

Nottingham

36 & 38 Hood Street, Nottinghamshire NG5 4DL

Tenure
Freehold.

Location
The property is situated on the east side of Hood Street, close to its junction with Winchester Street. Local shops are available along Mansfield Road to the west, with a more extensive range of facilities being accessible in Nottingham city centre to the south. Rail services run from Nottingham Station approximately 2.9 miles to the south. The open spaces of Woodthorpe Grange Park are nearby.

Description
The property comprises two adjoining terrace buildings which are both arranged over ground and two upper floors beneath a pitched roof. Internally, the property is arranged to provide a total of four self-contained flats. There is a garden to the rear.

Two Adjoining Freehold Terrace Buildings. Internally arranged to provide a Total of Four Self-Contained Flats. Each Flat subject to an Assured Shorthold Tenancy

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

To View
The property will be open for viewing on Monday 22nd May between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor
Messrs Ross Coates Solicitors
(Ref: Stephen Broughton).
Tel: 01473 621800.
Email: stephen.broughton@rosscoates.co.uk

Total Current
Rent Reserved
£23,700
per annum
(equivalent)

**INVESTMENT –
Freehold Building**



Address	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
36A	Ground	Reception Room, Bedroom, Kitchen, Bathroom/WC, Garden	Subject to an Assured Shorthold Tenancy for a term commencing 1st December 2015 (holding over)	£425 pcm
36B	First/Second	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term commencing 16th January 2017	£575pcm
38A	Ground	Reception Room, Bedroom, Kitchen, Bathroom/WC, Garden	Subject to an Assured Shorthold Tenancy for a term commencing 1st February 2010 (holding over)	£450 pcm
38B	First/Second	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term commencing 1st August 2014 (holding over)	£525pcm

London SE19

Flat 3, 84 Woodland Road, Gypsy Hill SE19 1PA

Tenure
Leasehold. The property is held on a lease for a term of 160 years from 25th March 1975.

Location
The property is situated on the east side of Woodland Road, to the north of its junction with Woodland Hill. Local shops are available close by with the further facilities of Crystal Palace being easily accessible. Gypsy Hill Rail Station is approximately 0.3 miles to the north-west and provides regular rail services to London Victoria with an approximate journey time of 25 minutes. Crystal Palace Station is approximately 0.5 miles to the south-east and provides regular Rail and Overground services to London Victoria with an approximate journey time of 28 minutes. The A214 provides access to the A23 and in turn the M25 Motorway. The open spaces of Crystal Palace are nearby.

A Leasehold Self-Contained First Floor Flat

Description
The property comprises a self-contained first floor flat situated within a mid terrace building arranged over ground, first and second floors beneath a pitched roof.

Accommodation
Kitchen/Diner, Two Bedrooms, Bathroom with WC and wash basin

To View
The property will be open for viewing every Wednesday between 2.30 – 3.00 p.m. and Saturday between 11.15 – 11.45 a.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor
Messrs BNI Law (Ref: S Bradpiece).
Tel: 0208 209 2450.
Email: sbradpiece@bnilaw.co.uk

**Vacant
Possession**

**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 £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.