

Loughborough

24 Kings Road, Leicestershire LE12 9HT

Tenure
Freehold.

Location
The property is situated on the north side of Kings Road, to the east of its junction with Chamwood Road. Local amenities are available within walking distance along Chamwood Road. The more extensive facilities of Loughborough are 5 miles to the west. Loughborough Rail Station is approximately 5 miles to the west. The A42 and M1 Motorway are both accessible.

Description
The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. The property benefits from a rear garden.

A Freehold Semi-Detached House

Accommodation
Ground Floor – Two Reception Rooms, Kitchen, WC
First Floor – Two Bedrooms, Bathroom

To View
The property will be open for viewing every Monday and Wednesday before the Auction between 4.00 – 4.30 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor
Messrs Gordon Dadds (Ref: Ms J Blain).
Tel: 029 2010 0951.
Email: jessieblain@gordondadds.com

Vacant Possession

VACANT – Freehold House



London SW11

186 Northcote Road, Battersea SW11 6RE

Tenure
Freehold.

Location
The property is situated on the west side of Northcote Road (B229), to the north of its junction with Broomwood Road. The B229 leads to Battersea Rise (A3) to the north. An extensive range of shops, bars and restaurants is available along Northcote Road and around Clapham Junction to the north. Rail and London Overground services run from Clapham Junction Station approximately 1 mile to the north and Underground services run from Clapham South Station (Northern Line) 0.9 miles to the south-east. The open spaces of both Wandsworth Common and Clapham Common are nearby.

Description
The property comprises a prominent corner building, arranged over lower ground, ground, raised ground and two upper floors beneath a pitched roof. The property is internally arranged to provide lower ground, ground and raised ground floor retail accommodation, together

A Prominent Freehold Corner Building arranged to provide a Retail Unit together with Ancillary Accommodation extending to Approximately 84 sq m (912 sq ft) together with a Self-Contained Maisonette above. Retail Unit Vacant, Maisonette subject to a Long Lease. Possible potential for Change of Use of the Retail Unit, subject to obtaining all necessary consents

with a self-contained first and second floor maisonette above. The retail unit may afford potential for change of use, subject to obtaining all necessary consents.

Planning
Local Planning Authority: Wandsworth Council.
Tel: 0208 871 6000.
The retail unit may afford potential for change of use, subject to obtaining all necessary consents.

To View
The property will be open for viewing every Wednesday and Saturday before the Auction between 3.15 – 3.45 p.m. These are open viewing times with no need to register. (Ref: UD).

PART VACANT/INVESTMENT – Freehold Corner Building

Seller's Solicitor
Messrs Royds Withy King (Ref: Susan Voice).
Tel: 0207 583 2222.
Email: susan.voice@roydswithyking.com

**Current Rent Reserved
£200 per annum rising from Maisonette with Retail Unit Vacant**



Unit	Floor	Accommodation	Terms of tenancy	Area (GIA)	Current Rent
Retail Unit	Lower Ground Floor	Open plan Kitchen/Room, Male and Female WC/wash basin	Vacant	21.64 sq m (233 sq ft)	–
	Ground Floor	Retail Area	Vacant	39.45 sq m (425 sq ft)	–
		Gross Frontage 4.74 m			
		Net Frontage 4.25 m			
		Gross Return Frontage 2.70 m			
		Net Return Frontage 2.30 m			
		Shop Depth 7.96 m			
		Built Depth 15.00 m			
	Raised Ground Floor	Room	Vacant	23.65 sq m (255 sq ft)	–
Maisonette	First and Second Floors	–	Subject to a lease for a term of 125 years from February 2005 (thus having approximately 113 years unexpired)		£200 p.a.
Total				84 sq m (912 sq ft)	£200 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.