

AUCTION

TUESDAY 28TH FEBRUARY 2017

At The
Radisson Blu Portman Hotel
22 Portman Square
London W1H 7BG

Commencing at
12.00 p.m.

Light refreshments served at 11.30 a.m.

Auctioneers
J. Barnett FRICS
J. L. G. Ross MRICS



Tel: 020 8492 9449 Fax: 020 8492 7373

Notice to all Bidders

1. Please note the **General Conditions of Sale** which are included with this catalogue and the **Special Conditions of Sale** which are available on request. An Addendum will be made available on the Auction Day and the bidder should check whether the lot which he/she is interested in bidding for is included.
2. Prospective purchasers are assumed to have inspected the properties in which they are interested and to have made all usual pre-contract searches and enquiries.
3. The successful Bidder is **Bound under Contract as soon as the Auctioneer's gavel falls** on his/her final bid. Immediately thereafter the successful Bidder will be handed a Form to fill out supplying details of his/her name and address together with (if different) the name and address of the purchaser and those of his/her solicitors. He/she must also supply a **cheque for the deposit, which we will hold** at our office. **The bidder will be given our bank account details and must arrange to transfer the deposit monies to our client bank account the following day by way of a 'same day CHAPS payment.'** Once these funds are received we will return the bidder's cheque by post.
4. The information from the Form will be used to complete a **memorandum of contract** similar to the one at the back of this catalogue which the **purchaser must sign and hand to** the Auctioneer's staff **prior to leaving the room.**
5. If the Purchaser's memorandum of contract is not signed, the Auctioneer, or any person authorised by them, will sign the memorandum of contract on behalf of the Bidder/Purchaser.
6. The Auctioneers endeavour to have copies of title documents, leases, licences etc. and a local search available for inspection at their offices and in the auction room. It is recommended that anyone wishing to inspect such documents should telephone first to ensure that the required documents are available.
7. **If any Bidders are intending to come to the Auction for a specific lot they are advised to check with the Auctioneers on the morning of the sale to ensure that the particular lot will be offered at the Auction as a lot can be sold or withdrawn at any time prior to being offered.**
8. Some plans or extracts from plans in this catalogue are based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office Crown Copyright reserved.
9. **RESERVE:**
The 'Reserve' is the minimum figure for which a property can be sold as agreed between the Seller and the Auctioneer. The 'Reserve' is not disclosed and remains confidential between the Seller and the Auctioneer.
GUIDE:
Where a 'Guide' is stated, it is an indication of the Seller's current minimum acceptable price ('Reserve') at auction. A 'Guide' is published to assist prospective buyers in deciding whether or not to pursue a purchase. A 'Guide' does not represent an anticipated sale price or a valuation and the eventual sale price may be higher or lower. The sale price is determined at auction and as such cannot be predicted in advance.
The 'Guide' can be published as follows:
 - a. 'Reserve below' which means the 'Reserve' will be below the shown amount.
 - b. A single price figure where the 'Reserve' is not to exceed it.
 - c. A single price figure with a + symbol where the 'Reserve' is not to exceed that figure by more than 10%.
 - d. A minimum and maximum price range where the 'Reserve' is to be within that range.The Seller's expectation as to the sale price may change during the marketing period as a result of interest received from prospective Buyers. Therefore, the Seller may increase or decrease the 'Reserve' at any time up to just before bidding commences. If the 'Reserve' becomes fixed at a level that makes the 'Guide' misleading, the Auctioneers will subsequently issue a revised 'Guide' as soon as is practicable. Accordingly, prospective bidders should monitor the 'Guide' with the Auctioneers prior to the Auction taking place via our website at www.barnettross.co.uk
10. **If a Bidder cannot attend the Auction and wishes to make a telephone or proxy bid, then arrangements should be made on a form available from the Auctioneers prior to the sale.**
11. The purchaser is usually responsible for insurance on the property as and from exchange of contracts. We are usually aware of the existing cover and can often arrange cover immediately on the day at attractive rates.

12. All bidders are advised to read the Special Conditions of Sale and/or addendum which may refer to additional charges payable by purchasers.
13. The Buyer or Bidder will be liable to pay Barnett Ross Ltd a non-refundable Administration Fee of £500 (including VAT) or such amount specified on the Particulars of Sale. This Fee will be payable on exchange of contracts.
14. Energy Performance Certificates (EPCs) – The Asset Rating for the EPCs that were available for lots at the time the catalogue was printed are displayed in the 'EPC Appendix' at the rear of the catalogue. EPCs for all lots can be viewed by accessing the 'Request Legal Pack & EPC' facility displayed on each lot page on our On-line Catalogue.

