

Tyldesley Apartments 1-34 (No Flat No 1 in Scheme), Cleworth Court, Tyldesley Road, Greater Manchester M46 9QZ

Tenure

Freehold.

Location

The property is located on the north side of Tyldesley Road (A577) close to its junction with Bond Street, just west of Tyldesley town centre. The extensive amenities of Manchester city centre are accessible to the east. There is a rail station at Walkden close by and the A577, A580 and M60 Motorway are all accessible.

Description

The property comprises a ground rent investment secured upon thirty three self-contained apartments situated within four purpose built blocks arranged over ground, first and second floors beneath pitched roofs. Externally there is a communal car parking area.

A Freehold Ground Rent Investment secured upon a total of Thirty Three Self-Contained Purpose Built Apartments

Tenancy

Each flat is subject to a lease for a term of 999 years from 1st May 2006 (thus having approximately 991 years unexpired) at a total current ground rent of £4,950 per annum.

Total Current Rent

Reserved

£4,950 per annum

Seller's Solicitor

Messrs Cleaver Fulton Rankin (Ref: PC).
Tel: (02890) 243141 Fax: (02890) 249096.
Email: p.cronin@cfrlaw.co.uk

**INVESTMENT –
Freehold Ground Rent**



Accrington 1-11 (Odd Nos) Iris Close, 2-12 (Even Nos) and Blocks 1-4 Riverside View, Off Lower Barnes Street, Clayton Le Moors, Lancashire BB5 5YN

Tenure

Freehold.

Location

Riverside View is located to the north of Accrington and to the east of Lower Barnes. A range of local shops, schools, bus services and a public library are available to the north in Great Harwood whilst the further and more extensive facilities of Accrington town centre are also within reach to the south and provide a wider range of shops, a college, hospital and Accrington Rail Station. The M65 Motorway is accessible less than 2 miles to the south.

Description

The property comprises a ground rent investment secured upon a development of six semi-detached houses and six terrace houses each arranged over ground and first floors beneath pitched roofs. In addition, there are a total of twenty four self-contained flats situated within four adjoining blocks each being arranged over ground and two upper floors. Each house has a rear garden, whilst there is a car parking area to the rear of the apartment blocks.

A Freehold Ground Rent Investment secured upon a total of Twenty Four Self-Contained Flats and Twelve Houses

Tenancies

Each flat is subject to a lease for a term of 125 years from 1st July 2005 (thus having approximately 116 years unexpired) at an individual current ground rent of £100 per annum. The leases allow for rent reviews every 10 years based on the Private Sector Average Earnings Index. The next review is due on 1st July 2015 and to date, the Index shows a 24% growth from the base figure.

Nine houses are each subject to a long lease for a term of 999 years with the remaining three houses each being subject to a long lease for a term of 800 years from 1st January 2000 each at a ground rent of £75 per annum (rising by £75 per annum every 30 years of the term up to a maximum of £300 per annum).

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

Seller's Solicitor

Messrs FBC Manby Bowdler LLP (Ref: DM).
Tel: (01952) 292129.
Email: d.macey@fbcmb.co.uk

Total Current Rent

Reserved

**£3,300 per annum
(Rising in 2015)**

**INVESTMENT –
Freehold Ground Rent**



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 £750 (including VAT) upon exchange of sale memoranda.