

Birmingham
55 Wheelwright Road,
West Midlands
B24 8PE

Tenure
 Freehold.

Location
 The property is situated on the west side of Wheelwright Road, close to its junction with Hawkesyard Road approximately 3.4 miles to the north-east of Birmingham city centre. Shops are available locally, whilst Erdington Hall Primary School is approximately 0.3 miles to the east and Gravelly Hill Primary School is approximately 0.6 miles to the north-west. The more extensive facilities of Birmingham city centre are to the south-west and include the Bull Ring Shopping Centre, Aston University, University College Birmingham and a number of Birmingham rail stations.

Description
 The property comprises a semi-detached house arranged over ground and two upper floors beneath a pitched roof. The property benefits from off-street parking and garden.

A Freehold Semi-Detached House subject to a Regulated Tenancy

Accommodation
 The property was not internally inspected by Allsop. The following information was obtained from the Rent Register. We understand the property provides:
Ground Floor – Three Rooms, Kitchen, WC/Utility
First Floor – Three Rooms, Bathroom/WC
Second Floor – Two Rooms

Tenancy
 The property is subject to a Regulated Tenancy at a current rent of £96 per week (effective date 21st June 2018).

Seller's Solicitor
 Messrs Womble Bond Dickinson
 (Ref: Josh Armstrong).
 Tel: 0345 415 0000.
 Email: josh.armstrong@wbd-uk.com

Current Rent Reserved
£4,992 per annum

INVESTMENT – Freehold House



London SE24
38 Herne Hill Road,
Herne Hill
SE24 0AR

FIRST TIME ON THE MARKET FOR APPROXIMATELY 30 YEARS

Tenure
 Freehold.

Location
 The property is located on the west side of Herne Hill Road, to the north of its junction with Alderton Road. Local amenities are available along Coldharbour Lane, with the extensive facilities of Brixton and Herne Hill also being within reach. Rail services run from both Loughborough Junction and Herne Hill Stations. Brixton Underground (Victoria Line) and Overground Station is within reach. The open spaces of Rushin Park are nearby.

A Freehold Ground Rent Investment secured upon a Semi-Detached Building internally arranged to provide Three Self-Contained Flats

Description
 The property comprises a ground rent investment secured upon a semi-detached building arranged over ground and two upper floors. The building is internally arranged to provide three self-contained flats.

Accommodation and Tenancies
 A schedule of Accommodation and Tenancies is set out opposite.

Rights of Pre-emption
 The lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

Management and Insurance
 The management and insurance responsibilities have been passed to a right to manage company.

INVESTMENT – Freehold Ground Rent
Total Current Rent Reserved £450 per annum



Fiat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
A	Ground	One Bedroom Accommodation	150 years from 28th October 1991 (thus having approximately 122 years unexpired)	£150 p.a.
B	First	One Bedroom Accommodation	189 years from 11th October 1991 (thus having approximately 161 years unexpired)	Peppercorn
C	Second	One Bedroom Accommodation	150 years from 6th September 1991 (thus having approximately 122 years unexpired)	£300 p.a.

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 £1,000 (including VAT) upon exchange of sale memorandum – 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