Proof of Identity

The purchaser and the bidder is to provide one original document from each column together with a copy for us to attach to the contract:

Proof of name

- Passport
- Photocard Driver's Licence

Proof of address

- Driver's Licence (with or without a photo)
- A utility bill issued within the last three months (excluding mobile phone bill)

Mailing List

If you are not already on our mailing list, then please send your details by fax, post or e-mail and you will be added to the list.

Telephone Bidding 020 8492 9449

If you wish to bid by telephone or instruct us to bid on your behalf, this can only be done by requesting a Telephone Bidding Form from us.

This must be done in good time to return to us, with your deposit cheque, three days before the Auction.

To obtain a Telephone Bidding Form visit www.barnettross.co.uk or telephone the Auction Team on 020 8492 9449.

Follow the Auction Live on the Internet

On the day of the auction, visit www.barnettross.co.uk and click on the Auction Live link on the Home Page.

It is not possible to bid from the screen.

ORDER OF SALE

COMMENCING 12.00 P.M.

LOT			
1	12/12a High Street	Sidcup	Kent
2	285 High Street	Slough	Berkshire
3	48 High Street	New Romney	Kent
4	124 Brighton Road	Coulsdon	Surrey
5	96/96a Central Road	Worcester Park	Surrey
6	371/385 (odd) Ware Road	Hoddesdon	Hertfordshire
7	38 Market Place	Reading	Berkshire
8	33 Bridge Street	Evesham	Worcestershire
10	The Church House, Horsefair & 2/3 North Bar Street	Banbury	Oxfordshire
11	160 Station Road	Chingford	London E4
12	82 Croydon Road	Caterham	Surrey
13	13/15 Dimond Street	Pembroke Dock	Pembrokeshire
14	55 Castle Street, Edgeley	Stockport	Cheshire
15	18/18a The Springs	Wakefield	West Yorkshire
16	Flat G Heath Park Gardens, 18 Templewood Avenue	Hampstead	London NW3
17	123/127 (odd) & 123a/125a Kenton Road, Kenton	Harrow	Middlesex
18	673–675 Green Lane	Dagenham	Essex
19	10–12 Oxford Street	Workington	Cumbria
20	37 Lombard Street	Stourport-on-Severn	Worcestershire
21	386 Finchley Road	Childs Hill	London NW2

Lot

22 46 High Street

23 26 High Street

24 22/30 North Street

25 14 Sandy Park Road, Brislington

26 12 Liscard Way

27 59 High Street

28 10a Angel Pavement

29 50 High Street

30 19 Commercial Street

31 39–41 and 43 Station Road

32 16 The Terrace, Market Jew Street

33 Unit 4 Northgate House, 28/38 Market Street

34 4 Frith Road

35 12c The Parade, Delta Gain, Carpenders Park

36 1296b High Road

37 15 Cross Street

38 4 Baguley Shopping Precinct, Petersfield Drive

39 14 Garages r/o 124/162 West Way

40 6–16 Market Street

New Romney

Kent

Heathfield

East Sussex

Leatherhead

Surrey

Bristol

Avon

Wallasey

Merseyside

Penge

London SE20

Royston

Hertfordshire

New Romney

Kent

Aberdare

Mid Glamorgan

Redhill

Surrey

Penzance

Cornwall

Eckington

South Yorkshire

Leyton

London E11

Watford

Hertfordshire

Whetstone

London N20

Oswestry

Shropshire

Baguley

Greater Manchester

Stafford

Staffordshire

Denton

Manchester

Copy Legal Documentation

To obtain an immediate download:

If you wish to obtain the Special Conditions and/or the Legal Documents in respect of any lot please go to www.barnettross.co.uk, then on our Home Page click on 'Next Auction', then click on the relevant lot number and finally click on 'Request Legal Pack & EPC'.

The Special Conditions of Sale and/or the Legal Documents, when available, are free to download.

Barnett Ross endeavour to dispatch all documents which are received by us from the Vendors' Solicitors subsequent to your initial request. Prospective purchasers are advised to check whether any such outstanding documents have been received.

Where available, a Document Pack for each lot can be inspected at the Auction Sale.

For further legal enquiries, please contact the relevant Vendor's Solicitor whose details are printed on each lot page.

Please refer to the Notice to all Bidders, inside this catalogue, and also the General Conditions of Sale referred to at the end of the catalogue in relation to all legal matters.

To obtain a paper copy by post:

If you would like to order a hard copy of the legal documents please complete and return the following form to:

Legal Department, The Ark Design & Print Ltd, Pudsey Business Park, 47 Kent Road, Leeds LS28 9BB or call 0113 256 8712.

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Note: There is a charge of £35 including VAT per lot for the hard copy version of the legal documentation.

