

Studley Units 1 & 2, Marble Alley, Warwickshire B80 7LD

Tenure
Freehold.

Location
The property is situated on the east side of Marble Alley, to the west of its junction with Alcester Road (A435). There is a range of local shops and amenities available close by within Studley, with further facilities being accessible in Birmingham city centre approximately 14 miles to the north. Rail services run from Redditch Station, approximately 4 miles to the west. Road communications are afforded by the M5 and M40 Motorways. The open spaces of Studley Common are close by.

Description
The property comprises an end of terrace building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide a café and retail unit on the ground floor with ancillary accommodation above. The property benefits from planning permission for conversion of existing retail and commercial premises, including external alterations and extensions, to create nine self-contained flats.

A Freehold Building arranged to provide a Café and Retail Unit with Ancillary Accommodation above. Planning Permission for Conversion and Extension to provide Nine Dwellings. Possible potential for Alternative Uses and Schemes, subject to obtaining all necessary consents

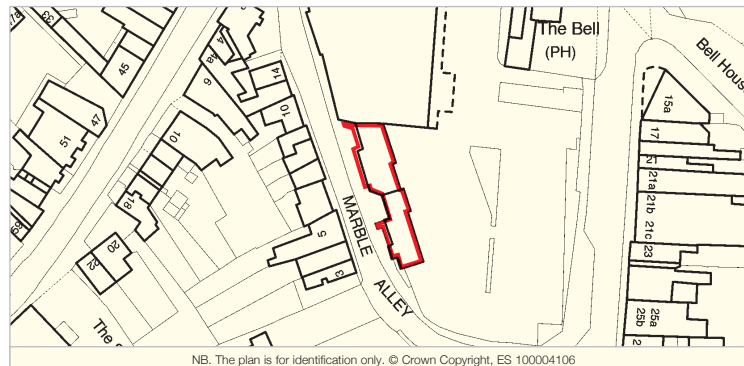
Existing Accommodation
Ground Floor – Entrance Room, Showroom, Former Café, Kitchen, Storage Area
First Floor – Two Offices, Three WCs

Planning
Local Planning Authority: Stratford-upon-Avon District Council.
Tel: 01789 260303.
Email: planning.applications@stratford-dc.gov.uk
The property is to be offered with planning permission (Ref: 12/02749/FUL) on appeal (06/11/2013) for 'conversion of existing retail and commercial premises including external alterations to create nine new dwellings'.
Upon completion of the works, the property will provide 5 x one bedroom flats and 4 x two bedroom dwellings.
A copy of the plans and planning permission is available from the Auctioneer. Please email will.taylor@allsop.co.uk

Joint Auctioneer
Messrs Jeremy McGinn & Co (Ref: Jeremy McGinn).
Tel: 01527 908108.
Email: studley@jeremymcginn.com

Seller's Solicitor
Messrs HCB Solicitors Ltd (Ref: P Broad).
Tel: 0131 222 9499.
Email: paulbroad@hcbgroup.com

Vacant Possession



VACANT – Freehold Building with Planning

Golborne Apartments 1 (Lot 320) & 3 (Lot 321), 115 High Street, Cheshire WA3 3TG

On the instructions of P Mayo MRICS and A Kisby MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



Tenure
Leasehold. Each flat is held on a lease for a term of 150 years from 1st June 2006 (thus having approximately 139 years unexpired) each at a ground rent of £200 per annum.

Location
The properties are located along the east side of the High Street, close to the centre of Golborne. Shops and restaurants are available very close to the property, whilst Golborne Primary School is approximately 0.3 miles to the south-west. The M6 Motorway is approximately two miles to the west. The further facilities of both Warrington and Wigan are accessible.

Two Leasehold Self-Contained Flats. Each Flat subject to an Assured Shorthold Tenancy. To be offered Individually as Two Separate Lots

Description
The property comprises two self-contained flats situated within a mid terrace building arranged beneath a pitched roof. The flats will be offered individually as two separate lots.

Accommodation and Tenancies
The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out opposite was provided by the Receivers.

Seller's Solicitor
Messrs Rosling King (Ref: KAM/AYE/5381-10).
Tel: 0207 246 8000.
Email: rksales@rklp.com

Total Current Gross Rent Reserved £9,360 per annum (equivalent) from Lots 320 and 321

Two Leasehold Flats



Lot	Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
320	1	Ground	Two Bedroom Accommodation	The property is subject to an Assured Shorthold Tenancy from 28th March 2013 and expiring 27th September 2013 (Holding over)	£4,560 p.a.
321	3	First	Two Bedroom Accommodation	The property is subject to an Assured Shorthold Tenancy from 5th January 2017 and expiring 4th July 2017	£4,800 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.allsop.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.