

Congleton Durham Ox (and rear wing), 54 West Street, Cheshire CW12 1JY

Tenure
Freehold.

Location
The property is located off West Street fronting Elizabeth Street at its junction with Heywood Street within walking distance of the Cheshire market town centre of Congleton and shops. The town of Macclesfield and the City of Stoke-on-Trent are both accessible to the north and south respectively. There is a Rail Station in Congleton. The A34, A54 and A527 are all accessible.

Description
The building comprises an end of terrace building arranged over ground and first floors beneath a pitched roof. The property was formerly used as a public house.

Accommodation
The property was only partially inspected by Allsop. We are informed that the property comprises:
Ground Floor – One Room, Ladies Cloakroom and Toilets, Gents Toilets
First Floor – We understand provides One Room
Total GIA approximately 148 sq m (1,596 sq ft)

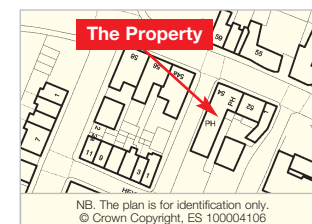
A Freehold Former Public House. Planning Permission to Convert Existing Building to provide Three x 2 Storey 2 Bedroom Buildings and a New Build 2 Storey House providing Croft Parking and One Bedroom Flat Above

Planning
Local Planning Authority: Cheshire East Council. Tel: 0300 123 5014.
We are informed that detailed planning permission has been obtained (Application No. 14/0089C) to convert the existing building into three x 2 storey 2 bedroom houses and a new 2 storey construction providing croft parking and a one bedroom apartment above.

To View
The property will be open for viewing every Wednesday and Saturday before the Auction between 5.00 – 5.30 p.m. (Ref: MW). Prospective viewers should exercise extreme caution when entering the existing building and do so at their own risk.

Seller's Solicitor
Messrs Lawrence Stephens (Ref: DS).
Tel: 0207 936 888.
Email: dseal@lawstep.co.uk

Vacant Possession



VACANT – Freehold Building with Planning Permission

Rotherham 23 Acorn Way, Sunnyside, South Yorkshire S66 3XH

BY ORDER OF RECEIVERS
A Leasehold Self-Contained Second Floor Purpose Built Flat subject to an Assured Shorthold Tenancy

Tenure
Leasehold. The property is held on a lease for a term of 125 years from 1st October 2004 (thus having approximately 115 years unexpired) at a current ground rent of £50 per annum.

Location
The property is located approximately four and a half miles to the east of Rotherham and is situated to the east of its junction with Brunswick Drive. Local shops and bus services are available locally to the property whilst the more extensive facilities of Rotherham are available to the west providing a wider range of shops, schools, college, hospital and Rotherham Central Rail Station.

Description
The property comprises a second floor flat situated within a purpose built block arranged over ground and two upper floors beneath a pitched roof.



The property benefits from a parking space.

Accommodation
Two Bedrooms, Reception Room, Kitchen, Bathroom/WC

Tenancy
Assured Shorthold Tenancy for a term of 6 months from 28th October 2013 at a rent of £445 per calendar month. The tenant is due to vacate on the 27th October 2014. Please refer to the legal pack.

Current Gross Rent Reserved
£5,340 per annum

INVESTMENT – Leasehold Flat

Purley 22 High Street, Surrey CR8 2AA

An End of Terrace Two Storey Building internally arranged to provide a Ground Floor Retail Unit with a Self-Contained First Floor Flat Above. Possible Potential for Extension into the Loft subject to obtaining all necessary consents

Tenure
Freehold.

Location
The property is situated in a town centre location on the east side of High Street, to the north of its junction with Purley Road (A22). Shops and restaurants are available in Purley itself, including a Tesco, with a more extensive range of facilities being available in Croydon to the north. Rail services run from Purley Station located less than half a mile to the south-east. The open spaces of Roundshaw Park are nearby. The A23 provides access to both the M23 and M25 Motorways.

Description
The property comprises an end of terrace building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide a ground floor retail unit together with a self-contained first floor flat above. The property affords possible potential for extension into the loft, subject to obtaining all necessary planning consents



Accommodation

Floor	Use	Accommodation
Ground	Retail	Gross Frontage: 3.97 m Net Frontage: 3.34 m Shop Depth: 9.67 m Build Depth: 14.58 m Area (NIA): 40.13 sq m (432 sq ft)
First Floor	Flat	Reception Room, Bedroom, Kitchen, Shower Room with Basin, Separate WC and Basin

Planning
Local Planning Authority: London Borough of Croydon. Tel: 0208 726 6800.

To View
The property will be open for viewing every Tuesday and Saturday before the Auction between 1.15 – 1.45 p.m. (Ref: UD).

Vacant Possession

VACANT – Freehold Building