

Chapman Street, Gorton



Brunswick Street, Oldham



39 Salisbury Avenue, Heywood



12 Kendal Avenue, Rochdale



PROPERTY

A portfolio of 89 Freehold Houses all let on 999 year leases, comprising a variety of **Terraced, Semi-Detached** and **Detached Houses.**

VAT is NOT applicable to this Lot

FREEHOLD (Including 1 Rent Charge)



£375.60 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **JOSHUA PLATT**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

TENANCIES & ACCOMMODATION

| Property | Town | Lease Expiration | Years Unexpired | Annual Rent | Remarks |
|--|------------|------------------|-----------------|----------------|---|
| 198–200, 227–229, 230–240 Chapman Street, Gorton, Manchester, M18 8WB | Gorton | 24/03/2934 | 918 | £40 | 9 Semi-Detached Houses |
| 39 Salisbury Avenue, Heywood, OL10 2NY | Heywood | 24/12/2978 | 962 | £40 | 1 Detached House |
| 18 Burnley Road, Willesden, London, NW10 1EJ | London | 24/12/2905 | 889 | £6 | 1 Terraced House No. 4 Burnley Road sold in Oct. 2015 for £670,000 |
| 4 Ellersmere Road, Willesden, London, NW10 1JR | London | 24/12/2905 | 889 | £6 | 1 Terraced House No. 22 Ellersmere Road sold in Sept. 2017 for £900,000 |
| 103, 109, 129 & 137 Spowston Road, Norwich, NR3 4QQ | Norwich | 18/01/2892 | 876 | £1.76 | 4 Terraced Houses |
| 17, 18, 26, 32 & 60 Branford Road, Norwich, NR3 4QW | Norwich | 18/01/2892 | 876 | £1.76 | 4 Terraced Houses |
| 5, 17, 27 Bell Road, Norwich, NR3 4RA | Norwich | 18/01/2892 | 876 | £2.20 | 3 Terraced Houses |
| 174, 180, 186–190, 198, 220 Silver Road, Norwich, NR3 4TH | Norwich | 18/01/2892 | 876 | £3.08 | 7 Terraced Houses |
| 6–12 Rosary Road, Norwich, NR1 1TA | Norwich | 26/03/2889 | 873 | £2 | 4 Terraced Houses |
| 39, 40, 41, 42, 43 Riverside Road, Norwich, NR1 1SR | Norwich | 26/03/2889 | 873 | £5 | 5 Terraced Houses |
| 5/9 Lollards Road, Norwich, NR1 1SX | Norwich | 26/03/2889 | 873 | £2 | 2 Terraced Houses |
| 13–17 Mulberry St & Land at Cranberry St, Oldham, OL4 1AT | Oldham | 14/08/2859 | 843 | £11.52 | 1 Block of 5 Houses |
| 3–17 Salts St, Parts of 16,18,20 St James St & 22 – 24 St James St, Shaw, Oldham OL2 7SY | Oldham | 26/11/2988 | 972 | £24.18 | 12 Terraced Houses |
| 55–63 & 71–75 Brunswick Street, Shaw, Oldham OL2 7RY | Oldham | 30/12/2883 | 867 | £6.70 | 8 Terraced Houses |
| 57–59 Smallbrook Road, Shaw, Oldham, OL2 7UQ | Oldham | 13/10/2895 | 879 | £4 | 2 Terraced Houses |
| 10/11 Syke Road, Rochdale, OL12 9TD | Rochdale | 30/04/2975 | 959 | £40 | 2 Semi-Detached Houses |
| 12 Kendal Avenue, Rochdale, OL12 7RZ | Rochdale | 31/10/2899 | 883 | £5 | 1 Semi-Detached House – Rent Charge |
| 2–6, 12–16 Marlborough Street, Rochdale, OL12 7DE | Rochdale | 30/04/2976 | 960 | £120 | 6 Terraced Houses |
| 11 & 12 Marina Terrace, Sunderland, Tyne & Wear SR2 0PB | Sunderland | 05/09/2937 | 921 | £8 | 2 Terraced Houses |
| 12 Stockton Road, Sunderland, Tyne & Wear SRN 0NF | Sunderland | 29/06/2938 | 922 | £2.50 | 1 Terraced House |
| 18 Sea View Gardens, Sunderland, Durham SR6 9PN | Sunderland | 19/07/2910 | 894 | £4.50 | 1 Terraced House |
| 7 Westburn Terrace, Sunderland, Durham SR6 9RB | Sunderland | 12/03/2910 | 894 | £3.80 | 1 Terraced House |
| 25 & 27 Westburn Terrace, Sunderland, Durham SR6 9RB | Sunderland | 01/05/2910 | 894 | £10 | 2 Terraced Houses |
| 29 & 31 Westburn Terrace, Sunderland, Durham SR6 9RB | Sunderland | 01/05/2910 | 894 | £20 | 3 Terraced Houses |
| 38 Joan Avenue, Sunderland, Tyne & Wear SR2 9TA | Sunderland | 09/11/2936 | 920 | £3.50 | 1 Terraced House |
| 9 Floralia Avenue, Sunderland, Tyne & Wear SR2 0PA | Sunderland | 16/02/2937 | 921 | £2.10 | 1 Terraced House |
| TOTAL | | | | £375.60 | |

VENDOR'S SOLICITORS

Ms Alison Sandler – Tel: 020 8906 4411
Lawrence House, Goodwyn Avenue, London NW7 3RH

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 £750 (including VAT) upon exchange of contracts