

Telford

2 to 32 (evens) Hills Lane Drive and Garages 1 to 14 (inclusive), Hills Lane Drive and 26 to 40 (evens) and 28A Queen Street, Madeley, Shropshire TF7 4BP

- **Two Freehold Buildings and Garages**
- Both Buildings internally arranged to provide a total of Fourteen Commercial Units and Eleven Self-Contained Flats
- All Commercial Units subject to Long Leases
- Ten Flats subject to Long Leases. One Flat Vacant
- Together with 14 Garages
- Three Garages subject to Tenancies. Eleven Garages Vacant
- To be offered Collectively
- Total Current Rent Reserved

£1,697.44 per annum (equivalent) with one flat and eleven garages vacant

The Wrekin Housing Trust

BY ORDER OF THE WREKIN HOUSING TRUST LIMITED



To View

The property will be open for viewing every Monday and Wednesday before the Auction between 12.30 – 1.00 p.m. These are open viewing times with no need to register. (Ref: MW).

INVESTMENT/PART VACANT – Freehold Buildings



Tenure

Freehold.

Location

The properties are situated at the junction of Hills Lane Drive and Queen Street, which are located off Legges Way in the Madeley district of Telford within walking distance of the shops and amenities of Madeley. Telford town centre is to the north. The more extensive amenities of Shrewsbury and Wolverhampton are to the north-west and south-east respectively. Telford Central Rail Station is close by to the north. The A442, A4169 and Junction 5 of the M54 Motorway, providing access to Birmingham and the West, are all accessible.

Description

The property comprises two purpose built blocks. Hills Lane Drive is internally arranged to provide eight commercial units on the ground floor and eight self-contained flats on the first floor. Queen Street is internally arranged to provide six commercial units on the ground floor and three self-contained flats on the first floor. There are 14 garages in two separate blocks. The properties will be offered as one lot.



Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below. A comprehensive schedule of tenancies is available for inspection in the legal pack. This is available to download from www.allstop.co.uk

No.	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Hills Lane Drive			
Commercial Units 2, 4, 10, 12, 18, 20, 26 and 28	–	250 years from 25th March 1999	Peppercorn
Flat 6	–	99 years from 18th April 2016	£10 p.a.
Flat 8	–	125 years from 7th August 2017	£10 p.a.
Flat 14	–	99 years from 13th July 2017	£10 p.a.
Flat 16	–	99 years from 3rd December 2015	£10 p.a.
Flat 22	First Floor – Reception Room, Two Bedrooms, Kitchen, Bathroom/WC	Vacant	–
Flat 24	–	125 years from 16th July 2007	£10 p.a.
Flat 30	–	99 years from 10th May 2012	£10 p.a.
Flat 32	–	125 years from 26th November 1990	£10 p.a.

No.	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Queens Street			
Commercial Units 26, 28, 30, 34, 36 and 28A	–	250 years from 25th March 1999	Peppercorn
Flat 32	–	125 years from 1st April 1997	£10 p.a.
Flat 38	–	99 years from 10th May 2012	£10 p.a.
Flat 40	–	99 years from 9th March 2012	£10 p.a.

Garages	Terms of Tenancy	Current Rent £ p.a.
1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11	Vacant	–
12, 13 and 14	Please refer to legal pack	£1,597.44 p.a Total

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.allstop.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.