

## Manchester

### 82 Barlow Road, Levenshulme, Greater Manchester M19 3EF

#### BY ORDER OF THE LPA RECEIVER

##### Tenure

Long Leasehold. The property is held on a long lease for a term of 998 years from 19th February 1903 (thus having approximately 884 years unexpired).

##### Location

The property is situated on the west side of Barlow Road, to the north of its junction with King Edward Street and within easy reach of Greenbank Park, Greenbank Playing Fields and Chapel Street Park. Numerous shops, pubs, bars and restaurants are available close by along Stockport Road (A6), whilst the further and more extensive facilities of Manchester city centre are within 3 miles to the north-east. The property benefits from excellent transport links, with Levenshulme Rail Station being within 10 minutes' walk. The A6 provides direct access to the M60 (Orbital) Motorway, Manchester city centre and Stockport town centre. The area is also served by local bus routes. The open spaces of Highfield Country Park and Reddish Vale Country Park are close by, as is Houldsworth Golf Course. The

A Long Leasehold Mid Terrace Building internally arranged to provide Two Self-Contained Flats.  
Each Flat subject to an Assured Shorthold Tenancy

University of Manchester Royal Infirmary is also within easy reach.

##### Description

The property comprises a mid terrace building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide two self-contained flats. There is a rear garden.

##### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out opposite.

##### Seller's Solicitor

Messrs Richard Pearlman & Co (Ref: Mr A Bloom).  
Tel: 0207 739 6100.  
Email: ahb@rpandco.com

Total Current  
Gross Rent  
Reserved  
**£9,600 per  
annum  
(equivalent)**

**INVESTMENT –  
Long Leasehold  
Building**



Flat/Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.e.m.
Ground Floor Flat	Reception Room, Bedroom, Kitchen, Bathroom	Assured Shorthold Tenancy for a term of 12 months from 17th November 2006 (holding over)	£350 per calendar month
First Floor Flat	Reception Room, Bedroom, Kitchen, Bathroom	Assured Shorthold Tenancy for a term of 6 months from 10th October 2017	£450 per calendar month

## Glasgow

### 233 Talla Road, Scotland G52 2AX

#### BY ORDER OF THE TRUSTEE FOR CIVIL RECOVERY

##### Tenure

Absolute Ownership.

##### Location

The property is situated on the south side of Talla Road, to the west of its junction with Thurston Road. Local shops and amenities are available directly to the south along Paisley Road, with the extensive facilities of Glasgow being accessible to the east. Rail services run from Hillington East Station to the north. The M8 Motorway (Junction 25) is to the north-east, providing access to the M74 Motorway (Junction 1) and the M77 Motorway (Junction 22). The open spaces of Cardonald Park are to the north-east.

An Absolute Ownership Self-Contained Purpose Built  
Ground Floor Flat

##### Description

The property comprises a self-contained purpose built ground floor flat situated within an end of terrace building arranged over ground and first floors beneath a pitched roof.

##### Accommodation

The property was not internally inspected by Allsop. The following information was obtained from the Home Report. We are informed that the property provides:

**Ground Floor** – Entrance Hallway, Reception Room, Three Bedrooms, Kitchen, Bathroom

##### To View

Please contact Allsop by sending an email to pam.huggett@allsop.co.uk with the subject heading 'Viewing – Lot 218'.

##### Seller's Solicitor

Messrs TLT Solicitors (Ref: Debbie Raeside).  
Tel: 0333 006 0906.  
Email: debbie.raeside@tlt.com

**Vacant  
Possession**

**VACANT –  
Absolute  
Ownership Flat**



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](http://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.

217  
LOT

218  
LOT