Please complete the form below using **BLOCK CAPITALS**:

In respect of lot(s)

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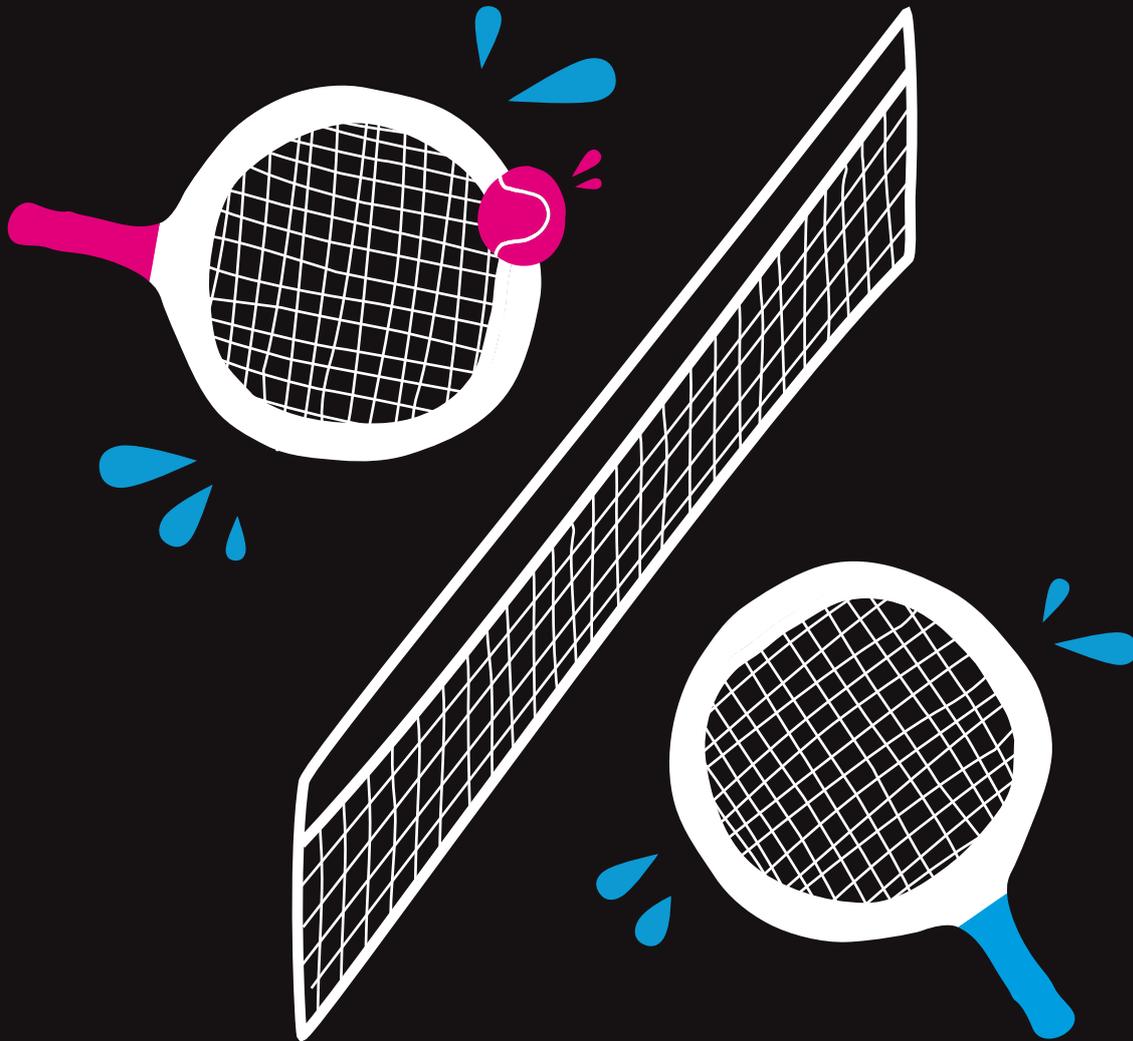
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John Barnett FRICS (Registered Valuer)

020 8492 9449

jbarnett@barnettross.co.uk

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Please call to discuss your requirement:

John Barnett FRICS (Registered Valuer)

