

Telford

**112-117 Bembridge,
Brookside,
Shropshire
TF3 1NE**

- **A Freehold Purpose Built Building**
- Internally Arranged to Provide Six Self-Contained Flats
- Two Flats Vacant, Four Flats subject to Long Leases
- Total Current Rent Reserved
**£40 per annum (equivalent)
with Two Flats Vacant**

**BY ORDER OF THE WREKIN
HOUSING TRUST LIMITED**

The Wrekin
Housing Trust

To View

The property will be open for viewing every Monday and Wednesday before the Auction between 10.50 – 11.10 a.m. These are open viewing times with no need to register. (Ref: MW).

**INVESTMENT/PART VACANT –
Freehold Building**



Tenure

Freehold.

Location

The property is situated on Bembridge, which is located off Brookside Avenue in the Brookside district of Telford. Local amenities are available in Telford town centre to the north. The more extensive amenities of Wolverhampton and Shrewsbury are to the south-east and north-west respectively. Telford Central Rail Station is approximately 2.9 miles to the north. The A442 and M54 Motorway are accessible. The open spaces of Telford Town Park are nearby.

Description

The property comprises a purpose built building internally arranged to provide six self-contained flats. The building is arranged over ground, first and second floors.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below. A comprehensive Schedule of Tenancies is available for inspection in the legal pack. This is available to download from www.allcop.co.uk

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
112	Ground	Reception Room, Bedroom, Kitchen, Bathroom/WC	Vacant	–
113	Ground	Reception Room, Bedroom, Kitchen, Bathroom/WC	Vacant	–
114	First	–	125 years from 1st April 1989 (thus having approximately 98 years unexpired)	£10 p.a.
115	First	–	99 years from 20th January 2012 (thus having approximately 95 years unexpired)	£10 p.a.
116	Second	–	99 years from 21st April 2015 (thus having approximately 98 years unexpired)	£10 p.a.
117	Second	–	125 years from 1st October 1991 (thus having approximately 100 years unexpired)	£10 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.allcop.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.