

Bournemouth

55 Southcote Road, Dorset BH1 3SH

Tenure
Freehold.

Location
Bournemouth is a south coastal resort town lying approximately 107 miles south-west of central London, 32 miles west of Southampton and equidistant (5.7 miles) between Poole and Christchurch. With seven miles of sand, the area has traditionally been a popular holiday destination. Bournemouth University is located to the north of the town centre and provides a good source of tenants (18,200 students in 2014/15). The property is situated on the north side of Southcote Road, to the west of its junction with Gardens View. A range of local shops and amenities is located nearby, with further and more extensive facilities, including Bournemouth Rail and Bus station, being located approximately 0.3 miles west of the property. This property is situated at the foot of the Bournemouth University Business District. The nearby Wessex Way (A338) provides convenient access out of the city to the A31 and M3 Motorway. The entertainment facilities of Bournemouth Pier are approximately 1.3 miles away.

A Freehold Semi-Detached House subject to an Assured Shorthold Tenancy

Description
The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof.

Accommodation
Ground Floor – Reception Room, Two Bedrooms with Showers, Kitchen, WC
First Floor – Two Bedrooms with Shower, Bedroom, Bathroom, WC

Tenancies
The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 11th July 2015 at a rent of £1,750 per calendar month.

To View
The property will be open for viewing on Monday 22nd February between 12.15 – 1.15 p.m. These are open viewing times with no need to register (Ref: MW). Tel: 01604 7215000.

Seller's Solicitor
Messrs Lacey's Solicitors (Ref: TJ).
Tel: 01202 557256.
Email: t.john@laceysolicitors.co.uk

Current Rent Reserved
£21,000
per annum



INVESTMENT – Freehold House

Halifax

31-45 (odd) Leeds Road, Hipperholme West Yorkshire HX3 8NH

Tenure
Freehold.

Location
The property is situated on the north side of Leeds Road (A58), close to its junction with The Crescent. Local shops and other facilities are located along Leeds Road, approximately 0.1 miles to the west of the property. Halifax town centre is approximately 2.5 miles to the west, offering access to a more extensive range of shops and other facilities, including Woolshops Shopping Centre and Halifax Rail Station. Local schools and colleges are located within a two mile radius of the property, including Lightcliffe Academy which is located around 1.1 miles to the east.

Description
The property comprises a ground rent investment secured upon a terrace of buildings each arranged over ground and first floors beneath a pitched roof. The buildings are internally arranged to provide a total of eight self-contained flats.

A Freehold Ground Rent Investment secured upon a Terrace of Buildings arranged to provide a Total of Eight Self-Contained Flats

Tenancies
Each flat is subject to a lease for a term of 120 years from 1st January 2011 (thus having approximately 115 years unexpired) at a total current ground rent of £125 per annum.

NB. The Lessees have NOT elected to take up their rights of pre-emption under the Landlord and Tenant Act 1987.

Seller's Solicitor
Messrs Bond Dickinson (Ref: Lisa Marie Hill).
Tel: 0191 279 9139.
Email: lisamarie.hill@bond Dickinson.com

Total Current Rent Reserved
£1,000 per annum



INVESTMENT – Freehold Ground Rent