

Lowestoft 1, 2, 3 & 4 The Warehouse, Burton Street, Suffolk NR32 1TR & 180 St Peters Street, Suffolk NR32 2LY

- A Freehold Terrace Building arranged to provide Four Self-Contained Flats and a House
- Each Unit subject to an Assured Shorthold Tenancy
- Total Current Rent Reserved **£25,020 per annum (equivalent)**



Tenure

Freehold.

Location

Burton Street is located approximately half a mile from Lowestoft town centre and the subject property is situated to the north of its junction with St Peters Street. A range of shops and amenities is available in Lowestoft town centre and the more extensive facilities of Norwich are also available to the north-west. Rail services run from Lowestoft Station and the A12 is also close at hand.

Description

The property comprises a terrace building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide a terrace house (180 St Peters Street) and four self-contained flats.

Accommodation and Tenancies

The property was not internally inspected by Allsop. The information set out in the schedule of Accommodation and Tenancies below was provided by the Vendor.

To View

Please contact Allsop by sending an email to will.taylor@allsop.co.uk with the subject heading 'Viewing – Lot 55'.

Seller's Solicitor

Messrs Ingram Winter Green
(Ref: Mr P Boodt).
Tel: 020 7845 7400.
Email: pieterboodt@iwg.co.uk

Flat/Unit	Accommodation	Terms of Tenancy	Current Rent £ p.e.m.
180 St Peters Street	House providing Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 7th March 2014 (Holding over)	£425 p.c.m.
Flat 1, The Warehouse	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 13th September 2014	£400 p.c.m.
Flat 2, The Warehouse	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 23rd May 2014	£430 p.c.m.
Flat 3, The Warehouse	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 31st July 2012 (Holding over)	£430 p.c.m.
Flat 4, The Warehouse	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 27th July 2009 (Holding over)	£400 p.c.m.

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.

INVESTMENT – Freehold Building