

12 & 14 Three Tuns Lane, Formby



93 & 95 Cefn Fforest Avenue, Blackwood



272 Liverpool Road, Birkdale



83 Upper Aughton Road, Southport



### SITUATION & PROPERTIES

A parcel of ground rents on various properties in North West England and Wales.

VAT is NOT payable in respect of this Lot

FREEHOLD

### TENANCIES

Property	Accommodation	Lessee	Term	Ann. Excl. Rental
272 Liverpool Road, Birkdale, Southport, Merseyside PR8 4PE	Commercial & Residential	Mr White	999 years from 25th March 1910	£8.92
39 Victor Street, Clayton-le-Moors, Lancs. BB5 5PD	Residential	Mr T Howard	999 years from 1st May 1884	£7.50
43 Victor Street, Clayton-le-Moors, Lancs. BB5 5PD	Residential	Sterling Properties LLP	999 years from 1st May 1884	£7.50
324 Barkerhouse Road, Nelson, Lancs. BB9 9LS	Commercial & Residential	Mr L Catherine	999 years from 12th November 1925	£5.00
326 Barkerhouse Road, Nelson, Lancs. BB9 9LS	Residential	Mrs Dobson	999 years from 12th November 1925	£5.00
12 & 14 Three Tuns Lane, Formby, Merseyside L37 4AJ	Commercial & Residential	Mr Cham	999 years from 25th March 1969	£15.75
83 Upper Aughton Road, Southport, Merseyside PR8 5ND	Commercial & Residential	Mr Bradley	999 years from 25th March 1917	£10.00
93 Cefn Fforest Avenue, Blackwood, Caerphilly NP12 3JX	Commercial	Central Club & Institute	999 years from 1st January 1920	£7.50
95 Cefn Fforest Avenue, Blackwood, Caerphilly NP12 3JX	Commercial	Central Club & Institute	999 years from 1st January 1920	£12.50
<b>TOTAL</b>				<b>£79.67</b>

## £79.67 per annum

The Surveyors dealing with this property are  
**JOHN BARNETT** and **STEVEN GROSSMAN**



### JOINT AUCTIONEERS

Williamson and Dace, 22 Cannon Hill, Southgate, London N14 6BY Tel: 020 8886 4407. Ref: Ms Katherine Dace

### VENDOR'S SOLICITORS

Francis Read - Tel: 020 7499 4055  
Ref: F Read Esq - Email: francisread@grosvenorstreet.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 £275 (including VAT) upon exchange of contracts