

Telford Flats 1-52 Meadowlea and Garages 1-36 Meadowlea, Madeley, Shropshire TF7 5BE

- **Five Freehold Purpose Built Blocks comprising a total of 52 Self-Contained Flats**
- **Together with 36 Garages**
- **Nine Flats and Five Garages Vacant**
- **43 Flats and 16 Garages subject to Long Leases**
- **15 Garages subject to Tenancies**
- **To be sold Collectively as One Lot**
- **Total Current Rent Reserved**
£7,649.68 per annum
(equivalent) with
Nine Flats and Five Garages Vacant

**BY ORDER OF THE WREKIN
HOUSING TRUST LIMITED**

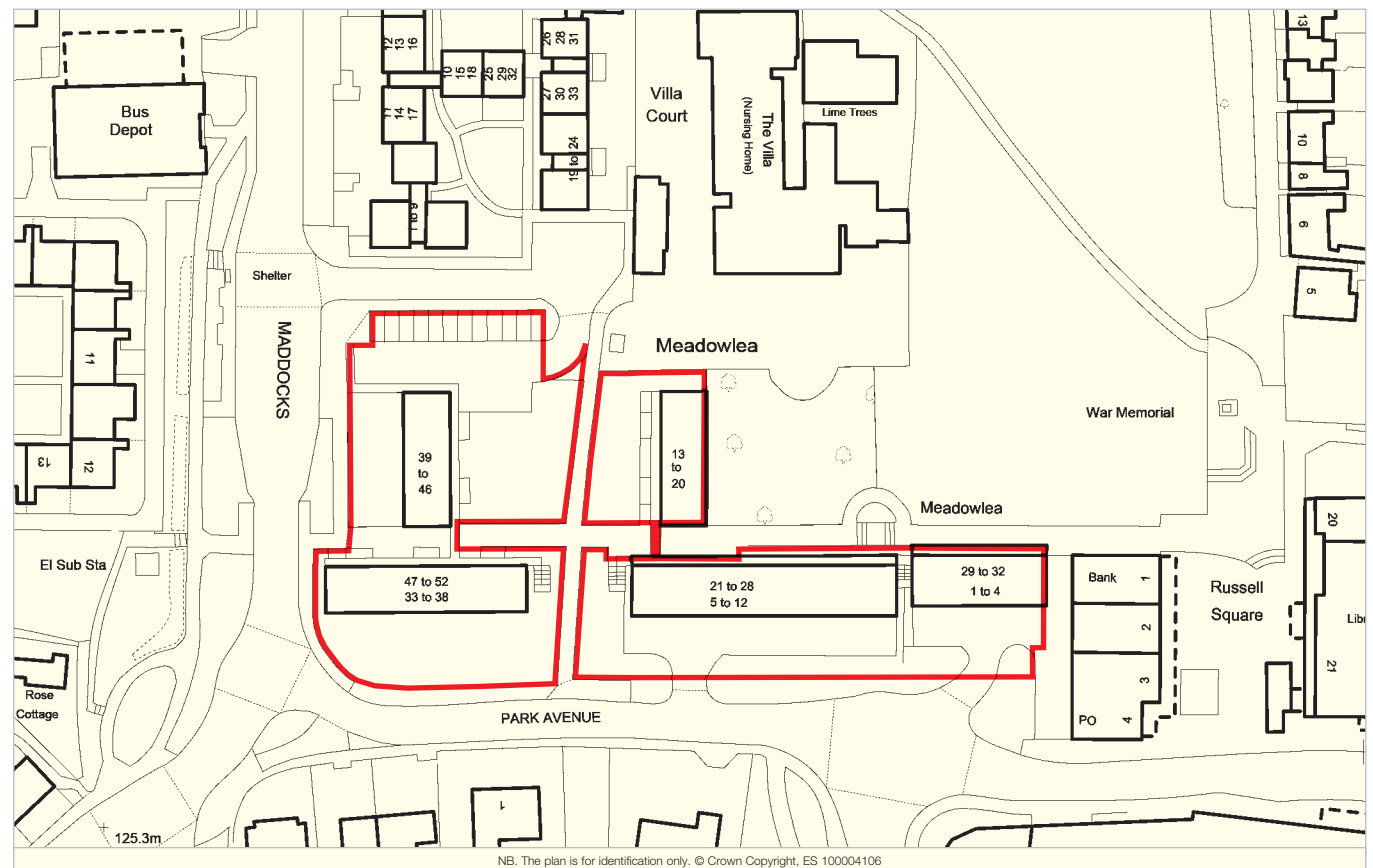
The Wrekin
Housing Trust

To View

There will be viewings for the vacant flats. The property will be open for viewing every Monday and Wednesday before the Auction between 12.45 – 1.45 p.m. These are open viewing times with no need to register. (Ref: MW).

NB.The Lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord & Tenant Act 1987.

INVESTMENT/PART VACANT – Five Freehold Blocks of Flats and Garages



Tenure

Freehold.

Location

The property is located on the north side of Park Avenue to the east of its junction with Maddocks. A range of shops is available in Madeley with the more extensive facilities of Telford also being accessible to the north. Telford Central Rail Station is located to the north and provides direct access to Birmingham and London. The A442 to the east leads to the north towards the M54 Motorway.

Description

The property comprises five purpose built blocks each arranged over ground and two upper floors. The blocks are arranged to provide a total of fifty two self-contained flats. In addition, there are thirty six garages.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below. A comprehensive schedule of tenancies is available for inspection in the legal pack.

Unit	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Flat 3	Ground	Reception Room/Kitchen, Bedroom, Bathroom with WC and wash basin	Vacant	–
Flat 5	Ground	Reception Room/Kitchen, Bedroom, Bathroom with WC and wash basin	Vacant	–
Flat 10	Ground	Reception Room/Kitchen, Bedroom, Bathroom with WC and wash basin	Vacant	–
Flat 16	Ground	Reception Room/Kitchen, Bedroom, Bathroom with WC and wash basin	Vacant	–
Flat 33	Ground	Reception Room/Kitchen, Bedroom, Bathroom with WC and wash basin	Vacant	–
Flat 34	Ground	Reception Room/Kitchen, Bedroom, Bathroom with WC and wash basin	Vacant	–
Flat 35	Ground	Reception Room/Kitchen, Bedroom, Bathroom with WC and wash basin	Vacant	–
Flat 37	Ground	Reception Room/Kitchen, Bedroom, Bathroom with WC and wash basin	Vacant	–
Flat 39	Ground	Reception Room/Kitchen, Bedroom, Bathroom with WC and wash basin	Vacant	–
Garage 2, 5, 9, 14, 18	–	5 Garages	Vacant	–
Garage 1, 4, 6, 10, 15, 16, 17, 19, 21, 22, 26, 30, 34, 35, 36	–	15 Garages	Each subject to a weekly tenancy	£7,219.68 p.a. (Total)
Flat 2, 4, 6, 7, 11, 13, 15, 17, 27, 36, 38, 40, 41, 42	–	–	Each subject to a lease for a term of 99 years with varying start dates between 20th November 2007 to 28th October 2013 (thus having approximately between 92-97 years unexpired)	£140 p.a. (Total)
Flat 1, 8, 9, 12, 14, 18, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, 31, 32, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52 Garage 3, 7, 8, 11, 12, 13, 20, 23, 24, 25, 27, 28, 29, 31, 32, 33	–	–	Each subject to a lease for a term of 125 years with varying start dates between 1st April 1981 to 14th August 2002 (thus having approximately between 91-112 years unexpired)	£290 p.a. (Total)

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.allisop.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.

