

Blackpool
18 Derby Road,
Lancashire
FY1 2JF

BY ORDER OF RECEIVERS

Tenure
Freehold.

Location
The property is situated on the south side of Derby Road, to the east of its junction with Promenade and close to the North Pier, Blackpool Tower and the Pleasure Beach. An extensive range of shops and facilities is available in Blackpool town centre. Blackpool Tramway runs nearby, while Blackpool North Rail Station is within easy reach and provides regular and direct services to both Manchester and Liverpool. The M55 Motorway is within reach to the south. Blackpool sea front is close by and several golf courses are also accessible.

Description
The property comprises a mid terrace building arranged over basement, ground and two upper floors beneath a pitched roof. The property is internally arranged to provide seven self-contained flats, together with storage in the basement. There is a rear yard.

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

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

To View
The property will be open for viewing on Tuesday 4th December between 11.00 – 11.30 a.m. These is an open viewing time with no need to register. (Ref: MW).

Seller's Solicitor
Messrs Richard Pearlman LLP
(Ref: A Bloom).
Tel: 0207 739 6100.
Email: ahb@rpandco.com

INVESTMENT – Freehold Building

Total Current Rent Reserved
£28,860
per annum
(equivalent)



Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ per week
1 (formerly two flats)	Ground	Reception Room, Further Reception Room through to Kitchen, Bedroom, Shower Room/WC	Assured Shorthold Tenancy for a term of 26 weeks from 16th March 2017 (holding over)	£100 per week
3	First	Studio Room through to Kitchenette, Shower Room/WC	Assured Shorthold Tenancy for a term from 24th July 2018 and expiring 24th January 2019	£75 per week
4	First	Studio Room with Kitchen Area, Shower Room/WC	Assured Shorthold Tenancy for a term of 26 weeks from 13th April 2015 (holding over)	£70 per week
5	First	Studio Room through to Kitchenette, Shower Room/WC	Assured Shorthold Tenancy for a term of 26 weeks from 16th August 2017 (holding over)	£85 per week
6	Second	Studio Room with Kitchen Area, Shower Room/WC	Assured Shorthold Tenancy for a term of 26 weeks from 16th October 2017 (holding over)	£70 per week
7	Second	Studio Room through to Kitchenette, Shower Room/WC	Assured Shorthold Tenancy for a term of 6 months from 16th February 2011 (holding over)	£75 per week
8	Second	Studio Room, Kitchen, Shower Room/WC	Assured Shorthold Tenancy for a term from 16th November 2018 and expiring 15th May 2019	£80 per week

Barrow-in-Furness
74 Abbey Road,
Cumbria
LA14 5UB

Tenure
Freehold.

Location
The property is situated in Barrow-in-Furness town centre, on the south side of Abbey Road. Abbey Road leads to Hindpool Road to the south-west, which in turn provides access to the A590 to the west. Shops and other facilities are available in Barrow-in-Furness. Rail services run from Barrow-in-Furness Station approximately 0.3 miles to the north-east. The open spaces of Barrow Park are nearby.

Description
The property comprises a mid terrace former office building arranged over ground, first and second floors beneath a pitched roof. The property extends (GIA) to approximately 476 sq m (5,100 sq ft). All parking as per the property title plan is included.

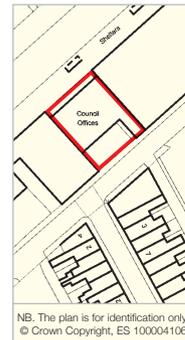
A Freehold Mid Terrace Former Office Building extending (GIA) to Approximately 476 sq m (5,100 sq ft). Possible potential for Conversion/Redevelopment, subject to obtaining all necessary consents

Accommodation
The property was not internally inspected by Allsop. The following information was obtained from a valuation report. We are informed that the property provides:

Former Office Accommodation
GIA Approximately 476 sq m (5,100 sq ft)
All parking as per the property title plan is included.

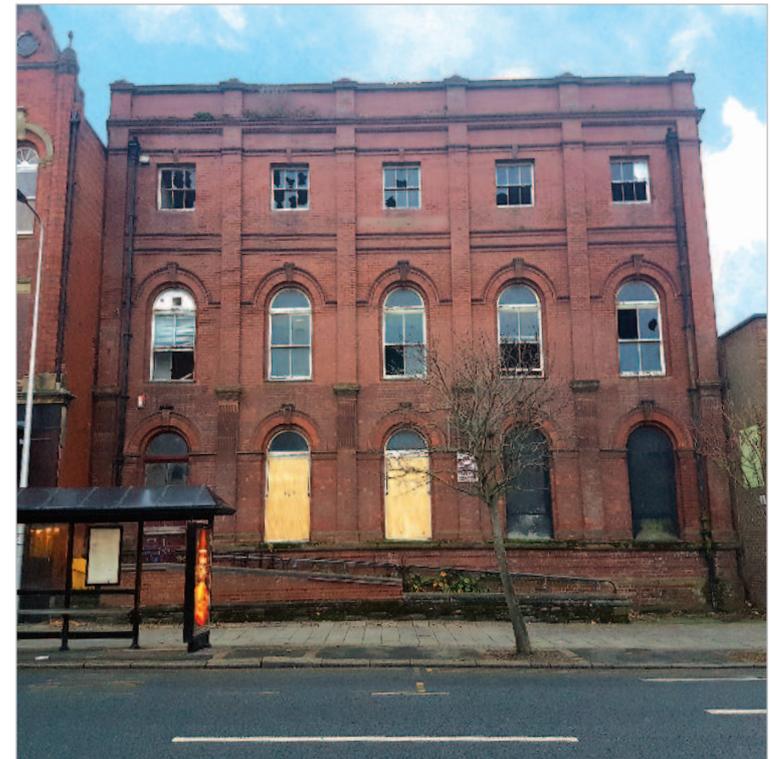
Planning
Local Planning Authority: Borough of Barrow-in-Furness.
Tel: 01229 876543.
The property may afford possible potential for conversion/redevelopment, subject to obtaining all necessary consents.

Vacant Possession



NB: The plan is for identification only.
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VACANT – Freehold Building



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.