

Torquay

177 St Marychurch Road, Torbay, Devon TQ1 3HP

On the instructions of J Gershinson FRICS
and A Kisby MRICS of Allsop LLP
acting as Joint Fixed Charge Receivers

allsop

Tenure
Freehold.

Location
St Marychurch Road is located to the north of Torquay town centre and is situated to the south-west of its junction Westhill Road. Local shops, schools and bus services are available near the property whilst the more extensive facilities of Torquay are available to the south providing a wider range of shops, schools, hospital and Torquay Rail Station.

Description
The property comprises a ground floor retail unit and first and second floor flat situated within a mid terrace building arranged over ground and two upper floors beneath a pitched roof. The property benefits from an outside WC, workshop and courtyard.

A Freehold Mid Terrace Building internally arranged to provide a Lock-up Shop with Maisonette above

Accommodation
Ground Floor – Shop Area, Room, Workshop
***NIA Approximately** 63.00 sq m (755 sq ft)
Net Frontage 5.49 m 18' 0"
Shop Depth 9.69 m 31' 8"
Build Depth 16.61 m 54' 4"
***Source: VOA. The property was not measured by Allsop**
First Floor – Reception Room, Kitchen, Bathroom, Two Rooms
Second Floor – Bathroom, Further Room

To View
The property will be open for viewing on Wednesday 3rd, Friday 5th, Monday 8th, Wednesday 10th and Tuesday 16th September between 12.45 – 1.15 p.m. (Ref: MW).

Seller's Solicitor
Messrs Foot Anstey Solicitors (Ref: JM).
Tel: 0117 915 4900.
Email: jennifer.martin@footanstey.com

Vacant

Freehold Building



229
LOT

Hove

Flat 4, 6 Brunswick Square, East Sussex BN3 1EG

ON THE INSTRUCTIONS OF ROSALIND JANE
GOODE AND ROLAND SIMON MORGAN AS JOINT
LPA RECEIVERS
A Leasehold Self-Contained Third Floor Flat
with Sea and Garden Views

Tenure
Leasehold. The property is held on a lease for a term of 99 years from 25th March 1959 (thus having approximately 44 years unexpired) at a current ground rent of £25 per annum.

Location
The property is located on the east side of Brunswick Square, to the north of its junction with Brunswick Terrace and Kingsway (A259). The A259 runs along the seafront and leads to the A23 to the east. An extensive range of shops, restaurants and bars are located nearby in Brighton Town Centre. National Rail services run from Brighton Station, located approximately 1.5 miles to the north-east of the property. The open spaces of Brunswick Square are located opposite the property and Brighton Seafront is located within walking distance to the south.

Description
The property comprises a self-contained third floor flat situated within a mid terrace building arranged over lower ground, ground and three upper floors beneath a pitched roof.



Accommodation
Third Floor – Reception Room, Bedroom, Kitchen, Bathroom with WC and wash basin

NB. The Seller has already exchanged contracts for the sale of this Lot and completion is set for 8th September. If it fails to complete, the property will be offered at our Auction on 18th September. Prospective purchasers are to rely on their own inspection and enquiries.

To View
The property will be open for viewing every Monday and Friday before the Auction between 10.15 – 10.45 a.m. (Ref: UD).

Vacant

Leasehold Flat

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LOT

Lincoln

6 Canwick Hall Mews, Hall Drive, Canwick, Lincolnshire LN4 2RY

BY ORDER OF MORTGAGEES
A Freehold Semi-Detached House

Tenure
Freehold.

Location
The property is located under two miles south of Lincoln and is situated to the south of its junction with Hall Drive. Lincoln city centre provides an extensive range of facilities such as a wide range of shops, schools, colleges, university, hospitals and Lincoln Central Rail Station. The property also benefits from close access with the A15.

Description
The property comprises a semi-detached house arranged over ground and two upper floors beneath a pitched roof. The property benefits from a front garden and off-street parking.



Accommodation
Ground Floor – Reception Room/Diner, Kitchen, WC
First Floor – Two Bedrooms with En-Suites
Second Floor – Bedroom with En-Suite

To View
Please refer to website: www.auction.co.uk

Vacant Possession

VACANT – Freehold House

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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.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.