



**PROPERTY**

A portfolio of Ground Rents all let on 999 year leases, comprising of **26 Houses, a Wine Bar, Land, Garages and Buildings.**

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

| Property   | Town   | Years Unexpired | Annual Rental  | Remarks                           |
|--|--------|-----------------|----------------|-----------------------------------|
| 12 – 18 (even) Holcombe Road, Tottington, Bury BL8 4AR   | Bury   | 771             | £5.55          | 4 Houses                          |
| 2–12 (even) & 32–36 (even) Victoria Street, 23 – 31 (odd) Turton Road, Tottington, Bury, BL8 4AG | Bury   | 854             | £28.00         | 14 Houses with Land and Buildings |
| Land and Buildings at Rear of Durham Road, Darwen, BB3 1NS                                       | Darwen | 889             | £7.00          | Land, Garages and Buildings       |
| Land and Buildings on the North Side Of Church Street, Darwen, BB3 1BG                           | Darwen | 872             | £168.82        | Land and Buildings                |
| 1 Church Bank Street, Darwen, BB3 2RE  | Darwen | 858             | £13.52         | Wine Bar                          |
| 67 & 69 Sudell Road and Adjoining Land, Darwen, BB3 3HW  | Darwen | 870             | £6.38          | 2 Houses and Land                 |
| 1 – 11 (odd) Joseph Street, Darwen, BB3 3HS  | Darwen | 841             | £3.92          | 6 Houses                          |
| <b>TOTAL</b>   |        |                 | <b>£233.19</b> |                                   |

**£233.19 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.

**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