

**REVISED PARTICULARS**



**SITUATION**

Located at the junction with Ridley Street in this residential area, just under a mile west of Birkenhead Central Rail Station and Birkenhead town centre which hosts a large variety of multiple retailers.

Birkenhead provides a fast link to Liverpool via the Mersey Tunnel as well as enjoying easy access via to the M53 (Junction 3).

**PROPERTY**

A modern purpose built block constructed in 2009 comprising **15 Self-Contained Flats (11 x 2 Beds and 4 x 3 Beds)** benefitting from:

- Communal garden
- Passenger lift
- Independent gas central heating
- Video entryphone
- uPVC double glazing
- 5 Flats have balconies

VAT is NOT payable in respect of this Lot

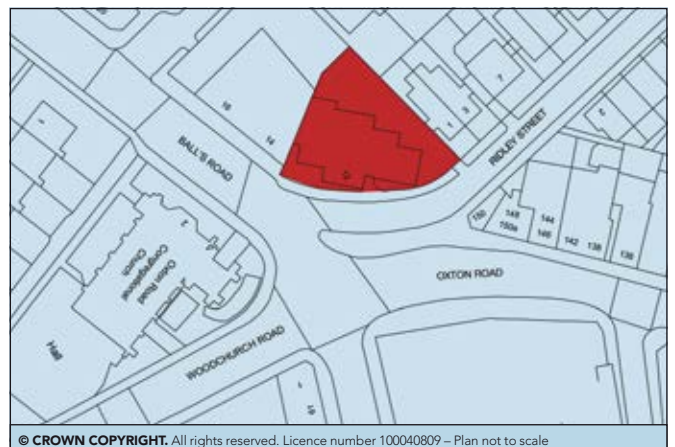
**FREEHOLD**

Note 1: The purchase may be subject to Multiple Dwellings Relief (MDR) for Stamp Duty.

**£75,097.12 p.a.**  
**Plus 1 Vacant Flat**

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **STEVEN GROSSMAN**

Note 2: Completion – 23rd March 2016.



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\* Refer to Point 9 in the 'Notice to all Bidders' page

**REVISED PARTICULARS**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 1 (Ground Floor)	2 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	Individual	6 months from 6th July 2015	£4,800	AST Holding Over
Flat 2 (Ground Floor)	3 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	Individual	6 months from 13th January 2014	£5,720	AST Holding Over
Flat 3 (Ground Floor)	2 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	Individual	6 months from 17th June 2013	£5,200	AST Holding Over
Flat 4 (Ground Floor)	2 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	Individual	6 months from 26th May 2014	£4,810	AST Holding Over
Flat 5 (First Floor)	2 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	Individual	1 year from 28th March 2011	£5,902	AST Holding Over <b>£300 Rent Deposit held</b>
Flat 6 (First Floor)	3 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	Individual	6 months from 12th September 2011	£6,240	AST Holding Over
Flat 7 (First Floor)	2 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	2 individuals	6 months from 12th December 2015	£5,100	AST <b>£200 Rent Deposit held</b>
Flat 8 (First Floor)	2 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	Individual	6 months from 21st September 2015	£4,500	AST
Flat 9 (Second Floor)	2 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	Individual	6 months from 20th December 2012	£5,400	AST Holding Over <b>£450 Rent Deposit held</b>
Flat 10 (Second Floor)	3 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	Individual	6 months from 16th November 2015	£5,400	AST <b>£450 Rent Deposit held</b>
Flat 11 (Second Floor)	2 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	Individual	6 months from 28th September 2015	£5,385.12	AST <b>£250 Rent Deposit held</b>
Flat 12 (Second Floor)	2 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	Individual	1 year from 1st March 2011	£5,720	AST Holding Over <b>£300 Rent Deposit held</b>
Flat 14 (Third Floor)	2 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	<b>VACANT</b>			
Flat 15 (Third Floor)	3 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	Individual	6 months from 20th May 2013	£5,720	AST Holding Over
Flat 16 (Third Floor)	2 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	2 individuals	6 months from 29th December 2014	£5,200	AST Holding Over
<b>TOTAL</b>				<b>£75,097.12</b>	<b>plus 1 Vacant Flat</b>

**VENDOR'S SOLICITORS**  
Solis Law - Tel: 0161 488 3356  
Ref: T. Higginbottom - Email: tony@solislaw.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts