

Leigh

1-11 Trinity Place and 47A, 47B, 49, 49A, 49B Westleigh Lane, Greater Manchester WN7 5SL

Tenure

Head Leasehold. Please refer to the legal documentation for further details.

Location

The property is situated on the west side of Westleigh Lane, approximately 1.5 miles to the north of Leigh town centre. A selection of local facilities is available, including shops, Westleigh Post Office, Westleigh St Paul's Primary School and the open spaces of Westleigh Park. The more extensive facilities of Leigh are to the south.

Description

The property comprises a ground rent investment secured upon ten houses and six bungalows.

A Head Leasehold Ground Rent Investment secured upon Ten Houses and Six Bungalows

Tenancies

East property is subject to a lease for a term of 800 years from 1st July 2013 (thus having approximately 795 years unexpired) at a current ground rent of £100 per annum (rising).

**Total Current
Gross Rent
Reserved
£1,600 per
annum
(rising)**

Seller's Solicitor

Messrs Jamesons Conveyancing
(Ref: Clint Hughes).
Tel: 01782 719009.
Email: clinhughes@jamesons-conveyancing.co.uk

**INVESTMENT –
Head Leasehold
Ground Rent**



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LOT

Eccles

1-11 Ivory Close, Greater Manchester M30 7FA

Tenure

Freehold.

Location

Ivory Close is situated on the south side of New Hall Avenue, and to the west of Eccles. Local amenities are available, whilst the more extensive facilities of the Intu Trafford Centre are close by to the south. Eccles Rail Station and Salford Royal Hospital are also close by. Rail services run from Patricroft Station and the M60 Motorway is within reach.

Description

The property comprises a ground rent investment secured upon eleven houses each arranged over ground and first floors beneath a pitched roof.

A Freehold Ground Rent Investment secured upon Eleven Houses

Tenancies

Each property is held on a lease for a term of 999 years from 1st January 2015 (thus having approximately 996 years unexpired) at a current ground rent of £150 per annum (rising).

**Total Current
Rent Reserved
£1,650 per
annum
(rising)**

Seller's Solicitor

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**INVESTMENT –
Freehold
Ground Rent**



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LOT

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 £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.