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LOT

Thornton Heath 29-31 Woodville Road, Croydon, Surrey CR7 8LH

A Leasehold Lower Ground Floor Area with Planning Permission applied for a Self-Contained Two Bedroom Flat

Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from the date of completion at an initial ground rent of £400 per annum.

Location

The property is situated on the west side of Woodville Road close to its junction with Norwich Road. A good range of local shops and amenities is available along London Road and the further amenities of both Streatham and Croydon are accessible. Rail and Overground services run from Thornton Heath and Norwood Junction Stations respectively. The A23 provides access to both the M23 and M25 Motorways to the south and the A205 (South Circular Road) to the north. The open spaces of Grangewood Park are within walking distance to the north-east.

Description

The property comprises a lower ground floor area situated within a building arranged over lower ground, ground and three upper floors.



There are communal gardens and parking to the rear.

Planning

Local Planning Authority: Croydon Council. Tel: 0208 726 6800.

The Vendor has recently applied for planning permission to convert the property into a self-contained two bedroom flat. Further information is available on our website. www.allso.co.uk

Vacant Possession

VACANT – Leasehold Lower Ground Floor Area

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Derby Flat 42, Derby Riverside, 7 Stuart Street, Derbyshire DE1 2EB

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

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A Leasehold Self-Contained Purpose Built Fourth Floor Flat subject to an Assured Shorthold Tenancy

Tenure

Leasehold. The property is held on a lease for a term of 999 years from 1st January 2004 (thus having approximately 989 years unexpired) at a current ground rent of £250 per annum.

Location

Stuart Street is located near to Derby city centre and the property is situated to the north-west of its junction with Derwent Street. A wide range of shops, bus services, a college, a hospital and Derby Rail Station are all available in Derby city centre. The A52 and A61 are also available less than a mile east of the property.

Description

The property comprises a self-contained fourth floor flat situated within a purpose built block arranged over ground and seven upper floors.

Accommodation

The property was not internally inspected by Allsop. The following information was obtained from a Valuation Report.



We understand the property provides:

Two Bedroom Accommodation

Tenancy

The property is subject to an Assured Shorthold Tenancy from 27th January 2015 at a rent of £700 per calendar month.

**Current Gross Rent Reserved
£8,400 per annum (equivalent)**

Leasehold Flat

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LOT

Margate Flat 5, 5 Union Crescent, Kent CT9 1NR

On the instructions of L Brooks FRICS and V Liddell MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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A Leasehold Self-Contained Third Floor Flat subject to an Assured Shorthold Tenancy

Tenure

Leasehold. The property is held on a lease for a term of 99 years from 1st January 1991 (thus having approximately 75 years unexpired) at a current ground rent of £100 per annum.

Location

The property is situated on the north side of Union Crescent near to its junction with Pump Lane. Local shops and amenities are readily available along Marine Gardens. Margate Rail Station is half a mile to the west offering services to London Cannon Street and St Pancras whilst the A28 provides access to Canterbury and the M2 via the A299.

Description

The property comprises a self-contained third floor flat situated within a mid terrace building arranged over lower ground, raised ground and two upper floors.



Accommodation

The property was not internally inspected by Allsop. The following information was provided by the borrower's property manager. We are informed that the property provides:

One Bedroom Accommodation

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 30th August 2014 at a rent of £315 per calendar month (Holding over).

**Current Gross Rent Reserved
£3,780 per annum (equivalent)**

Leasehold Flat

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LOT

Clacton-on-Sea Flat 1, 5 Hayes Road, Essex CO15 1TX

On the instructions of L Brooks FRICS and V Liddell MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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A Leasehold Self-Contained Ground Floor Flat subject to an Assured Shorthold Tenancy

Tenure

Leasehold. The property is held on a lease for a term of 99 years from 25th December 1988 (thus having approximately 73 years unexpired) at a current ground rent of £50 per annum.

Location

The property is situated on the west side of Hayes Road to the south of its junction with Alexandra Road. Local shops and amenities are readily available along Station Road whilst the beach and Clacton Pier are located approximately half a mile to the south. Clacton-on-Sea Rail Station is less than half a mile to the north offering direct services to London Liverpool Street. Road communications are afforded by the nearby A133 providing access to the A120.

Description

The property comprises a self-contained ground floor flat situated within a semi-detached building arranged over ground and first floors beneath a pitched roof.



Accommodation

The property was not internally inspected by Allsop. The following information was provided by the borrower's property manager. We are informed that the property provides:

One Bedroom Accommodation

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 4th May 2013 at a rent of £380 per calendar month (Holding over).

**Current Gross Rent Reserved
£4,560 per annum (equivalent)**

Leasehold 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.allso.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.