

## Chester Waterside Court, Whipcord Lane, Cheshire CH1 4DH

**Tenure**  
Freehold.

**Location**  
Chester is situated in the north-west of England, close to the Welsh/English border. It is located to the south of Liverpool and south-west of Manchester. The M56 and M53 Motorways are within easy reach. Waterside Court is on the west side of Whipcord Lane, with the Shropshire Union Canal to the east. Chester Retail Park is approximately half a mile from the property. Chester Ring Road is two and a half miles away, and Chester Rail Station is less than one and a half miles distant.

**Description**  
The property comprises a ground rent investment secured upon a purpose built block which is internally arranged to provide thirty-seven flats. These flats are student pods which are not self-contained. The individual units are sold to rental investors.

A Freehold Ground Rent Investment secured upon a Purpose Built Block Arranged to provide a total of Thirty-Seven Flats

**Tenancy**  
The entire property is subject to a head lease for a term of 125 years from December 2013 (thus having approximately 123 years unexpired) at a ground rent of £8,325 per annum. The lease provides for rent reviews every tenth year of the term in line with the Consumer Price Index (CPI). (Each flat is subject to an underlease for a term of 125 years at a ground rent of £225 per annum.) The head lessor is obliged to insure the building through the Freeholder's nominated agency.

**Seller's Solicitor**  
Messrs Ingram Winter Green LLP  
(Ref: Nick Green).  
Tel: 020 7845 7400.  
Email: nickgreen@iwg.co.uk

**Current Rent Reserved**  
**£8,325 per annum (equivalent)**  
**Rent Review December 2023 in line with CPI and 10 yearly thereafter**

**INVESTMENT – Freehold Ground Rent**



## Chester Trinity Hall, George Street, Cheshire CH1 3EQ

**Tenure**  
Freehold.

**Location**  
Chester is situated in the north-west of England, close to the Welsh/English border. It is located to the south of Liverpool and south-west of Manchester, with the M56 and M53 motorways being within easy reach. The property is situated to the centre of George Street, close to the Shropshire Union Canal. An extensive range of amenities and local shops are available to the west on Northgate Street, and Chester Rail Station is situated 0.6 miles away from the property.

**Description**  
The property comprises a ground rent investment secured upon a purpose built building containing eighty-five flats. These flats are student pods, which are not self-contained. The individual units are sold to buy to let investors.

A Freehold Ground Rent Investment secured upon a Purpose Built Block arranged to provide a Total of Eighty-Five Flats

**Tenancy**  
The entire property is subject to a head lease for a term of 250 years from April 2013 at a ground rent of £21,250 per annum. The lease provides for rent reviews every tenth year of the term in line with the Consumer Price Index (CPI). (Each flat is subject to an underlease for a term of 250 years from April 2013 at a ground rent of £250 per annum). The head Lessor is obliged to insure the building through the Freeholder's nominated agency.

**Seller's Solicitor**  
Messrs Ingram Winter Green LLP  
(Ref: Nick Green).  
Tel: 020 7845 7400.  
Email: nickgreen@iwg.co.uk

**Current Rent Reserved**  
**£21,250 per annum**  
**Rent Review April 2023 in line with CPI and 10 yearly thereafter**

**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.alltop.co.uk](http://www.alltop.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.