020 8492 9449

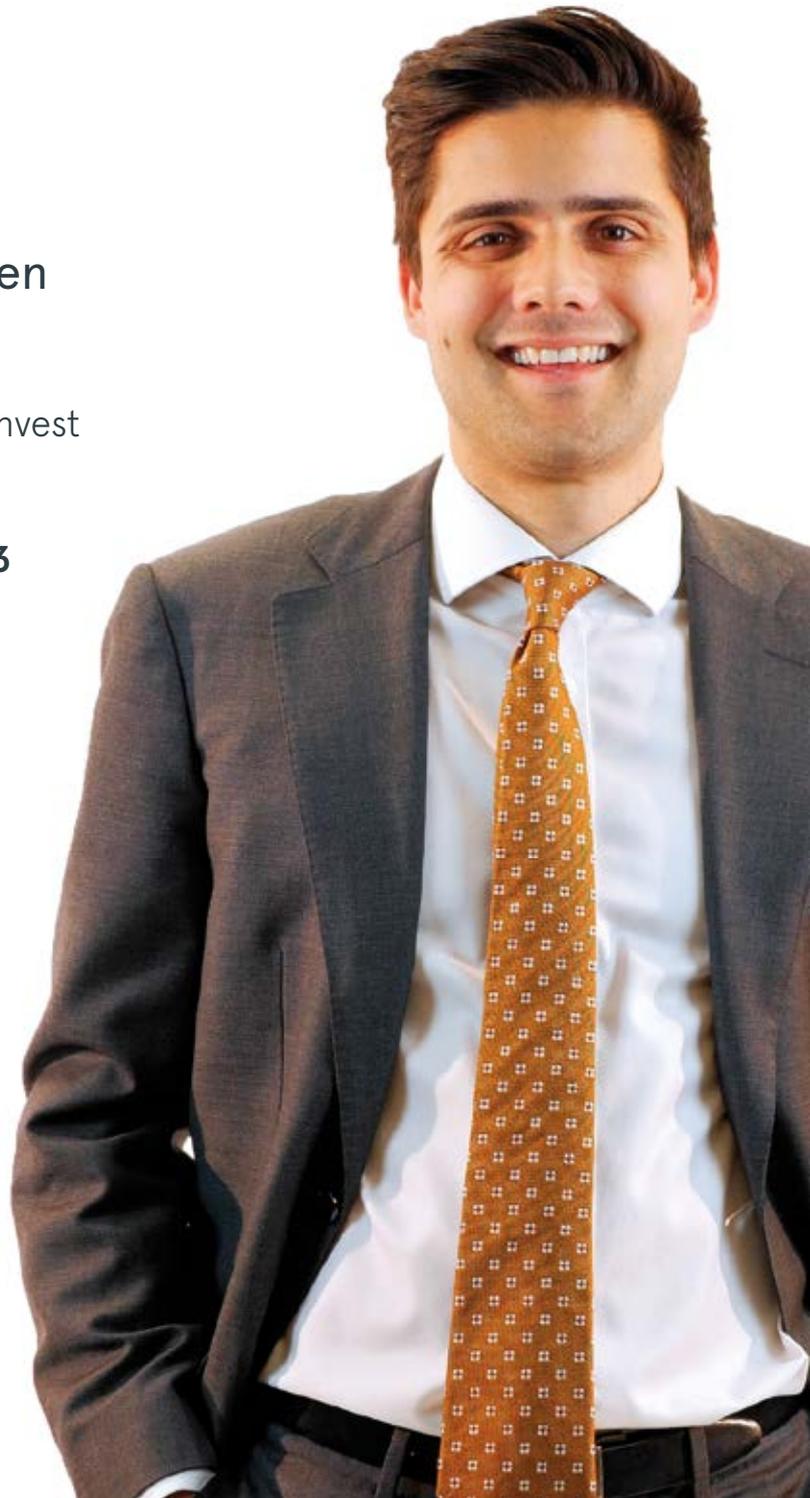
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STREET SW1

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LONDON POSTAL CODES

THE OLD ONES!

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CITY OF WESTMINSTER

PARLIAMENT
SQUARE SW1

CITY OF WESTMINSTER

The Royal Borough of Kensington
and Chelsea

PORTOBELLO
ROAD, W.11

LEINSTER
GARDENS W2

CITY OF WESTMINSTER

Have you ever wondered why the London post codes are allocated in a certain way?

The idea of postal codes was set up in the 1850s under the stewardship of Sir Rowland Hill (of Penny Black fame).

I have sometimes surprised clients when I have explained to them why N4 is Finsbury Park and N3 is Finchley, although they do not abut, whereas N13 being Palmers Green does abut N14 which is Southgate. The reason quite simply depended on the alphabetical order of where the postmens' sorting/delivery office for the particular area was situated, e.g. N1 was the Angel and N2 was East Finchley etc.

I had gleaned these facts (occasionally described by my wife as Boring) when preparing my thesis on the Post Office in 1955. This applied right across the spectrum of Ns, NWs, SWs, SEs, Ws, Es and even WCs and ECs where for the latter two, WC1 was Bloomsbury, WC2 was Holborn and EC1 to EC4 were Barbican, Liverpool Street, Monument and St Pauls.

