

Lancaster

**Samuel Court,
Ashton Road,
Lancashire
LA1 5FF**

- **Four Leasehold Self-Contained (HMO) Flats**
- Each Flat comprises Five Letting Rooms
- Seventeen Rooms subject to an Assured Shorthold Tenancy, Three Rooms Vacant
- To be offered Collectively
- Total Current Gross Rent Reserved **£66,300 per annum (equivalent) with three rooms vacant**



To View

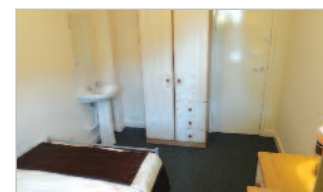
The property will be open for viewing every Monday and Wednesday before the Auction between 1.00 – 1.30 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Messrs Howard Kennedy (Ref: RE).
Tel: 0203 755 5457.
Email: robert.edginton@howardkennedy.com

NB: Internal images are available on our website: www.alltop.co.uk

INVESTMENT/PART VACANT – Four Leasehold Flats



Tenure

Leasehold. Each flat is held on a lease for a term of 125 years from 30th June 2015 (thus having approximately 122 years unexpired) at a ground rent of £150 per annum.

Location

The property is situated on the west side of Ashton Road. An extensive range of shops and amenities is available in Lancaster to the north. Rail services run from Lancaster Station approximately 1.4 miles to the north. Bus services run along Ashton Road. The M6 Motorway is to the east. The open spaces of Fairfield Nature Reserve are nearby. Royal Lancaster Infirmary is approximately 3/4 of a mile to the north and The University of Cumbria in Lancaster is approximately 1 1/4 miles to the north-east.

Description

The property comprises four self-contained flats situated within a detached building arranged over ground and first floors beneath a pitched roof. Each flat is arranged to provide five letting rooms. The property benefits from ample off-street parking and large communal grounds. The flats will be offered collectively as one lot.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below. Please refer to the legal pack for all other tenancy agreements.

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
1	Ground	Five Letting Rooms with Shared Kitchen and Bathroom	Four rooms subject to an Assured Shorthold Tenancy, one room vacant	£15,600 p.a.
2	Ground	Five Letting Rooms with Shared Kitchen and Bathroom	Each room subject to an Assured Shorthold Tenancy	£19,500 p.a.
3	First	Five Letting Rooms with Shared Kitchen and Bathroom	Four rooms subject to an Assured Shorthold Tenancy, one room vacant	£15,600 p.a.
4	First	Five Letting Rooms with Shared Kitchen and Bathroom	Four rooms subject to an Assured Shorthold Tenancy, one room vacant	£15,600 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.alltop.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.