

Rhyl
Warmley Guest House,
11 River Street,
Denbighshire,
Wales
LL18 1PY

On the instructions of J Gershinson FRICS and A Kisby MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



Tenure
Freehold.

Location
River Street is located near the centre of Rhyl and is situated to the south-east of its junction with West Parade. A good selection of shops, schools, bus services and Rhyl Rail Station are provided close to the property whilst Rhyl does offer the facilities of a college and hospital slightly further from its centre.

Description
This property comprises an end of terrace double fronted building, internally arranged to provide eleven rooms together with ancillary accommodation and a self-contained flat over ground and two upper floors.

A Freehold End of Terrace Double Fronted Building internally arranged to provide Eleven Rooms together with Ancillary Accommodation and a Self-Contained Flat. Subject to Various Occupancies

Accommodation
The property was not internally inspected by Allsop. The following information was provided by the Receiver. We understand the property provides:
Ground Floor – Communal Lounge, Dining Room, Kitchen, Self-Contained One Bedroom Flat
First Floor – Five Bedrooms, Communal Shower, Storage
Second Floor – Six Bedrooms, Communal Shower, Storage

Tenancy
The Receivers understand the property is operating as a guest house and the borrower is in occupation. The property is sold subject to occupiers in situ. The Receivers hold no documentation in this respect. Prospective purchasers should rely on their own enquiries.

Seller's Solicitor
Walker Morris (Ref: Philippa Gibb).
Tel: 0113 283 2675.
Email: philippa.gibb@walkermorris.co.uk



Freehold Building

Brighton
Flat 1 & Flat 2,
8 Albert Road,
East Sussex BN1 3RL

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



Tenure
Leasehold. Each property is held on a separate lease both for a term of 99 years from 25th March 1982 (thus having approximately 67 years unexpired) at a current ground rent of £250 per annum (equalling £500 per annum in total).

Location
The property is situated on Albert Road, close to its junction with Dyke Road. The shops, restaurants and bars are available within Brighton. Brighton Rail Station is located approximately 0.2 miles to the east. Regular services run to London Victoria with a journey time of approximately 51 minutes. The A23 provides access to the M23 Motorway and in turn the M25 Motorway. Brighton Pier, Theatre Royal and Brighton Museum and Art Gallery are close by.

Description
The properties are currently arranged as a single lower ground floor flat situated within a mid terrace building arranged over basement, raised ground and two upper floors beneath a pitched roof.

Two Residential Units currently arranged to provide a Single Lower Ground Floor Flat

Accommodation
Reception Room, Bedroom, Kitchen, Shower Room with WC and wash basin
NB. The Receivers make no warranty or representation as to whether i) the works carried out to configure the units constitute lawful construction and, ii) any alteration or additions to the corridor between the units have been lawfully carried out and any prospective purchaser will need to rely on their own enquiries and inspections including (without limitation) of the legal pack provided.

To View
The property will be open for viewing every Monday and Friday before the Auction between 9.30 – 10.00 a.m. (Ref: UD).

Seller's Solicitor
Messrs Dentons UKMEA LLP (Ref: JJ).
Tel: 0207 242 1212.
Email: jennifer.johnson@dentons.com



Vacant

VACANT – Leasehold Flat

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.