

Cheltenham

66 Hewlett Road,
Gloucestershire
GL52 6AR

Tenure
Freehold.

Location
The property is situated on the north side of Hewlett Road to the east of its junction with Brighton Road. The property enjoys local amenities whilst benefitting from being only half a mile from central Cheltenham where a wide range of amenities and facilities can be found. Cheltenham Spa Rail Station is approximately 2 miles to the west and offers access to Bristol in 45 minutes and London in 2 hours. In addition, the A40 runs just to the south and offers access to the M5 Junction 11.

Description
The property comprises a mid terrace building arranged over ground and first floors. The property is internally arranged to provide a ground floor shop and office above.

A Freehold Corner Building subject to Two Leases. Potential for Conversion of Office to form a Self-Contained Flat, subject to all necessary consents being obtained

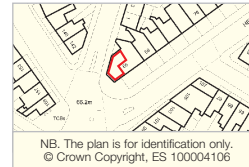
Accommodation and Tenancies
The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out opposite was supplied by the Joint Auctioneer.

To View
Please contact the Joint Auctioneer.

Joint Auctioneer
Bear Associates (Ref: Tom Wiseman).
Tel: 01242 512 299.
Email: tom.wiseman@bear-associates.co.uk

Seller's Solicitor
Messrs Lupton Fawcett Denison
(Ref: Julian Rowden).
Tel: 0114 276 6607.
Email: julian.rowden@lf-dt.com

Total Current
Rent Reserved
£18,600
per annum



INVESTMENT – Freehold Office Building

Floor	Accommodation	Tenancy	Rent £ p.a.
Ground	50 sq m (538 sq ft)	Subject to a commercial lease to Loans 2 Go Limited for a term of 5 years from 29th April 2013. (The tenant has an option to determine on the third year)	£15,000 pa
First	14.5 sq m (156 sq ft)	Subject to a commercial lease for a term of 5 years from 29th April 2013. (The tenant has an option to break in the third year)	£3,600 pa

Wisbech

1 Post Office Lane,
Cambridgeshire
PE13 1HG

Tenure
Headleasehold. The property is to be held on a new headlease for a term of 125 years from the 1st January 2014 (thus having approximately 124 years unexpired) at a ground rent of £200 per annum.

Location
Post Office Lane is located near the centre of Wisbech and is situated to the south of its junction with Bridge Street. Shops, bus services, schools, college and a hospital are provided in Wisbech. The A47 is also accessible less than 2 miles south of the property.

Description
The property comprises four self-contained flats situated within a terraced building arranged over ground and two upper floors beneath a pitched roof. To be offered collectively as one lot.

Four Leasehold Self-Contained Flats. To be offered Collectively as One Lot

Accommodation
First Floor – Reception Room/Kitchen, Bedroom with En-Suite Bathroom/WC
First Floor – Reception Room/Kitchen, Shower Room/WC
Second Floor – Reception Room/Kitchen, Shower Room/WC
Second Floor – Reception Room/Kitchen, Bedroom, Bathroom/WC

To View
The property will be open for viewing every Tuesday and Friday before the Auction between 1.00 – 1.30 p.m. (Ref: MW).

Seller's Solicitor
Messrs The Law Department (Ref: JS).
Tel: 0207 898 0585.
Email: justin@lawdepartment.co.uk

VACANT –
Four Leasehold Flats



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 £750 (including VAT) upon exchange of sale memoranda.