



### Description

A freehold ground rent investment secured upon a substantial detached 1970s building situated on this large prominent corner site currently arranged as 25 well-presented purpose-built self-contained retirement flats. Each flat benefits from use of the spacious ground floor communal residents lounge, residents laundry, onsite caretake and a lift. Outside there are external communal gardens and some onsite residents parking facilities being located in this very sought-after location. The property was built in 1978 and is currently leased (by way of an assignment) on a single long lease to Jigsaw Homes (North) who purchased the long leasehold interest as a premium of £600,000 on 3rd May 2001 (Source H.M. Land Registry). The entire property and surrounding land is subject to a 999 year lease to Jigsaw Homes (North) which originally commenced on the 30th June 1874 producing a yearly ground rent of £150 per annum. The current leasehold tenant Jigsaw Homes (North) are part of the Jigsaw Group who are also a very large Housing Association Operator in the North West of England (please see their website) **Very important notice: external viewing only – occupants must not be disturbed in any way. Freehold interest only being sold.**

### Situated

On the corner of Belgrave Road and Trafalgar Road which in turn is off A565 in a sought after location within close proximity to local amenities and transport links.

### Note

Completion will be 24 days from the date of exchange.

