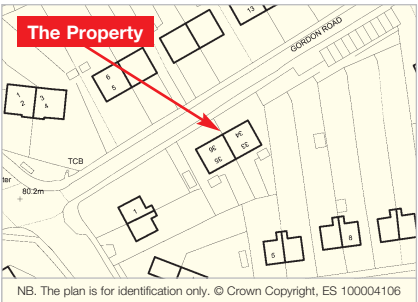


Telford
33-36 Gordon Road,
Trench,
Shropshire
TF2 7EX

- **A Freehold Building internally arranged to provide Four Self-Contained Flats**
- Two Flats subject to Long Leases, Two Flats Vacant
- To be offered Collectively as One Lot
- Total Current Rent Reserved **£20 per annum (equivalent) with Two Flats Vacant**

BY ORDER OF THE WREKIN HOUSING TRUST LIMITED

The Wrekin
Housing Trust



To View
The property will be open for viewing every Monday and Wednesday before the Auction between 9.00 – 9.30 a.m. These are open viewing times with no need to register. (Ref: MW).

INVESTMENT/PART VACANT – Freehold Building



Tenure
Freehold.

Location
The property is situated on the south side of Gordon Road, close to its junction with Church Road. Shops are available along Trench Road to the north, with a more extensive range of shops and other facilities being available in Telford town centre to the south. Rail services run from Oakengates Station approximately 1.8 miles to the south. The M54 Motorway is to the south-west. The further facilities of both Shrewsbury and Wolverhampton are accessible.

Description
The property comprises a building arranged over ground and first floors beneath a pitched roof. The building is internally arranged to provide four self-contained flats.

Accommodation and Tenancies
A schedule of Accommodation and Tenancies is set out below.

Property	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
33 Gordon Road	Ground	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC	Vacant	–
34 Gordon Road	–	–	125 years from 23rd January 1989 (thus having approximately 98 years unexpired)	£10 p.a.
35 Gordon Road	Ground	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC	Vacant	–
36 Gordon Road	–	–	125 years from 18th October 1982 (thus having approximately 91 years unexpired)	£10 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 £750 (including VAT) upon exchange of sale memoranda.