

Rochdale
85 War Office Road,
Bamford,
Greater Manchester
OL11 5HX

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.

A Freehold Semi-Detached House subject to a Regulated Tenancy

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

Tenancy
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

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.

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

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

Tenancy
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