A few clients with good knowledge of where they had owned properties and even including their drive from Radlett to Spurs were usually stumped at their answers when they could not identify N9 as Lower Edmonton and N19 as Upper Holloway where the first part takes precedence of the location.

Another stumbling block was NW11 because the local sorting office was at Temple Fortune and not Golders Green but it is an anomaly as it comes after NW10 which is Willesden.

Although for some years E20 was used fictionally for the Eastenders TV soap it was officially allocated as E20 Olympic Park in 2011 and you will be interested to know there is no E19 – yet!

Whilst there are N and NW postcodes, there are not any NEs or S's. All of the SE and SW postcodes are south of the River Thames except for SW1, SW3, SW5, SW6, SW7 and SW10.

Since 1970s, the postal codes can direct you exactly to the property required and yet I daresay there will still be mistakes made by purchasers, like at my auction many years ago when one successful bidder thought the property he had bought at Margate was at Moorgate and another thought he had bought at Liverpool Street whereas it was at Liverpool and I recall him being very surprised when I told him that it would take him 5 hours to get there as opposed to the 5 minutes he had thought if he walked from the Old Auction Mart in Queen Victoria Street, EC4.

I felt rather foolish myself a few years ago when I had 2 properties to inspect in Tooting in 2 different streets. I used my sat nav postcode to park outside the first which was a corner property and after measuring up etc I got back in the car and put in the second address then drove off as instructed to the second property which coincidentally adjoined the first property but was in a different road and of course I ended up re-parking in exactly the same car parking space.

There have been applications in the past to the Post Office to change the postcodes to obtain cheaper car and house insurance but this has not been agreed.

John Barnett FRICS

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* Based on commercial property sold in 2016 • Source: EI Group



SITUATION

Occupying a busy trading position close to the junction with Church Road (A2001) amongst such multiples as a **Co-op Funeral Care, Little Waitrose, Travelodge, Card Factory, Subway, Santander, Poundland, Costa** and more. Sidcup lies approximately 5 miles east of Bromley, 14 miles south-east of Central London and benefits from good road links via the A20.

PROPERTY

A mid terrace building comprising a **Ground Floor Café** with rear **Storage/Garage extension** plus separate front access to a **Self-Contained Flat** on the first and second floors. In addition, the property benefits from the use of a rear service road for unloading.

VAT is applicable on 80% of the purchase price on this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Café (42 covers)

Gross Frontage	20'6"
Internal Width	17'9"
Shop Depth	51'8"
Built Depth	93'11"
Café/Kitchen Area	Approx. 715 sq ft
Store Area	Approx. 265 sq ft
Garage Area	Approx. 485 sq ft
3 WCs	

First & Second Floor Flat

3 Bedrooms, Living Room, Kitchen, Shower Room/WC & sep WC¹

¹Not inspected by Barnett Ross

TENANCY

The entire property is let on a full repairing and insuring lease to **Amelia Burdof as a Café** for a term of 20 years from 25th March 2013 at a current rent of **£12,950 per annum** exclusive.

Rent Reviews 2018 & 5 yearly

Tenant's Break 2018

Note 1: There is a £6,475 Rent Deposit held.

Note 2: The tenant currently sublets the flat, but plans to occupy it in the next few months.

£12,950 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
Stevens & Boltons LLP – Tel: 01483 302 264
Ref: Ms Alison Jones – Email: alison.jones@stevens-bolton.com

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 £500 (including VAT) upon exchange of contracts

6 WEEK COMPLETION



SITUATION

Located in this town centre position, close to the junction with The Grove, opposite **Betfred** and adjacent to an **Oxfam** as well as a number of other multiples such as **Nandos, Papa John's, Ladbrokes, Cash Converters** and approx. 150 yards from the **Observatory Shopping Centre**.

The property benefits from excellent transport links being situated just over a mile of the M4 (Junction 6) which connects with the M25 (Junction 15) to the east.

Slough is a prosperous commercial town, located approximately 8 miles from Heathrow and approx. 20 miles from Central London.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors. In addition, the property benefits from the use of a rear service road, parking for **4 cars** and a **rear yard**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'9"
Internal Width	16'5"
Shop Depth	33'0"
Built Depth	39'2"
WC	

First & Second Floor Flat

4 Bedrooms, Living Room, Kitchen, Shower Room/WC
(GIA Approx. 1,055 sq ft)

£13,900 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page

VAT is applicable on 80% of the purchase price of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Balfour Convenience Stores Ltd (part of the Co-Operative Group (CWS) Limited – see Tenant Profile) (not in occupation)** for a term of 25 years from 10th October 2000 at a current rent of **£13,900 per annum** exclusive.

