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LOT

Sutton Coldfield Electricity Substation Jerrard Drive, West Midlands B75 7SY

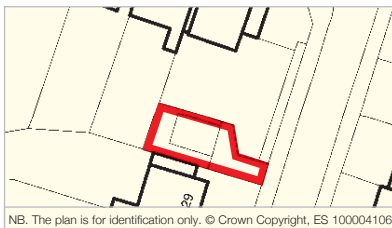
TO BE OFFERED WITHOUT RESERVE
Freehold Electricity Substation subject to a Lease occupying a Site extending to Approximately 0.011 Hectares (0.028 Acres)

Tenure
Freehold.

Location
The property is situated on the west side of Jerrard Drive. An extensive range of shops and amenities is available in Sutton Coldfield to the south. Rail services run from Sutton Coldfield Station approximately 0.4 miles to the west. The open spaces of Rectory Park are to the east.

Description
The property comprises an electricity substation occupying a site extending to approximately 0.011 hectares (0.028 acres).

Accommodation
The property was not inspected by Allsop. The following information was obtained from the Land Registry.
Site Area Approximately 0.011 Hectares (0.028 Acres)



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Tenancy
The substation is subject to a lease. Please refer to the Seller's Solicitors for further details.

Vacant Possession

VACANT – Freehold Substation

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LOT

Northfield Land and roadways known as Greenvale on the north-east side of Vineyard Road, Birmingham West Midlands B31 1PQ

TO BE OFFERED WITHOUT RESERVE
Freehold Land and Roadways extending to Approximately 0.305 Hectares (0.754 Acres)

Tenure
Freehold.

Location
The property is situated on the north-east side of Vineyard Road. An extensive range of shops and amenities is available in Northfield to the south-east. Rail services run from Northfield Station approximately 1.1 miles to the south-east. The open spaces of Victoria Common are to the north.

Description
The property comprises land and roadways extending to approximately 0.305 hectares (0.754 acres).



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Accommodation
The property was not inspected by Allsop. The following information was obtained from the Land Registry.
Site Area Approximately 0.305 Hectares (0.754 Acres)

Vacant Possession

VACANT – Freehold Land and Roadways

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LOT

Sutton Coldfield Garages and land at Walmley Ash Road, West Midlands B76 1JB

TO BE OFFERED WITHOUT RESERVE
Freehold Land and Garages extending to Approximately 0.044 Hectares (0.105 Acres)

Tenure
Freehold.

Location
The property is situated to the north of Walmley Ash Road. Shops and amenities are available in Walmley Ash to the south. Rail services run from Chester Road Station approximately 2 miles to the west. The open spaces of Pype Hayes Park are to the south-west.

Description
The property comprises land and garages extending to approximately 0.044 hectares (0.105 acres).

Accommodation
The property was not inspected by Allsop. The following information was obtained from the Land Registry.
Site Area Approximately 0.044 Hectares (0.105 Acres)



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Vacant Possession

VACANT – Freehold Land and Garages

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LOT

Pembroke Dock Ashleigh House, Victoria Road, Pembrokeshire SA72 6XJ

A Freehold Ground Rent Investment secured upon a Corner Building arranged to provide Ten Self-Contained Flats

Tenure
Freehold.

Location
The property is situated on Victoria Road, at its junction with Pembroke Street. Local amenities are available in Pembroke Dock. Pembroke Dock Rail Station is approximately 0.7 miles to the north-east. The B4322 provides access to the A477 and in turn the A40 and A48. South Pembrokeshire Hospital, Golf Club, port and beaches are close by.

Description
The property comprises a ground rent investment secured upon a corner building arranged over lower ground, ground and two upper floors beneath a pitched roof. Internally, the property is arranged to provide ten self-contained flats.



Tenancy
Nine flats are each subject to a lease with approximately 124 years unexpired and one flat is subject to a lease with 125 years unexpired, at a total ground rent of £1,500 per annum.

Rights of Pre-emption
The lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

Management and Insurance
The Freeholder has the right to manage and insure.

Current Rent Reserved £1,500 per annum

INVESTMENT – Freehold Ground Rent

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.