

**Hampton**  
**Land at Edward Close,**  
**Hampton Hill,**  
**Middlesex**  
**TW12 1LH**

**TO BE OFFERED WITHOUT RESERVE**

**Tenure**  
 Freehold.

**Location**  
 The property is situated on Edward Close, to the south of Park Road. Local shops and amenities are readily available to the east, with the extensive facilities of Teddington being accessible directly to the east. Rail services run from Fulwell Station to the north-east. The A316 is to the north-west and provides direct access to the M3 Motorway. The open spaces of Bushy Park are to the south.

**A Freehold Site extending to Approximately 3,049 sq ft (0.07 Acres)**

**Description**  
 The property comprises a rectangular shaped site extending to approximately 3,649 sq ft (0.07 acres).

**Accommodation**  
**Site Area Approximately 3,049 sq ft (0.07 Acres)**



**VACANT – Freehold Land**

**Blackpool**  
**35 General Street,**  
**Lancashire**  
**FY1 1SG**

**BY ORDER OF RECEIVERS**

**Tenure**  
 Freehold.

**Location**  
 The property is situated on the west side of General Street, to the north of its junction with Banks Street and within 100m of the Promenade and Blackpool's sea front. The extensive shopping and leisure facilities of Blackpool town centre are within easy reach to the south. Blackpool North Rail Station is close at hand and provides regular services to Manchester, York, Liverpool and Leeds. The nearby M55 Motorway joins with the M6 Motorway and the wider motorway network.

**Description**  
 The property comprises a mid terrace building arranged over ground and two upper floors beneath a pitched roof. The property is internally arranged to provide four self-contained flats and one non self-contained flat.

**A Freehold Mid Terrace Building internally arranged to provide Five Flats. Three Flats subject to Assured Shorthold Tenancies, Two Flats Vacant**

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

**To View**  
 The property will be open for viewing every Monday and Wednesday before the Auction between 11.30 a.m. – 12.00 noon. These are open viewing times with no need to register. (Ref: MW).

**Seller's Solicitor**  
 Messrs Richard Pearلمان & Co  
 (Ref: Mr A Bloom).  
 Tel: 0207 739 6100.  
 Email: ahb@rpandco.com

**Total Current Rent Reserved £10,140 per annum (equivalent) Two Flats Vacant**

**INVESTMENT/ PART VACANT – Freehold Building**



Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved 2 p.a.
1	Ground	Reception Room/Kitchen, Bedroom with En-Suite Shower Room/WC	Vacant	–
2	Ground	Unknown*	Assured Shorthold Tenancy for a term of 6 months from 16th February 2012 (holding over)	£200 every four weeks
3	First and Second	Non Self-Contained Flat comprising: First Floor – Kitchen, Bathroom Second Floor – Two Bedrooms, Shower Room/WC	Assured Shorthold Tenancy for a term from 4th December 2018 and expiring 17th June 2019	£300 every four weeks
4	First	Reception Room through to Kitchen, Bedroom, Shower Room/WC	Assured Shorthold Tenancy for a term from 14th November 2018 and expiring 18th May 2019	£280 every four weeks
5	Second	Studio Room, Kitchen, Bathroom/WC. Access to Loft Room	Vacant	–

\* Allsop were unable to obtain access to this unit and the accommodation provided is unknown. Interested parties are advised to make their own assumption as to the accommodation provided by this Unit and to bid accordingly.

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 £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.