Rent Review September 2017

TENANT PROFILE

The Co-Operative Group is the UK's largest mutual business. The Group operates from 4,800 retail trading outlets, employs more than 106,000 people and has an annual turnover of more than £13bn (source: www.co-operative.coop).

Note 1: The lessees are not currently trading from the property, but they have requested freeholder's consent to sub-let the property as a convenience store – refer to Auctioneers.

Note 2: There is potential to extend at the rear, subject to obtaining the necessary consents.

Note 3: The two Shops intercommunicate at ground floor level and is currently accessed via No. 287.

VENDOR'S SOLICITORS

Stevens & Bolton LLP - Tel: 01483 302 264.
Ref: Ms Harriet Betteridge
Email: harriet.betteridge@stevens-bolton.com

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SITUATION

Occupying a prominent trading position close to the junction with Ashford Road within the principal retailing area of the town and being amongst a variety of local restaurants, retailers and multiple traders including **Costa, Lloyds Bank, Co-op Funeral Care, Lloyds Pharmacy, Spar, Post Office and The British Red Cross.**

New Romney is an attractive town being one of the Cinque Ports lying off the main A259, approx. 18 miles north-west of Hastings and 13 miles south-west of Folkestone.

PROPERTY

Forming part of a mid-terraced building comprising a **Ground Floor Fish & Chip Take-Away.**

In addition the property benefits from a rear car park for unloading and parking for 2 vehicles.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

£13,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**

* Refer to Point 9 in the 'Notice to all Bidders' page

ACCOMMODATION

Ground Floor Take-Away

Gross Frontage	22'9"
Internal Width	20'4"
Take-Away Depth	15'0"
Built Depth	34'1"
WC	

TENANCY

The property is let on a full repairing and insuring lease to **S. Gibbons (with 1 surety) trading as Fish & Peri** for a term of 10 years from 23rd January 2015 at a current rent of **£13,000 per annum** exclusive.

Rent Reviews 2018, 2021 & 2024.

Note: The Landlord has agreed the surrender of the existing lease and a simultaneous grant of a new lease to another Fish and Chip operator called Eljays Ltd (with guarantor) for a term of 10 years at £13,000 p.a. with reviews on 23rd January 2018, 2021 & 2024.

VENDOR'S SOLICITORS
Druces LLP - Tel: 020 7638 9271
Ref: Ms Suzanne Middleton-Lindsley - Email: esml@druces.com

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SITUATION

Located in a prominent position on this busy retail thoroughfare, opposite the junction with Victoria Road, amongst such multiples as **Boots, Barclays, Caffè Nero, Santander, Waitrose**, a new **Aldi** and just 250 yards from Coulsdon Town Mainline Station. The street benefits from 30 minutes free parking for shoppers. Coulsdon is a popular Surrey town approximately 3 miles south of Purley and 4 miles north of the M25 (Junction 6).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop and Basement** with separate rear access to a **Self-Contained Flat** on the first and second floors. In addition, the property includes a **Rear Yard and Store** with **parking for 1 car** which is served via a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 18'6"
Internal Width 16'6"
Shop Depth 33'0"
WC

Basement

Area Approx. 180 sq ft plus WC

First & Second Floor Flat

3 Bedrooms, Living Room, Kitchen, Bathroom and sep. WC

VAT is NOT applicable to this Lot

£23,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **T. R. Mitchell as a Dry Cleaners (established 1992)** for a term of 15 years from 25th December 2007 at a current rent of **£23,000 per annum** exclusive.

Rent Review 2020

Note 1: There is potential to convert the upper part into 2 flats, subject to obtaining possession and the necessary consents.

Note 2: The rear yard could be enlarged to provide additional parking by demolishing the unused Store, subject to any necessary consents.



VENDOR'S SOLICITORS
Macroy Ward – Tel: 020 8440 3258
Ref: Ms Martina Ward – Email: martina@macroyward.co.uk

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SITUATION

Located in this established parade in the heart of the town centre, close to the junction with Washington Road, adjacent to **Hunters**, directly opposite **Pizza Express** and amongst a variety of other multiples including **NatWest**, **Santander**, **Superdrug**, **KFC**, **Boots Opticians**, **Greggs** and within close walking distance of **Waitrose**. Worcester Park is a popular and affluent south-west London suburb which lies between the A3 and the A24, only 2 miles from Cheam and 3 miles from Kingston-upon-Thames.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access via a service road to a **Self-Contained Flat** on the first floor. In addition, the property includes a **Rear Yard** with space for **1 Car** as well as the use of an electric roller shutter door.



