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LOT

**Clacton-on-Sea****21B Agate Road,  
Essex  
CO15 1RA**

On the instructions of L Brooks FRICS  
and V Liddell MRICS of Allsop LLP  
acting as Joint Fixed Charge Receivers

**allsop****A Leasehold Self-Contained Second Floor Flat****Tenure**

Leasehold. The property is held on a lease for a term of 99 years from 8th December 1988 (thus having approximately 72 years unexpired) at a current ground rent of £25 per annum.

**Location**

The property is situated on the west side of Agate Road north of its junction with Marine Parade West. Local amenities are available in Clacton-on-Sea town centre. Rail services run from Clacton-on-Sea Rail Station, located approximately 0.5 miles to the north-east. The A133 is located to the west which provides access to Colchester.

**Description**

The property comprises a self-contained second floor flat within a semi-detached building arranged over ground and two upper floors beneath a mansard roof. The property also benefits from a parking space and a roof terrace.

**Accommodation**

Reception Room, Two Bedrooms, Kitchen, Shower Room with WC

**To View**

The property will be open for viewing every Thursday and Saturday before the Auction between 11.00 – 11.30 a.m. These are open viewing times with no need to register. (Ref: UD).

**Vacant****Leasehold Flat**

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LOT

**Liverpool****90 Picton Road,  
Merseyside  
L15 4LH****A Freehold Terrace House subject to an Assured Shorthold Tenancy****Tenure**

Freehold.

**Location**

The property is situated on Picton Road which is an extension of Wavertree Road and provides a wide range of shops and bus services. There are local schools nearby and Liverpool city centre and the University of Liverpool are approximately two miles away.

**Description**

The property comprises a mid terrace house arranged over ground and two upper floors beneath a pitched roof. There is a small yard to the rear.

**Accommodation**

The property was not internally inspected by Allsop. The following information was supplied by the Vendor. We are informed that the property provides:

**Ground Floor** – Two Reception Rooms, Kitchen

**First Floor** – Two Bedrooms, Bathroom/WC

**Second Floor** – Two Bedrooms

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 1st July 2015 at a current rent of £1,620 per calendar month with rental guarantors in place. Half the agreed rent is paid over the months of July and August.

**To View**

The property will be open for viewing before the Auction on Monday 6th, Thursday 9th and Monday 13th July at 12 noon.

**Current Rent Reserved £17,820 per annum (equivalent)**

**INVESTMENT – Freehold House**

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LOT

**Fleetwood****5 Grange Road,  
Lancashire  
FY7 8BH****BY ORDER OF RECEIVERS****A Long Leasehold Mid Terrace House****Tenure**

Leasehold. The property is held on a long lease for a term of 999 years from 1st December 1969 (thus having approximately 953 years unexpired) at a current ground rent of £8 per annum.

**Location**

Grange Road is located close to Fleetwood town centre and the property is situated on the south side of the road to the east of its junction with Kenilworth Avenue. Local shops and bus services are provided locally whilst the further and more extensive facilities of Blackpool, with its promenade, Pleasure Beach and more extensive range of shops is also available approximately six miles to the south. The A585 is close by and provides access to the M55 Motorway. The open spaces of Memorial Park are also within reach as is the seafront.

**Description**

The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a rear yard.

**Accommodation**

**Ground Floor** – Reception Room, Kitchen

**First Floor** – Two Bedrooms, Shower/WC

**To View**

The property will be open for viewing every Monday and Wednesday before the Auction between 1.45 – 2.15 p.m. These are open viewing times with no need to register. (Ref: MW).

**Vacant Possession****VACANT – Long Leasehold House**

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LOT

**Mountain Ash****13 Union Street,  
Rhondda Cynon Taff,  
Wales  
CF45 3NY****BY ORDER OF MORTGAGEES****A Freehold End of Terrace House****Tenure**

Freehold.

**Location**

Union Street is located approximately twenty miles to the north of Cardiff and the property is situated to the east of its junction with Duffryn Street. Local shops, schools, bus services, hospital and Mountain Ash Rail Station are all accessible within a mile of the property. The more extensive facilities of Cardiff are available to the south and provide a wider range of shops, schools, colleges, universities, hospital and Cardiff Rail Station.

**Description**

The property comprises an end of terrace house arranged over ground and first floors beneath a pitched roof.

**Accommodation**

**Ground Floor** – Reception Room, Kitchen

**First Floor** – Two Bedrooms, Bathroom/WC

**To View**

The property will be open for viewing every Monday and Thursday before the Auction between 2.15 – 2.45 p.m.

**Vacant Possession****VACANT – Freehold House**

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.