

# Freehold Ground Rents in Belfast, Dunmurry and Omagh

## Northern Ireland

- **Freehold and Part Leasehold Ground Rent Portfolio**
- Secured on a Selection of 66 Houses and Flats
- Located in Belfast, Dunmurry and Omagh
- To be offered as One Lot
- Total Current Rent Reserved **£9,250 per annum**



**Seller's Solicitor**  
Messrs Arthur Cox (Ref: Cary Geraghty).  
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**Tenure**  
Please refer to the schedule below.

**Location**  
The properties are situated in Belfast, Dunmurry and Omagh. They are located in predominantly residential areas.

**Description**  
The property comprises a ground rent investment secured upon a selection of 66 houses and flats.

**Tenancies**  
A schedule of Tenancies is set out below.  
A more detailed schedule of addresses and tenancies will be available for inspection on our website.

Tenure	Address	Terms of Tenancy	Total Ground Rent £ p.a.
Freehold	Sherrygrim, Glen of Sherrygrim Grove, Omagh	7 leases each for a term of 999 years from 2006 (thus having approximately 988 years unexpired)	£1,050 p.a.
Leasehold. Held for a term of 10,000 years from 1st October 1919 (thus having approximately 9,902 years unexpired)	Wallington Park, Belfast	7 leases each for a term of 900 years from 2002 (thus having approximately 885 years unexpired)	£700 p.a.
Freehold	Millfort, Glenburn Road, Dunmurry	52 leases each for a term of 999 years from 2006 (thus having approximately 988 years unexpired)	£7,500 p.a.

**INVESTMENT –  
Part Freehold & Part Leasehold  
Ground Rents**

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.