

Southend-on-Sea

**Flat 4 (Lot 271),
Flat 5 (Lot 272),
Flat 6 (Lot 273),
Flat 12 (Lot 274),
Flat 14 (Lot 275),
Flat 20 (Lot 276),
Flat 23 (Lot 277) and
Flat 31 (Lot 278),
Urban Base,
Bircham Road,
Essex
SS2 5FY**

- **Eight Leasehold Self-Contained Purpose Built Flats**
- Each Flat subject to an Assured Shorthold Tenancy
- Each Flat benefits from a parking space
- To be offered either Individually or Collectively
- Total Current Rent Reserved
**£72,900 per annum (equivalent)
From Eight Flats**

Seller's Solicitor

Messrs Giles Wilson (Ref: HM).
Tel: 01702 477106.
Email: helen@gileswilson.co.uk



Tenure

Leasehold. Each property is held on a lease for a term of 125 years from 1st February 2008 (thus having approximately 118 years unexpired) at a ground rent of £250 per annum.

Location

The property is situated on Bircham Road to the south of its junction with Vale Avenue. Local shops and amenities are nearby including Lidl, The Greyhound Retail Park and The Victoria Shopping Centre. Pittwell Rail Station is located approximately 0.4 miles to the north. The nearby A127 provides access to the A130 and M25 Motorway. Bournemouth Primary School is also situated close by.

Description

The property comprises a parcel of eight self-contained flats situated in a purpose built block arranged over ground and two upper floors beneath a flat roof. Each flat benefits from a parking space. The flats will be offered either individually or collectively.

Accommodation and Tenancies

The property was not internally inspected by Allsop. The information set out below was provided by the Vendor. We understand the property provides:

Lot	Floor	Flat	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.	Current Rent £ p.a.
271	Ground	4	Two Bedroom Accommodation	Assured Shorthold Tenancy	£750	£9,000
272	Ground	5	Two Bedroom Accommodation	Assured Shorthold Tenancy	£750	£9,000
273	Ground	6	Two Bedroom Accommodation	Assured Shorthold Tenancy	£775	£9,300
274	Ground	12	Two Bedroom Accommodation	Assured Shorthold Tenancy	£775	£9,300
275	Ground	14	Two Bedroom Accommodation	Assured Shorthold Tenancy	£775	£9,300
276	Ground	20	Two Bedroom Accommodation	Assured Shorthold Tenancy	£750	£9,000
277	First	23	Two Bedroom Accommodation	Assured Shorthold Tenancy	£750	£9,000
278	First	31	Two Bedroom Accommodation	Assured Shorthold Tenancy	£750	£9,000

INVESTMENT – Eight Leasehold Flats

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.