

GUIDE PRICE
£750,000

BIDDING DEPOSIT
£9,000

DIGITAL AUCTION DATE
29th July 2021

BY ORDER OF
Receivers



88-90 Penkett Road, Wallasey, CH45 7QA

12 long leasehold self-contained two bedroom apartments
- Part vacant investment producing £41,920

Bid1.

Property Summary

- On the Instructions of N C W Bestwick & M D W Hardy of Sanderson Weatherall LLP as Joint Fixed Charge Receivers
- 12 long leasehold self-contained two bedroom apartments
- Part vacant investment producing £41,920 per annum
- 7 tenanted and 5 vacant apartments

Location

Situated between Steel Avenue and Rake Lane. Public transport includes New Brighton railway station. Shopping amenities are at Seabank Road. Recreation facilities can be found at Central Park.

Description

A principle block of 9 self-contained two bedroom apartments with an additional block of 3 self-contained two bedroom apartments constructed to the rear.

Lease Details

All units are sold on individual leases for a term of 999 years from 1/4/2003 at a ground rent of £10 per annum each.



Unit	Floor	Accommodation	Tenancy	Rent per annum
1	Ground	Two bedrooms, kitchen, reception room, bathroom/wc	6 month AST from 27/1/2018 (holding over)	£6,600
2	Ground	Two bedrooms, kitchen, reception room, bathroom/wc	6 month AST from 26/6/2014 (holding over)	£5,700
3	Ground	Two bedrooms, kitchen, reception room, bathroom/wc	6 month AST from 12/5/2017 (holding over)	£5,940
4	1st	Two bedrooms, kitchen, reception room, bathroom/wc	Vacant	N/A
5	1st	Two bedrooms, kitchen, reception room, bathroom/wc	6 month AST from 28/10/2016 (holding over)	£5,940
6	1st	Two bedrooms, kitchen, reception room, bathroom/wc	Vacant	N/A
7	2nd	Two bedrooms, kitchen, reception room, bathroom/wc	6 month AST from 10/6/2008 (holding over)	£6,600
8	2nd	Two bedrooms, kitchen, reception room, bathroom/wc	6 month AST from 18/5/2018 (holding over)	£5,940
9	2nd	Two bedrooms, kitchen, reception room, bathroom/wc	Vacant	N/A
10	Ground	Two bedrooms, kitchen, reception room, bathroom/wc	Vacant	N/A
11	1st	Two bedrooms, kitchen, reception room, bathroom/wc	Vacant	N/A
12	2nd	Two bedrooms, kitchen, reception room, bathroom/wc	6 month AST from 13/11/2017 (holding over)	£5,100

It would appear that the management company referred to in the Leases as 88/90 Penkett Road Management Company Limited is not in existence. Please take legal advice on the implications of this

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