View opposite the Property

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'7" Internal Width 16'3" Shop & Built Depth 49'4" WC	Garner's Funeral Services Limited (Having 5 branches)	25 years from 1st February 2004	£15,252.72	FRI by way of service charge Annual Rent Reviews linked to RPI plus 1%. £2,500 Rent Deposit held.
First Floor Flat	Not inspected	Individual	999 years from 25th December 1996	£20	FRI by way of service charge
TOTAL				£15,272.72	

£15,272.72 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
Bude Nathan Iwanier – Tel: 020 8458 5656
Ref: N. Iwanier – Email: ni@bnilaw.co.uk

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SITUATION

In a prominent position in this village location being approx. 1¼ miles from the town centre of Hoddesdon and approx. ¾ mile from the A10 and benefitting from easy access to central London which is approx. 23 miles to the south.

PROPERTY

Occupying a mainly rectangular site of close to ¾ of an Acre with road frontage of approx. 179 ft comprising:

- A detached block of 4 Ground Floor Shops each with a Self-Contained Flat on the first floor and rear parking.
- A lofty semi-detached motor workshop with 2 small outbuildings and car parking area.
- A detached lofty garage workshop with wide front gates providing vehicular access with built-in shop/office, front forecourt for petrol sales with 6 pumps and rear car wash.

VAT is NOT applicable to this Lot

FREEHOLD

£112,500 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **ROY TAMARI**

* Refer to Point 9 in the 'Notice to all Bidders' page





TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 371 (Shop & Flat plus 6 Parking Spaces)	Ground Floor Shop Gross Frontage 21'4" Internal Width 15'9" Shop Depth 42'8" WC Shop/Store Area Approx. 725 sq ft First Floor Flat (371a) 2 Rooms, Kitchen, Bathroom/WC	Ms J Harmer t/a Eze Tan (Tanning)	12 years from 24th June 2013	£13,500	FRI Rent Reviews June 2016 (No action taken) and 3 yearly. Tenant's Break June 2019. The flat is sublet.
No. 373 (Shop & Flat plus 4 Parking Spaces)	Ground Floor Shop Gross Frontage 16'9" Internal Width 15'9" Shop Depth 24'4" Built Depth 43'5" WC First Floor Flat (373a) 2 Rooms, Kitchen, Bathroom/WC	Hadi Davari Yasseen Zadeh & Hassan Mehri-Dehno t/a Rose Mae (Grocer)	10 years from 2nd August 2013	£12,000	FRI (subject to a schedule of condition). Rent Reviews August 2016 (No action taken) and 3 yearly. There is a £3,000 Rent Deposit held.
Nos. 375 & 377 (Double Shop & 2 Flats plus 8 Parking Spaces)	Ground Floor Double Shop Gross Frontage 35'0" Internal Width 29'5" reducing to 26'0" Shop Depth 29'0" Area Approx. 795 sq ft First Floor Flat (No. 375a) 3 Rooms, Kitchen, Bathroom/WC with gas c/h First Floor Flat (No. 377a) 2 Rooms, Kitchen, Bathroom/WC	Roseann Lorraine Sutherland t/a All About The Sausage (Café)	From 1st October 2013 to 25th March 2028	£23,000	FRI (subject to a schedule of condition re roof only). Rent Reviews 2018 and 5 yearly. Tenant's Break March 2018 Flat 375a is sublet on an AST at £8,400 p.a. Flat 377a is sublet on an AST at £6,000 p.a.
No. 377 (Rear Workshop)	Main Workshop Approx. 2,397 sq ft WC Prefab Office Approx. 96 sq ft Brick Store Approx. 209 sq ft Total Area Approx. 2,702 sq ft	M. J. Harper (t/a Hailey Garage)	9 years from 25th March 2015	£18,000	FRI Rent Reviews 2019 and 4 yearly.
Nos. 379-385	Main Car Wash Approx. 2,909 sq ft Workshop Approx. 510 sq ft Convenience Store Approx. 831 sq ft Store Room Approx. 105 sq ft Plus Petrol Pump Forecourt, WC & ext WC Total Area Approx. 4,355 sq ft	Luigi Car Wash Limited (Car Wash & Petrol Shop Sales)	20 years from 25th December 1999	£46,000	FRI
TOTAL				£112,500	

Note: The owners of the adjoining rear land benefit from a delineated right of way over the Freehold Title – refer to legal pack.

VENDOR'S SOLICITORS
W T Jones - Tel: 020 7405 4631
Ref: P. Hambleton - Email: pch71@aol.com

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SITUATION

Located opposite this attractive triangular shaped retail pitch, just a few hundred yards away from Broad Street which hosts a variety of major national retailers including **John Lewis, Marks & Spencer** and **The Oracle Shopping Centre**. Reading is located some 40 miles west of Central London and is the major commercial and administrative centre for the prosperous Thames Valley with easy access to the M4 (Junctions 10 & 11).

