

Leeds

Flat 1 (Lot 204A), Flat 2 (Lot 202), Flat 3 (Lot 203) and Flat 4 (Lot 204), 38-40 Trentham Street, Beeston, West Yorkshire LS11 6HW

BY ORDER OF MORTGAGEES NOT IN POSSESSION

Tenure

Leasehold. Flat 2 (Lot 202) and Flat 4 (Lot 204) are each held on a lease for a term of 99 years from 1st January 2007 at no fixed ground rent. Flat 1 (Lot 204A) and Flat 3 (Lot 203) please refer to the legal documentation in relation to this.

Location

The property is situated on the north side of Trentham Street, close to its junction with Lodge Lane. A selection of shops and amenities is available locally with the more extensive shopping and recreational facilities of Leeds city centre being accessible to the north. Rail services run from Cottingley Station and the M621 and M1 Motorways are nearby. The open spaces of Cross Flats Park are within walking distance.

Four Leasehold Self-Contained Flats each subject to an Occupancy on Terms Unknown the Flats will be offered Individually or Collectively.

Registered Bidding applies to these 4 Lots. They will be offered collectively. Prospective Purchasers are required to deposit cleared funds of £10,000 into the Allsop LLP Client Account prior to the auction. In return a bidding paddle will be provided. The successful purchaser will be required to pay any additional funds by debit card to ensure the deposit provided equates to 10% of the purchase price.

Description

The property comprises four self-contained flats situated within an end of terrace building arranged over lower ground, raised ground and two upper floors beneath a pitched roof.

Accommodation

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

Lot	Fiat	Accommodation
202	2	Reception Room, Two Bedrooms, Bathroom
203	3	Reception Room, Two Bedrooms, Bathroom
204	4	Reception Room, Bedroom, Bathroom
204A	1	Reception Room, Bedroom, Bathroom

Tenancy

Each flat is occupied on terms unknown.

Seller's Solicitor

Messrs Rosling King (Ref: Ms Ann Ebersson).
Tel: 0207 246 8000.
Email: rksales@rkllp.com



Four Leasehold Flats

Liverpool

2 Smeaton Street & 1 Goodall Street, Merseyside L4 3SR

BY ORDER OF RECEIVERS

A Freehold Corner Building arranged to provide a Ground Floor Shop together with an Attached House

Tenure

Freehold.

Location

The property is situated on the junction of Smeaton Street and Goodall Street. Shops are available locally to the east on County Road (A59), with a fully extensive range available in Liverpool city centre to the south-west. Rail services run from Kirkdale Station approximately 0.4 miles to the north-west. The open spaces of Bootle South Recreation Ground and Stanley Park are nearby.

Description

The property comprises a corner building arranged over ground and two upper floors beneath a roof. Internally the property is arranged to provide a ground floor retail unit and attached house. The house benefits from a cellar/basement.



Accommodation

Ground Floor – Retail Unit, Two Reception Rooms, Kitchen Area

First Floor – Two Bedrooms, Bathroom with WC and wash basin

Second Floor – Three Bedrooms

To View

The property will be open for viewing every Monday and Wednesday before the Auction between 2.15 – 2.45 p.m. These are open viewing times with no need to register. (Ref: MW).

Vacant

VACANT – Freehold Building

Liverpool

475 West Derby Road, Merseyside L6 4BN

BY ORDER OF RECEIVERS

A Freehold Mid Terrace Building arranged as a Ground Floor Retail Unit together with a Self-Contained Maisonette above

Tenure

Freehold.

Location

The property is situated on the north side of West Derby Road (A5049), close to its junction with Gloucester Road. Shops are available along West Derby Road, with a more extensive range of other facilities being available in Liverpool city centre to the west. Rail services run from Wavertree Technology Park Station approximately 2.5 miles to the south. The open spaces of Newsham Park and Edinburgh Park are nearby.

Description

The property comprises a mid terrace building arranged over ground and two upper floors beneath a pitched roof. Internally, the property is arranged to provide a ground floor retail unit together with a self-contained maisonette above.



Accommodation

Ground Floor – Retail Unit

First Floor – Reception Room, Bedroom, Kitchen

Second Floor – Two Rooms, Bathroom with WC and wash basin

To View

The property will be open for viewing every Monday and Wednesday before the Auction between 12.45 – 1.15 p.m. These are open viewing times with no need to register. (Ref: MW).

Vacant

VACANT – Freehold Building

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 £750 (including VAT) upon exchange of sale memoranda.