

Hull

Flats 1 & 2, 17 New Bridge Road and Flats 1-4, 17a New Bridge Road, Kingston upon Hull HU9 2DR

- **Six Long Leasehold Self-Contained Purpose Built Flats**
- Three Flats subject to Assured Shorthold Tenancies. One Flat subject to Terms Unknown. Two Flats Vacant
- To be offered either Individually or Collectively
- Individual Guide Price £25,000+, Collective Guide Price £150,000+
- Total Current Gross Rent Reserved **£12,440 per annum (equivalent) with Two Flats Vacant**

BY ORDER OF RECEIVERS

To View

Flats 1 and 2 will be open for viewing on Tuesday 14th, Thursday 16th, Tuesday 21st, Thursday 23rd and Monday 27th October between 4.00 – 4.45 p.m. These are open viewing times with no need to register. (Ref: MW)

Seller's Solicitor

Messrs Goldsmith Williams
(Ref: M Morrison).
Tel: 0845 373 3737.
Email: mmorrison@goldsmithwilliams.co.uk



Tenure

Leasehold. Each flat is held on a lease for a term of 999 years from 15th May 2008 (thus having approximately 993 years unexpired). Please refer to the Vendor's Solicitors for ground rent information.

Location

New Bridge Road is located approximately a mile east of Hull town centre. The property itself is situated to the south of its junction with Ellis Street. Shops, schools and bus services are available. The more extensive shopping facilities of Hull are accessible and provide a wider range of shops, college, hospital and Hull Rail Station. The University of Hull is also available approximately three and a half miles north-west of the property.

Description

The property comprises six self-contained flats situated within a purpose built block arranged over ground and first floors. To be offered either individually or collectively.

Accommodation and Tenancies

Four of the properties were not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out below was obtained from the Vendor.

Lot	Building	Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
287	17	1	–	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 6th September 2013	£4,140
288	17	2	–	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 12th September 2013	£4,140
289	17a	1	Ground	Reception Room/Kitchen, Bedroom, Bathroom/WC	Vacant	–
290	17a	2	Ground	Reception Room/Kitchen, Bedroom, Bathroom/WC	Vacant	–
291	17a	3	–	One Bedroom Accommodation	Subject to terms unknown	–
292	17a	4	–	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 6th October 2012	£4,160

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.

LOT 293 WITHDRAWN

INVESTMENT – Long Leasehold Flats