

Liverpool
“Rio House” and
“Alomora House”
Quarry Way, Huyton,
Merseyside
L36 6AZ

Tenure
 Freehold.

Location
 The property is located to the east of Huyton and is situated to the south of its junction with Hall Lane. Shops, schools and bus service are provided near the property whilst Community College and Huyton Rail Station are also available in Huyton. Extensive facilities of Liverpool are available to the west providing a wider range of shops, schools, college, university, hospital and Liverpool Rail links. The M62 and M57 are also accessible less than two miles from the property.

Description
 The property comprises a ground rent investment secured upon two purpose built blocks. The buildings are internally arranged to provide a total of twenty one self-contained flats and a coach house.

A Freehold Ground Rent Investment secured upon Two Purpose Built Blocks internally arranged to provide a total of 21 Self-Contained Flats and a Coach House

Tenancy
 A schedule of Tenancies is set out below:

Fiat	Term of Lease	Ground Rent
1	250 years from and including 24th May 2013	£150 per annum
2	250 years from and including 2nd August 2013	£150 per annum
3 & 4	150 years from 1st June 2006	£150 per annum (each)
5 & 12	250 years from and including 26th March 2014	£150 per annum (each)
6, 9 & 11	150 years from 1st June 2006	NIL
7	250 years from and including 18th October 2013	£150 per annum
8	250 years from and including 20th September 2013	£150 per annum
10	250 years from and including 11th February 2014	£150 per annum
13-22 (inclusive)	250 years from and including 27th September 2012	£150 per annum (each)

NB. The Lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

Seller's Solicitor
 Messrs Nexus Solicitors (Ref: PM).
 Tel: 0161 819 4935.
 Email: help@nexusolicitors.co.uk

Total Current
 Rent Reserved
£2,850 per annum



Rio House

INVESTMENT –
Freehold Ground Rent

London SE25
303 Portland Road,
Norwood
SE25 4QQ

Tenure
 Freehold.

Location
 The property is situated on the east side of Portland Road near to its junction with Dundee Road. A good range of local amenities is available along Croydon Road (A222) and more extensively within Thornton Heath to the west. Bethlem Royal Hospital is located to the east of the property. Rail services run from Norwood Junction to the north and the Arena Tramlink stop is a short walk to the east. The open spaces of South Norwood Country Park are located immediately to the north of the property.

Description
 The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. There is a rear garden.

A Freehold Mid Terrace House with Garden

SIX WEEK COMPLETION AVAILABLE

Accommodation
 The property was not internally inspected by Allsop. The following information was provided by the Vendor. We understand that the property provides:
Ground Floor – Two Reception Rooms, Kitchen
First Floor – Three Bedrooms, Bathroom/WC

Planning
 Local Planning Authority: Lambeth Council
 Tel: 020 7926 1000.
 The property affords potential for a loft conversion subject to obtaining all necessary consents.

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

Seller's Solicitor
 Streathers (Ref: ZR).
 Tel: 0207 034 4200.
 Email: zreynolds@streathers.co.uk

Vacant Possession



NB. The plan is for identification only.
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VACANT – Freehold House

