

London SW11

221 Latchmere Road, Battersea SW11 2LA

Tenure
Freehold.

Location
The property is on the east side of Latchmere Road (A3220), to the north of its junction with Lavender Hill (A3036). Lavender Hill leads to the A3 to the south, which in turn provides access to the A24 and A205 to the south-west. An extensive range of shops and other facilities is available in Clapham along Latchmere Road and Lavender Hill. Rail services run from Clapham Junction Station approximately 0.4 miles to the west. The open spaces of Clapham Common are nearby.

Description
The property comprises a mid terrace building arranged over the ground floor beneath a pitched roof. The property is internally arranged to provide a retail unit.

A Freehold Mid Terrace Retail Unit extending to Approximately 20.75 sq m (223 sq ft). Possible potential for Residential Conversion/Development subject to obtaining all necessary consents

Accommodation
Basement – Storage
Ground Floor – Retail Unit
GIA Approximately 20.75 sq m (223 sq ft)

Planning
Local Planning Authority: Wandsworth Council.
Tel: 0208 871 6000.
The property may afford possible potential for residential conversion/redevelopment, subject to obtaining all necessary consents.

VAT
VAT is NOT applicable to this lot.

Seller's Solicitor
Messrs Vicarage Court Solicitors (Ref: Imran Patel).
Tel: 0121 452 4955.
Email: imran.patel@vicaragecourt.com

Vacant Possession



VACANT – Freehold Building

251
LOT

Bishop Auckland

Unit 1 Elm Terrace, County Durham DL14 6EY

A Leasehold Self-Contained First Floor Flat

Tenure
Long Leasehold. Please refer to the legal documents for further details.

Location
The property is on the east side of Elm Terrace, to the west of its junction with Beech Road. Local amenities are available in Bishop Auckland town centre to the north, with more extensive facilities being accessible in Durham to the north. Bishop Auckland Rail Station is close by. The open spaces of Northern Park are close by.

Description
The property comprises a self-contained first floor flat situated within a purpose built building arranged over ground and first floors beneath a flat roof.



Accommodation
First Floor – Reception Room, Bedroom, Kitchen, Bathroom

To View
The property will be open for viewing every Monday and Wednesday before the Auction between 9.00 – 9.30 a.m. These are open viewing times with no need to register. (Ref: MW).

Vacant Possession

VACANT – Leasehold Flat

252
LOT

Washington

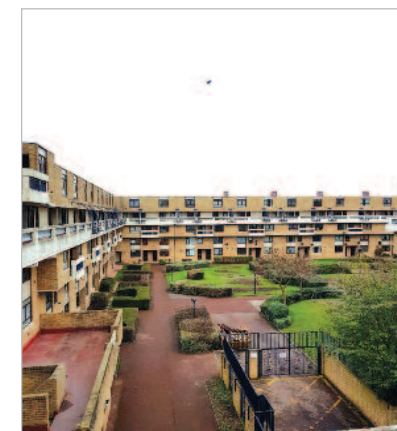
11 Collingwood Court, Tyne and Wear NE37 3EB

A Leasehold Self-Contained Purpose Built Two Bedroom Flat with Garage subject to an Assured Shorthold Tenancy

Tenure
Leasehold. The property is held on a lease for a term of 125 years from 1st April 1986 (thus having approximately 92 years unexpired). Please refer to the legal documentation for further information.

Location
The property is situated to the south-west of Marlborough Road, and to the north of Usworth Station Road. Local shops and amenities are readily available to the north-west, with the extensive facilities of Washington being accessible to the south-west. The A1231 is to the south and provides direct access to the A1 Motorway. The open spaces of Albany Park are to the west.

Description
The property comprises a self-contained flat situated on the second floor of a purpose built block arranged over ground and three upper floors beneath a flat roof. The property benefits from a garage, outside communal gardens and a balcony.



Accommodation
Reception Room, Two Bedrooms, Kitchen, Bathroom

Tenancy
The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 10th March 2019 at a current rent of £115 per week.

Current Gross Rent Reserved £5,980 per annum (equivalent)

INVESTMENT – Leasehold Flat

253
LOT

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.alltop.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.