 Email: mark@growerfreeman.co.uk

INVESTMENT/PART VACANT – Two Freehold Houses



Tenure

Freehold.

Location

The properties are situated on the north side of Keightley Road, close to its junction with Bland Road. Shops are available along Keightley Road, with a more extensive range of facilities being accessible in Leicester city centre. Rail services run from Leicester Station approximately 3.7 miles to the south-east. The open spaces of Spinney Park are nearby.

Description

The property comprises two semi-detached houses each arranged over ground and first floors beneath a pitched roof. No.25 (Lot 93) benefits from a garage and off-street parking whilst both properties benefit from front and rear gardens. The houses are to be offered either individually or collectively.

Accommodation and Tenancies

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

Lot	No.	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.c.m.
93	25	Ground	Reception Room/Diner, Kitchen, Conservatory	Subject to an Assured Shorthold Tenancy for a term of 3 years from 1st April 2016	£425 p.c.m.* (£5,100 p.a.)
		First	Three Bedrooms, Bathroom/WC		
94	27	Ground	Reception Room/Diner, Kitchen	Vacant	-
		First	Three Bedrooms, Bathroom/WC		

* The Vendors have served Section 13 notices on the tenants of Lot 93 at a new rent of £550 per calendar month – £6,600 per annum.

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 £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.