

LOT 112: FREEHOLD RESIDENTIAL INVESTMENT

22 Brunswick Square, Herne Bay, Kent, CT6 5QF

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JULY AUCTION

Currently let at £24,004 per annum

A freehold mid-terrace property, arranged as a five bedroom HMO and one bedroom flat, situated in Herne Bay s town centre, close to local amenities and the seafront.

All of the rooms have kitchenettes but could do with some improvement.

Ground Floor

Entrance hall

Room 2

Tenancy

Let at a current rental of £268 per four weeks.

Room 1

Entrance Hall, bedroom, living room, kitchen, shower room with W.C.

Outside

Garden.

Tenancy

Let at a current rental of £450 per calendar month.

First Floor

Landing, W.C., bathroom.

Room 3

Tenancy

Let at a current rental of £300 per calendar month.

Mezzanine/Second Floor Room 4

Tenancy

Let at a current rental of £350 per calendar month.

Room 5

Tenancy

Let at a current rental of £350 per calendar month.

Third Floor Room 6

Tenancy

Let at a current rental of £260 per calendar month.

Council Tax Band C

Viewing

Externally only.



IMPORTANT

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum, which will be available on Auction Day.

* PRICE INFORMATION

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction).

We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Please check our website regularly at cliveemson.co.uk, or contact us on 01622 608400, in order to stay fully informed with the up-to-date information.

ADDITIONAL FEES

An Administration fee and Other non-optional fees may also be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of search and other fees and or costs payable by the buyer.

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisors. For more information on fees please go to cliveemson.co.uk/buyers-fees/

CONTACT US

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