

LOT
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Flats 26, 27 & 39 Minster Court 2 Lower Brown Street Leicester, Leicestershire LE1 5TH

By Order of a Housing Association

Three flats located in an attractive block let on Assured Shorthold Tenancies, well located for the centre of Leicester and De Montfort University. **Investment let at £17,820 per annum.**

Tenure

Leasehold. 125 year lease from 29th September 2002.
Ground rent £100 per annum.

Leicester

Description

- Three flats located in an attractive apartment block
- Two allocated parking spaces

Location

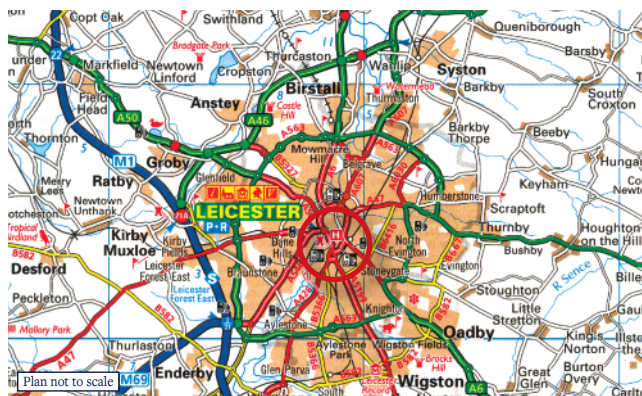
- Situated by the junction with York Road
- A variety of shops, cafés, bars and restaurants can be found close by in the centre of Leicester
- Castle Park and Nelson Mandela Park are both within easy reach
- Highly convenient for De Montfort University and Leicester Royal Infirmary

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Total Current Rent £17,820 per annum

Unit	Accommodation	Tenancy	Rent (p.c.m.)
Flat 26	One Bedroom Flat	Assured Shorthold Tenancy	£450
Flat 27	Two Bedroom Flat	Assured Shorthold Tenancy	£560
Flat 39	One Bedroom Flat	Assured Shorthold Tenancy	£475



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This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office.

LOT
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23-25 Whitley Street Reading, Berkshire RG2 0EG

A mid terrace building arranged as a ground floor shop unit (let at £17,000 per annum) and a ten bedroom fully licensed vacant HMO above which has been recently refurbished. Well located in the centre of Reading, close to local shops and restaurants. **Part Vacant Investment let at £17,000 per annum.**

Tenure

Freehold.

Location

- Located near to the junction with Essex Street
- Extensive shopping facilities and restaurants can be found nearby in the centre of Reading
- The recreational amenities of Cintra Park are easily accessible
- The Royal Berkshire Hospital is located close by

Reading (future Crossrail station)

Description

- A mid terrace double fronted building
- Currently arranged as a ground floor shop unit and fully licensed HMO accommodation over the first and second floors
- The upper parts have recently been refurbished to a good standard with modern kitchens and bathrooms throughout

Accommodation

- Ground Floor – Shop Unit of approximately 143 sq m
- First Floor – Seven Rooms, Kitchen, Two Bathroom/WCs, Separate WC
- Second Floor – Three Rooms, Bathroom/WC, Separate WC

Tenancy

The ground floor shop is let from 16th May 2014 at a rent of £17,000 per annum. A rent review is due in May 2019.

Planning

Permission (151311) was granted on 24th May 2017 for second floor extensions to create additional bedsit.

Current Rent Reserved £17,000 per annum

Viewing

Please refer to our website savills.co.uk/auctions

