

Newbury
250 London Road,
West Berkshire
RG14 2BN**Tenure**
Freehold.**Location**
The property is located to the north-east of Newbury and is situated to the east of its junction with Shaw Road. Shops, schools and bus services are available in the local area whilst the more extensive facilities of Newbury are available to the south-west providing a wider range of shops, colleges, a hospital and Newbury Racecourse Rail Station.**Description**
The property comprises a terraced building internally arranged as twelve letting rooms with ancillary accommodation over ground and two upper floors beneath a pitched roof. There is a communal garden to the front with parking and to the rear is a courtyard and store.**Accommodation**
The property was not internally inspected by Allsop. The following information was provided by the Vendor.**A Freehold Mid Terrace HMO Building arranged as Twelve Rooms. To be Offered with Planning Permission to convert to Five Self-Contained Flats**

We are informed that the property provides: Twelve Letting Rooms (mostly with wash basins), Kitchen, Dining Room, Three Shower Rooms/WC, Bathroom

Tenancy
Please refer to the table set out opposite.**Planning**
Ref: 12/02578/XFULD.
Planning permission was granted on 25th October 2012 for 'conversion of existing building into 5 x one bedroom flats'. Plans and planning permission are available from the Auctioneers upon request.
Please email jimmy.bruce@allsop.co.uk**To View**
The property will be open for viewing every Tuesday and Thursday before the Auction between 12 noon – 1.00 p.m.**Seller's Solicitor**
Dickins Hopgood Chidley.
Tel: (01488) 683555.
Email: dhc@dhcsolicitors.co.uk**Current Rent Reserved**
£62,140
per annum**INVESTMENT –**
Freehold Building

Room	Terms of Tenancy	Rent £ p.a.
Room A	Let on an initial 6 month Assured Shorthold Tenancy from 19/10/12	£6,500 p.a.
Room B	Let on an initial 6 month Assured Shorthold Tenancy from 11/04/14	£4,680 p.a.
Room 1	Let on an initial 6 month Assured Shorthold Tenancy from 08/11/13	£6,500 p.a.
Room 2	Let on an initial 6 month Assured Shorthold Tenancy from 24/01/14	£4,940 p.a.
Room 3	Let on an initial 6 month Assured Shorthold Tenancy from 01/11/13	£4,940 p.a.
Room 4	Let on an initial 6 month Assured Shorthold Tenancy from 05/10/12	£4,940 p.a.
Room 5	Let on an initial 6 month Assured Shorthold Tenancy from 12/07/13	£4,940 p.a.
Room 6	Let on an initial 6 month Assured Shorthold Tenancy from 30/11/12	£4,940 p.a.
Room 7	Let on an initial 6 month Assured Shorthold Tenancy from 24/01/13	£4,940 p.a.
Room 8	Let on an initial 6 month Assured Shorthold Tenancy from 25/01/13	£4,940 p.a.
Room 9	Let on an initial 6 month Assured Shorthold Tenancy from 28/09/12	£4,940 p.a.
Room 10	Let on an initial 6 month Assured Shorthold Tenancy from 03/06/13	£4,940 p.a.

London NW6
Flat 9,
46 Salusbury Road,
Queens Park
NW6 6NN**Tenure**
Leasehold. The property is held on a lease for a term of 125 years from 21st June 2004 (thus having approximately 115 years unexpired) at a ground rent of £100 per annum.**Location**
The property is located in the much sought after district of Queens Park. The popular shops, bars and restaurants of Salusbury Road are all readily available, with the further facilities of Kilburn and Kensal Rise available a short distance to the east and west respectively. Queens Park Rail Station is close by and served regularly by London Overground and Underground services (Bakerloo Line). Kilburn High Road (A5) is within a 5 minute journey to the east and provides access to central London and the North Circular Road (A406). The open space of Queens Park itself is also close by.**A Leasehold Top Floor Studio Flat****Description**
The property comprises a top floor studio flat situated within an end of terrace building arranged over ground and three upper floors (top floor in eaves). The entrance to the property is communal, to the right hand side of the shop.**Accommodation**
Kitchen through to Studio Room, Separate Shower Room with WC**To View**
The property will be open for viewing on Tuesday 10th June between 10.00 – 10.30 a.m. (Ref: UD).**Seller's Solicitor**
EDC Lord & Co. (Ref: Mr M Rees).
Tel: 0208 579 9292.
Email: awatkins@edclord.com**Vacant Possession****VACANT –**
Leasehold Studio Flat