

# Lot 15

1-11 Sandringham Court, Gordon Street,  
Southport, Merseyside PR9 0BH

**\*Reserve below £100,000**  
Freehold Ground Rent Investment  
with 9 Valuable Reversions and 1 Regulated Tenancy



## SITUATION

Fronting Gordon Street, close to the junction with Leicester Street and conveniently located close to Lord Street for its variety of independent retailers, cafés, bars and restaurants.

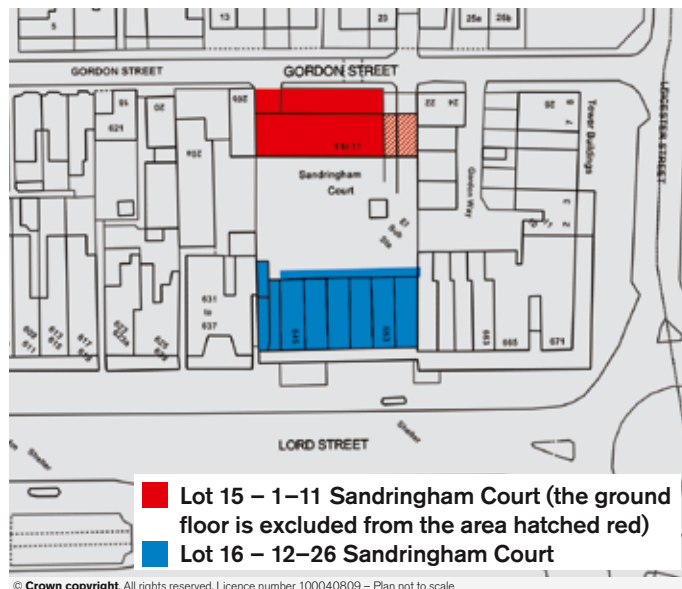
Southport is a popular and affluent town located some 17 miles north of Liverpool enjoying good road access via the A570 to the M58 (Junction 3).

## PROPERTY

A purpose built residential block comprising **11 Self-Contained Flats** planned on ground and two upper floors.

**VAT is NOT applicable to this Lot**

**FREEHOLD**



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**£4,514 p.a. Plus**  
**9 Valuable Reversions**

The Surveyors dealing with this property are  
**John Barnett** and **Elliott Greene**

## Joint Auctioneers

Anthony James Estate Agents  
Tel: 01704 545 800 Ref: Mark Cunningham  
Email: mark@ajestateagents.co.uk



## Vendor's Solicitors

Lawrence Stephens Limited  
Tel: 020 7936 8888 Ref: Stephen Messias  
Email: smessias@lawstep.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## TENANCIES & ACCOMMODATION

Property	Accommodation <sup>1</sup>	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Flat 3	<b>1 Flat</b> Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	Regulated Tenancy	£3,984	<b>EDR Feb 2021</b>
Flats 1, 4, 7, 8, 9 & 10	<b>6 Flats</b> Each believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Various	Each 99 years from 29th September 1973	£260 (4 x £35, 2 x £60) <b>(Rising to £355 in 2023 &amp; to £380 in 2028)</b>	Each FRI by way of service charge. <b>6 Valuable Reversions in approx. 51½ years.</b>
Flat 11	<b>1 Flat</b> Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	99 years from 24th June 1973	£35 <b>(Rising to £50 in 2023)</b>	FRI by way of service charge. <b>Valuable Reversion in approx. 51¼ years.</b>
Flat 2	<b>1 Flat</b> Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	99 years from 6th May 2004	£100	FRI by way of service charge. <b>Valuable Reversion in approx. 82 years.</b>
Flat 5	<b>1 Flat</b> Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	99 years from 31st December 2006	£100	FRI by way of service charge. <b>Valuable Reversion in approx. 84 years.</b>
Flat 6	<b>1 Flat</b> Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	189 years from 29th September 1973	£35 <b>(Rising to £50 in 2023)</b>	FRI by way of service charge.
				<b>Total:</b> <b>£4,514 (Rising to £4,639 in 2023)</b>	

<sup>1</sup>Not inspected by Barnett Ross. Accommodation provided by Vendor.

**Note 1:** In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.

**Note 2:** The Freehold of Flats 12-26 Sandringham Court is also being offered for sale in this auction – see Lot 16

**Note 3:** The Freeholder insures 1–11 and 12–26 Sandringham Court (Lots 15 and 16) together for a sum insured of £3,000,000 and a current premium of £4,355.<sup>s1</sup> incl. IPT.

**Note 4:** There is a Car Park but this is not included in the sale.

**Note 5:** There may be potential to build on the roof, subject to obtaining the necessary consents.

**Note 6:** The Lease of Flat 6 Sandringham Court (which had an unexpired term of approx. 55 years) was extended for 90 years in June 2017 for a premium of £11,000.

**Note 7:** There is a 6 week completion.