

Godmanchester

69 Crowhill, Cambridgeshire PE29 2NR

BY ORDER OF A HOUSING ASSOCIATION

Tenure

Freehold.

Location

The property is situated on the Crowhill at its junction with Hayling Close just south of Godmanchester Town Centre with its shops and amenities. The more extensive amenities of Huntingdon and the City of Cambridge are both accessible to the north and south-east respectively. There is a rail station in Huntingdon. The A14 and A1 are both accessible.

Description

The property comprises an end of terrace back to back house arranged over ground and first floors beneath a pitched roof. Externally there is a garden area to the front. The property benefits from allocation parking.

A Freehold End of Terrace Back to Back House

Accommodation

Ground Floor – One Reception Room, Kitchen
First Floor – One Bedroom, Bathroom/WC

To View

The property will be open for viewing every Tuesday and Friday before the Auction between 11.30 a.m. – 12 noon (Ref: MW).

Seller's Solicitor

Batchelor's (Ref: CB).
Tel: 020 8768 7091.

Email: cbayfield@batchelors.co.uk

Vacant Possession



VACANT – Freehold House

Croydon

58 Mitcham Road, Surrey CR0 3RG

On the instructions of J Gershinson FRICS
and L Brooks MRICS of Allsop LLP acting
as Joint Fixed Charge Receivers



Tenure

Freehold.

Location

The property is located on the east side of Mitcham Road at its junction with Albion Street. A good range of shopping facilities are available within Croydon itself a short walk to the east. Rail services run from West Croydon Station approximately 0.4 miles to the north-east and Reeves Corner Tramlink is situated close by to the south. Mitcham Road, leading to Factory Lane, provides access to Roman Way (A236) and in turn the A23 and M23/M25 Motorways. The open spaces of Wandle Park are close by.

Description

The property comprises an end of terrace building arranged over lower ground and two upper floors. The property is internally arranged to provide two self-contained flats. There is an advertising billboard attached to the side elevation.

A Freehold End Terrace Building internally arranged to provide Two Self-Contained Flats. Together with Advertisement Billboard

Accommodation and Tenancies

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

Seller's Solicitor

Wedlake Bell (Ref: S Greville).
Tel: 020 674 0534.
Email: sgreville@wedlakebell.com

**Total Current
Rent Reserved
£16,800
per annum
(equivalent)**

INVESTMENT – Freehold Building



Flat	Floor	Accommodation	Tenancy	Rent p.a.
58	Lower Ground/Ground	Three Bedroom Accommodation	The entire building is let for a term of 3 years from 1st January 2013 (thus having approximately 20 months unexpired) at a rent of £1,200 pcm. Terminable on 6 months' notice.	£14,400 p.a.
58A	First/Second	One Bedroom Accommodation		
Advertising Hoarding	–	–	Subject to a lease on a periodic basis at a rent of £200 pcm	£2,400 p.a.

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.