

# Margate

## The Greylands Hotel, 56-58 Edgar Road, Kent CT9 2EQ

- A Freehold Building internally arranged to provide Sixteen Self-Contained Flats
- Twelve Flats subject to Assured Shorthold Tenancies and Four Flats Vacant
- Total Current Rent Reserved **£47,199.96 per annum (equivalent) with Four Flats Vacant**

On the instructions of L Brooks FRICS and V Liddell MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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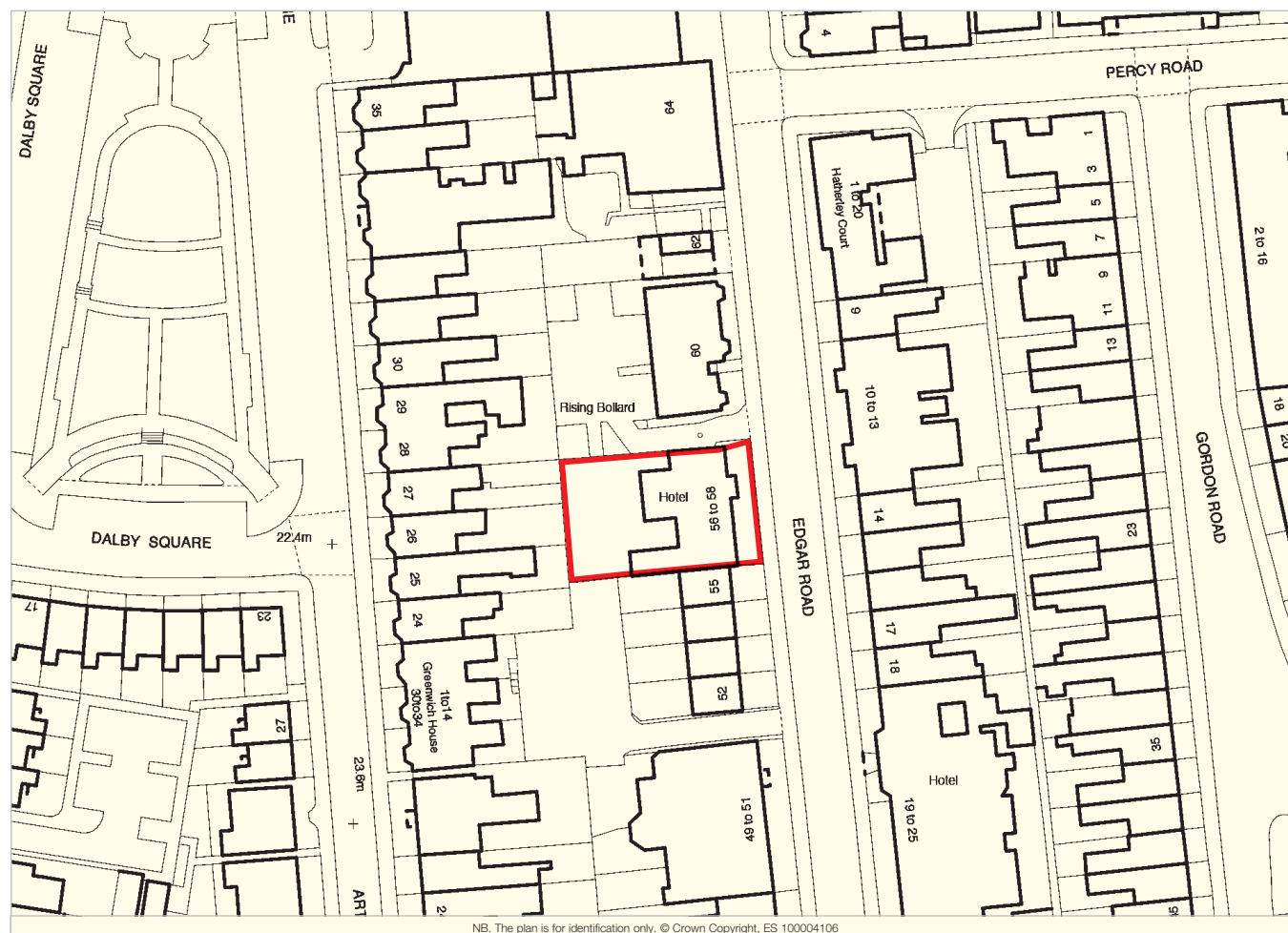
### To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 9.00 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

### Seller's Solicitor

Addleshaw Goddard LLP (Ref: LD).  
Tel: 0113 209 2000.  
Email: lisa.dinning@addleshawgoddard.com

### Freehold Building



NB. The plan is for identification only. © Crown Copyright, ES 100004106

### Tenure

Freehold.

### Location

The property is situated on Edgar Road close to its junction with Ethelbert Crescent. Local shops are available along Northdown Road whilst the open spaces of Dane Park are also accessible to the south. Margate town centre is approximately 0.5 miles to the west where a more extensive range of amenities and facilities can be found. Margate Railway Station provides direct services to London's St. Pancras whilst the A28 provides access to both the M2 Motorway and Canterbury.

### Description

The property comprises an end of terrace building arranged over lower ground, raised ground and three upper floors beneath a pitched roof. Externally there is a garden to the rear. The building is internally arranged to provide sixteen self-contained flats.

### Accommodation and Tenancies

The communal parts of the building were internally inspected by Allsop but the individual flats were not. The following information was provided by the borrower's property manager. A schedule of Accommodation and Tenancies is set out opposite.

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](http://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.



Flat	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Flat 1, 56 Edgar Road	Two Bedroom Accommodation	Vacant	N/A
Flat 2, 56 Edgar Road	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 14th October 2011 at a rent of £300 per calendar month (Holding over)	£3,600 p.a.
Flat 3, 56 Edgar Road	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 21st November 2014 at a rent of £325 per calendar month	£3,900 p.a.
Flat 4, 56 Edgar Road	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 11th September 2014 at a rent of £350 per calendar month	£4,200 p.a.
Flat 5, 58 Edgar Road	One Bedroom Accommodation	Vacant	N/A
Flat 6, 58 Edgar Road	One Bedroom Accommodation	Vacant	N/A
Flat 7, 58 Edgar Road	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 2nd March 2011 at a rent of £300 per calendar month (Holding over)	£3,600 p.a.
Flat 8, 58 Edgar Road	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 10th July 2014 at a rent of £325 per calendar month (Holding over)	£3,900 p.a.
Flat 9, 58 Edgar Road	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 23rd September 2014 at a rent of £350 per calendar month (Holding over)	£4,200 p.a.
Flat 10, 58 Edgar Road	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 29th October 2009 at a rent of £295 per calendar month (Holding over)	£3,540 p.a.
Flat 11, 58 Edgar Road	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 21st September 2014 at a rent of £380 per calendar month (Holding over)	£4,560 p.a.
Flat 12, 58 Edgar Road	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 5th September 2010 at a rent of £303.33 per calendar month (Holding over)	£3,639.96 p.a.
Flat 14, 58 Edgar Road	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 9th May 2007 at a rent of £300 per calendar month (Holding over)	£3,600 p.a.
Flat 15, 58 Edgar Road	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 27th September 2014 at a rent of £380 per calendar month (Holding over)	£4,560 p.a.
Flat 16, 58 Edgar Road	One Bedroom Accommodation	Vacant	N/A
Flat 17, 58 Edgar Road	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 1st March 2013 at a rent of £325 per calendar month (Holding over)	£3,900 p.a.

NB. The Receivers are advised by the Borrower's Managing Agent that there is no Flat 13.