

Eastleigh

56 Spring Lane, Hampshire SO50 6BA

Tenure

Leasehold. The property is held on a long lease for a term of 1,000 years from 25th March 1895 (thus having approximately 882 years unexpired) at a current ground rent of £2.80 per annum.

Location

The property is situated on the east side of Spring Lane. Spring Lane leads to Riverside to the south, which in turn provides access to the B3037 to the south. The A335 is located nearby to the east and provides access to the M3 Motorway (Junction 5) to the south. A range of shops are available in Eastleigh, with a further and more extensive range of shops and restaurants being accessible in Southampton. Rail services run from Eastleigh Station approximately 1 mile to the west. The open spaces of The New Forest National Park are located to the south.

Description

The property comprises an end of terrace house arranged over ground and first floors beneath a pitched roof. There is a rear garden.

A Long Leasehold End of Terrace House subject to a Regulated Tenancy

Accommodation

Ground Floor – Reception Room, Further Reception Room through to Kitchen
First Floor – Two Bedrooms, Bathroom with WC and wash basin
Outside – Rear Garden

Tenancy

The property is subject to a Regulated Tenancy at a registered rent of £3,018.60 per annum (Effective date: 1st June 2012).

Seller's Solicitor

Messrs AWB Partnership (Ref: JF).
Tel: (01483) 302345.
Email: jo.farr@awb.co.uk

Current Gross Rent Reserved
£3,018.60 per annum

**INVESTMENT –
Long Leasehold House**



Eastbourne

11 Marine Road, East Sussex BN22 7AU

Tenure

Freehold.

Location

The property is situated on the west side of Marine Road. Marine Road leads to St Aubyn's Road to the north, which in turn provides access to Seaside (A259). The A259 leads to the A2290 to the north, which in turn provides access to the A22 and A27 both situated to the north. A range of shops and restaurants are available along Seaside, with a wider variety being available in Brighton to the west. Eastbourne Rail Station is located approximately 1 mile to the west.

Description

The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. There is a rear garden.

A Freehold Mid Terrace House subject to an Assured Tenancy

Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Joint Auctioneer. We are informed that the property provides:

Ground Floor – Two Reception Rooms, Kitchen through to Shower Room
First Floor – Three Bedrooms, Separate WC

Tenancy

The property is subject to an Assured Tenancy at a current rent of £675 per calendar month.

Joint Auctioneer

Messrs Thomas Newell Limited.
Tel: 020 8693 3133.

Seller's Solicitor

Messrs Rosemary Hensby (Ref: R Hensby).
Tel: 01903 244 953.

Current Rent Reserved
£8,100 per annum

**INVESTMENT –
Freehold House**



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.