

# Rochdale 85 War Office Road. Bamford. **Greater Manchester OL11 5HX**

# A Freehold Semi-Detached House subject to a **Regulated Tenancy**

# Tenure

Freehold.

### Location

The property is situated on the west side of War Office Road which is located off Bury Road (B6222) in Bamford, just west of Rochdale town centre and to the east of Bury. Manchester city centre is accessible to the south. There are Tram and Rail Stations in Rochdale and the B6222. A58 and M60 Motorway are all accessible.

### Description

The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. Externally there are gardens to the front and rear.

#### Accommodation

The property was not internally inspected by Allsop. The following information was obtained from the Rent Register. We understand the property provides:

Ground Floor - Two Rooms, Kitchen First Floor - Three Rooms, Bathroom/WC

The property is subject to a Regulated Tenancy at a registered rent of £3.822 per annum. (Effective date: 7th August 2014)

**Current Rent** Reserved £3.822 per annum



# **Seller's Solicitor**

Messrs BTMK Solicitors (Ref: Mr I Powell). Tel: 01702 339222.

Email: ian.powell@btmk.co.uk

**INVESTMENT -Freehold House** 



# Newport 114 St Julians Road, Gwent, **South Wales NP19 7RY**

A Freehold Reversionary Ground Rent Investment secured upon a Semi-Detached House. Reversion in 2023

# Tenure

Freehold.

### Location

The property is located approximately two miles east of Newport and to the west of St Julians Road's junction with Lundy Drive, Local shops. schools and bus services are available with the further and more extensive facilities of Newport being close by. The M4 Motorway is situated approximately one mile to the north-west.

# Description

The property comprises a reversionary ground rent investment secured upon a semi-detached house arranged over ground and first floors beneath a pitched roof. The property benefits from front and rear gardens and an integral garage.

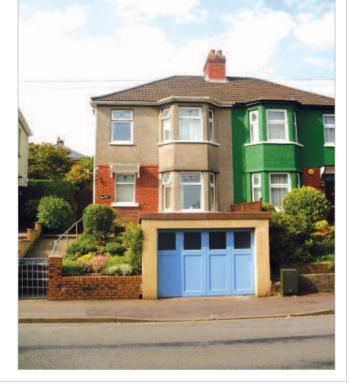
# Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:

Reception Room, Three Bedrooms, Kitchen, Bathroom with WC

The property is subject to a lease for a term of 99 years from 24th March 1924 (thus having approximately 9 years unexpired) at a current ground rent of £4.20 per annum.

Current Rent Reserved £4.20 per annum **Reversion in 2023** 



### **Seller's Solicitor**

Messrs Simpson Jones (Ref: Ms J Jones). Tel: 01332 200200.

Email: joannej@simpsonjones.co.uk

**INVESTMENT -Freehold Ground Rent**