

Romford
Roof Space at Mint House,
3-11 Grenfell Avenue,
Essex
RM12 4DN

Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from completion at a ground rent of £300 per annum.

Location

The property is located on Grenfell Avenue, which runs between Rush Green Road and Gordon Avenue. Local shops and amenities are available within walking distance in Romford town centre to the north. Romford Rail Station is to the north and provides a regular and direct service to London Liverpool Street Station, with a journey time of between 17 and 29 minutes. The open spaces of Grenfell Park are within walking distance.

Description

The property comprises roof space above a purpose built block arranged over ground and first floors.

Leasehold Roof Space. Possible Development Potential, subject to obtaining all necessary consents

TO BE OFFERED WITHOUT RESERVE

Accommodation
Roof Space

Planning

Local Planning Authority: London Borough of Havering.
Tel: 01708 434343.
The property may afford potential for redevelopment, subject to obtaining all necessary consents.

NB. The seller is the Freeholder. We understand that the Freeholder will give due consideration to any "reasonable" scheme of development.

Seller's Solicitor

Messrs Ezran Law (Ref: Jonathan Zeckler).
Email: info@ezranlaw.com

Vacant Possession



VACANT – Leasehold Roof Space

Liverpool
119 The Collegiate,
20 Shaw Street
Merseyside
L6 1HA

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 13th August 2001 (thus having approximately 109 years unexpired). Please refer to the lease for the ground rent.

Location

The property is located on the east side of Shaw Street, to the south of its junction with College Street North. Local shops and amenities are available on Prescott Street to the south-east, with more extensive facilities being accessible in Liverpool city centre to the south-west. Rail services run from Liverpool Lime Street Station approximately 0.7 miles to the south-west. The open spaces of Rupert Lane Recreation Ground are directly to the north.

Description

The property comprises a self-contained flat situated on the first floor of a building arranged over ground, first and second floors. The property benefits from a lift (not tested) and an allocated parking space.

A Leasehold Self-Contained First Floor Flat with Parking Space

Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:
Open Plan Reception Room/Kitchen, Mezzanine Bedroom, Bathroom, WC

To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 12.15 – 12.45 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Messrs Addleshaw Goddard LLP
(Ref: Gary Munro).
Tel: 0131 222 9488.
Email: gary.munro@addleshawgoddard.com

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VACANT – 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.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.