

Prescot

103 Kemble Street, Merseyside L34 5SG

BY ORDER OF TRUSTEES

Tenure

Freehold.

Location

The property is situated on the northern side of Kemble Street, east of its junction with Bond Street, which provides access to the A57. The area is mixed commercial and residential, with a range of local amenities in Cables Retail Park, which is located nearby. Prescot Rail Station is approximately 0.5 miles to the south of the property and provides direct access to Liverpool.

Description

The property comprises a former public house arranged over basement, ground and first floors beneath a pitched roof. To the rear of the property is a single storey extension arranged beneath a flat roof. The property benefits from a rear yard and land previously used as car parking space.

A Freehold Former Public House

RESERVE NOT TO EXCEED £50,000

Accommodation

The property was not internally inspected or measured by Allsop. The following information was provided by the Seller.

Basement – Cellar

Ground Floor – Bar Area, Two Separate WCs,

Kitchen, Function Room

Approximately 2,588 sq ft

First Floor – Five Rooms, Kitchen, WC,

Approximately 2,368 sq ft

To View

Please contact Allsop by sending an email to dan.hopkins@allsop.co.uk with the subject heading 'Viewing – Lot 170A'.

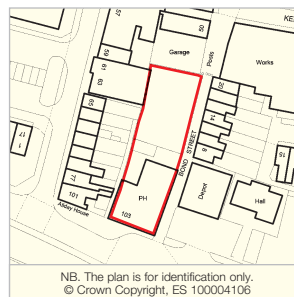
Seller's Solicitor

Messrs Macroberts (Ref: D Macpherson).

Tel: 0131 248 2224.

Email: dawn.macpherson@macroberts.com

Vacant Possession



NB. The plan is for identification only.
© Crown Copyright, ES 100004106

**VACANT –
Freehold Former Public
House**



170A
LOT

London NW1

7 Lock House, 35 Oval Road, Camden NW1 7BF

Tenure

Leasehold. The property is held on a lease for a term of 155 years from 1st June 2008 (thus having approximately 148 years unexpired) at a ground rent of £400 per annum.

Location

The property is located on the west side of Oval Road almost opposite its junction with Jamestown Road. The extensive facilities of Camden Town are to the south-east. London Underground services run from Camden Station (Northern Line) providing direct access into central London. The open spaces of Primrose Hill and Regents Park are to the south-west as is the Grand Union Tow Path and both the A41 and A1 are also within reach.

Description

The property comprises a self-contained flat situated on the first floor of a purpose built block. The property benefits from communal terraces and a gym.

A Leasehold Self-Contained Purpose Built First Floor Flat

Accommodation

Reception Room/Kitchen, Bedroom, Bathroom with sink and WC, Balcony

**Total Gross Internal Area Approximately
46.26 sq m (498 sq ft)**

To View

The property will be open for viewing every Thursday and Saturday before the Auction between 2.15 – 2.45 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Convey Law (Ref: G Cox).

Tel: 0845 873 2425.

Email: nbt@propertytransaction.co.uk

Vacant Possession



VACANT – Leasehold Flat



170B
LOT

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.