

Manchester

36 Lansdowne Road, Crumpsall M8 5SH

Tenure
Freehold.

Location
The property is situated on the west side of Lansdowne Road, to the south of its junction with Eadington Street. Local amenities are available along Lansdowne Road, whilst Crumpsall Park is to the east. North Manchester General Hospital is less than half a mile away.

Description
The property comprises a mid terrace building arranged over ground and two upper floors beneath a pitched roof. The property is internally arranged to provide three self-contained flats.

A Freehold Mid Terrace Building arranged to provide Three 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 supplied by the Vendor.

To View
The property will be open for viewing on 24th May at 2.30 p.m. This is an open viewing time with no need to register. (Ref: MW).

Total Current
Rent Reserved
**£14,700
per annum
(equivalent)**

**INVESTMENT –
Freehold Building**



Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved
1	Ground	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 17th April 2014 (holding over)	£400 p.c.m. (£4,800 p.a.)
2	First	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 1st August 2016 (holding over)	£450 p.c.m. (£5,400 p.a.)
3	Second	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy (holding over)	£375 p.c.m. (£4,500 p.a.)

Stockton-on-Tees

Flats 1-5, 77 Hartington Road TS18 1HD

Tenure
Freehold.

Location
The property is situated on the east side of Hartington Road, close to its junction with Yarm Lane. Shops are available along Yarm Lane, with a more extensive range of other facilities being available in Stockton-on-Tees town centre. Rail services run from Stockton Station approximately 0.6 miles to the north. The open spaces of Grange Park are nearby.

Description
The property comprises a mid terrace building arranged over ground and two upper floors beneath a pitched roof. The property is internally arranged to provide five self-contained flats.

A Freehold Mid Terrace Building internally arranged to provide Five Self-Contained Flats. Each Flat subject to an Assured Shorthold Tenancy

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

To View
Please contact Allsop by sending an email to gabriella.brunton@allsop.co.uk with the subject heading 'Viewing – Lot 296'.

Total Current
Rent Reserved
**£24,310
per annum
(equivalent)**

**INVESTMENT –
Freehold Building**



Flat	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
1	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 6 months from March 2018	£4,836
2	Studio Accommodation	Assured Shorthold Tenancy for a term of 12 months from January 2018	£4,602
3	Studio Accommodation	Assured Shorthold Tenancy for a term of 24 months from March 2018	£4,420
4	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term of 12 months from February 2018	£4,940
5	Two Bedroom Accommodation	Assured Shorthold Tenancy from November 2017 (holding over)	£5,512

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.

295
LOT

296
LOT