

LOT

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Ground Rent Investment, Orchard House, 52–60 Pensby Road, Heswall CH60 7RE

GUIDE PRICE **£17,500+***

GROUND RENTS

Description

A Freehold ground investment comprising seven flats producing £1,400 per annum, together with five retail units let at a peppercorn. The Freeholder has the right to manage the service charge of the block.

Situated

Fronting Pensby Road close to the corner of May Road within Heswall town centre.

Service Charge

For the year 25th March 2021

– 24th March 2022 the service

charge was as follows

Flats 1–7 – £4,507.79 (£643.97
per flat)

50–58 Pensby Road (Retail units)
– £2,507.58 (£501.52 per unit)

Tenure

Flats 1–7 are subject to 125 year
lease from 25th March 2007 with
a ground rent of £200 per annum
each.

50–58 Pensby Road – Retail units
are subject to 125 year lease from
14th September 2007.

