

Sheffield

Apartments 28 (Lot 256), 64 (Lot 257) and 68 (Lot 258), Regency Court, 39 Primrose Drive, Ecclesfield, South Yorkshire S35 9ZQ

- **Three Long Leasehold Self-Contained Purpose Built Flats**
- Each Flat subject to an Assured Shorthold Tenancy
- To be offered Individually or Collectively
- Total Current Gross Rent Reserved
£17,460 per annum (equivalent) from Lots 256-258

BY ORDER OF A FUND

Seller's Solicitor

Messrs Moore Blatch Solicitors (Ref: C Leary).
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Tenure

Long Leasehold. Each flat is held on a lease for a term of 200 years from 1st January 2006 (thus having approximately 189 years unexpired) at a current ground rent of £200 per annum.

Location

Regency Court is located on the eastern side of Primrose Drive, at its junction with High Street, approximately four miles to the north of Sheffield. Local shops are available on High Street, with an extensive range of facilities being accessible in Sheffield city centre, including Sheffield College, the University of Sheffield, Sheffield Tram Line and Sheffield Rail Station. Ecclesfield Library is nearby, whilst Ecclesfield Primary School is approximately 0.3 miles to the west. The open spaces of Ecclesfield Park are approximately 0.2 miles to the north. The M1 Motorway is 2 miles to the north-east.

Description

The property comprises three self-contained flats situated within a purpose built block arranged over ground and two upper floors. The flats will be offered either individually or collectively.

Accommodation and Tenancies

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

Lot	Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.	Current Rent £ p.a.
256	28	First	Two Bedroom Accommodation	Subject to An Assured Shorthold Tenancy for a term of 12 months from 17th July 2017	£520 p.c.m.	£6,240
257	64	Ground	One Bedroom Accommodation	Subject to An Assured Shorthold Tenancy for a term of 6 months from 17th August 2017	£450 p.c.m.	£5,400
258	68	Ground	One Bedroom Accommodation	Subject to An Assured Shorthold Tenancy for a term of 12 months from 17th July 2017	£485 p.c.m.	£5,820

INVESTMENT – Three Long 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 £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.