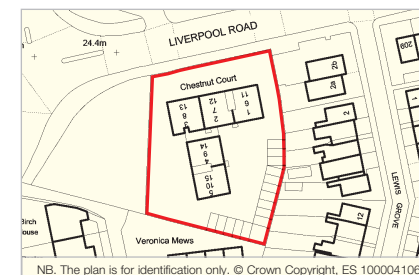


## Widnes

### Flats 1-15

#### Chestnut Court, Liverpool Road, Cheshire WA8 7HJ

- **A Freehold Link Detached Purpose Built Building internally arranged to provide 15 Self-Contained Flats**
- Each Flat providing Two Bedroom Accommodation
- Each Flat subject to an Assured Shorthold Tenancy
- Together with 15 Garages
- Occupying a Site extending to approximately 0.169 Hectares (0.417 Acres)
- Total Current Rent Reserved  
**£80,340 per annum (equivalent)**



#### To View

The property will be open for viewing every Monday and Wednesday before the Auction between 1.00 – 1.30 p.m. These are open viewing times with no need to register. (Ref: MW).

#### Seller's Solicitor

DWF Solicitors (Ref: Mr Simon Meek).  
Tel: 0113 261 6080.  
Email: [simon.meek@dwf.co.uk](mailto:simon.meek@dwf.co.uk)

#### INVESTMENT – Freehold Building



#### Tenure

Freehold.

#### Location

Widnes is located 8 miles east of Warrington and 15 miles south-west of Liverpool. The property is situated centrally with good access to local amenities. Widnes Rail Station is 1.4 miles to the north-east providing frequent rail services to both Liverpool and Manchester. The open spaces of King George's Park are within close proximity to the south-east.

#### Description

The property comprises 15 self-contained flats situated within a link detached purpose built building arranged over ground and two upper floors. The building occupies a site extending to approximately 0.169 hectares (0.417 acres). Each flat benefits from its own garage. In addition there is hard standing communal off-street parking.

#### Accommodation and Tenancies

The property was only partially inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out below was provided by the Vendor.

Flat	Floor	Accommodation	Tenancy	Rent £ p.c.m.
1	Ground	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 6 months from 2nd July 2012 (Holding over)	£400 p.c.m.
2	Ground	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 6 months from 2nd July 2012 (Holding over)	£450 p.c.m.
3	Ground	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 6 months from 1st December 2014	£500 p.c.m.
4	Ground	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 6 months from 1st December 2014	£480 p.c.m.
5	Ground	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 6 months from 2nd July 2012 (Holding over)	£400 p.c.m.
6	First	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 6 months from 9th July 2014	£475 p.c.m.
7	First	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 6 months from 2nd July 2012 (Holding over)	£400 p.c.m.
8	First	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 6 months from 20th June 2014	£490 p.c.m.
9	First	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 6 months from 1st July 2012 (Holding over)	£400 p.c.m.
10	First	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 6 months from 2nd December 2014	£480 p.c.m.
11	Second	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 6 months from 5th May 2013 (Holding over)	£450 p.c.m.
12	Second	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 6 months from 26th November 2014	£450 p.c.m.
13	Second	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 6 months from 3rd October 2013 (Holding over)	£450 p.c.m.
14	Second	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 6 months from 8th December 2013 (Holding over)	£400 p.c.m.
15	Second	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 6 months from 1st December 2014	£470 p.c.m.
Total £80,340 p.a. (equivalent)				

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](http://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.