

Middlesbrough Flats 1, 2, 5, 7, 8 & 12, Clough Close (AKA Parkside Gardens) TS5 5DW

- **Six Leasehold Self-Contained Purpose Built Flats**
- Each Flat subject to an Assured Shorthold Tenancy
- To be offered either Individually or Collectively
- Total Current Rent Reserved
£37,440 per annum (equivalent)

Seller's Solicitor

Fuglers Solicitors (Ref: J Blain).
Tel: 0207 323 6450.
Email: jeremyb@fuglers.co.uk or
meganw@fuglers.co.uk



Tenure

Leasehold. Each flat is held on a lease for a term of 155 years from 1st April 2003 (thus having approximately 143 years unexpired) at a ground rent of £110 per annum.

Location

Parkside Gardens is located approximately a mile and a half south-west of Middlesbrough town centre and the properties are situated along Clough Close. Local shops, schools and bus services are available. The more extensive facilities of Middlesbrough are accessible to the north and provide a wider range of shops, college, university and Middlesbrough Rail Station. A hospital is approximately two and a half miles to the south-east.

Description

The property comprises six self-contained flats situated within a purpose built three storey block arranged beneath a pitched roof. The flats will be offered either individually or collectively.

Accommodation and Tenancies

The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out below was provided by the Seller.

| Lot | Flat | Floor | Accommodation | Terms of Tenancy | Current Rent £ p.a. (equivalent) |
|-----|---------|--------|---------------------------|--|-------------------------------------|
| 207 | Flat 1 | Ground | Two Bedroom Accommodation | Subject to an Assured Shorthold Tenancy for a term of 12 months from 22nd August 2008 (Holding over) | £6,600 p.a. |
| 208 | Flat 2 | Ground | Two Bedroom Accommodation | Subject to an Assured Shorthold Tenancy for a term of 12 months from 31st July 2014 | £6,120 p.a. |
| 209 | Flat 5 | Second | Two Bedroom Accommodation | Subject to an Assured Shorthold Tenancy for a term of 6 months from 27th February 2015 | £6,000 p.a. |
| 210 | Flat 7 | Ground | Two Bedroom Accommodation | Subject to an Assured Shorthold Tenancy for a term of 6 months from 31st August 2006 (Holding over) | £6,600 p.a. |
| 211 | Flat 8 | Ground | Two Bedroom Accommodation | Subject to an Assured Shorthold Tenancy for a term of 6 months from 31st July 2014 (Holding over) | £5,520 p.a. |
| 212 | Flat 12 | Ground | Two Bedroom Accommodation | Subject to an Assured Shorthold Tenancy for a term of 6 months from 22nd August 2014 (Holding over) | £6,600 p.a. |

INVESTMENT – Six Leasehold Flats

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.allsoop.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.

LOT 213 WITHDRAWN