PROPERTY

Forming part of a modern building comprising a **Ground Floor Shop** with use of a rear shared yard for unloading.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	24'1"
Internal Width	23'1"
widening at rear to	28'8"
Shop & Built Depth	41'10"
WC	

VAT is applicable to this Lot

£22,500 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

TENURE

Leasehold for a term of 999 years from 17th March 2015 at a Peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Greggs plc (having over 1,700 branches) (T/O for Y/E 02/01/16 £835m, Pre-Tax Profit £73m and Shareholders' Funds £272m)** for a term of 10 years from 30th June 2016 (see Note) at a current rent of **£22,500 per annum** exclusive.

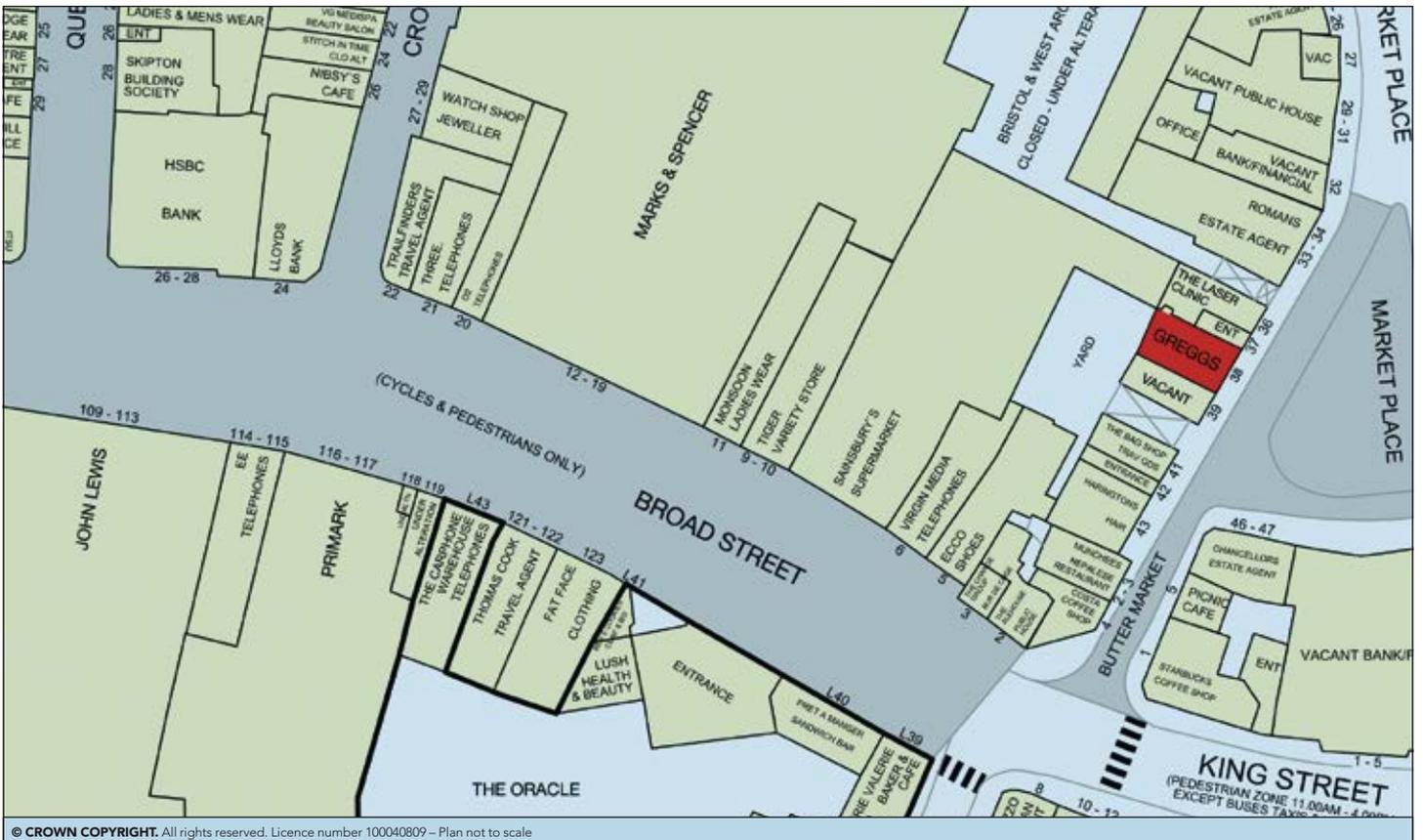
Rent Review and Tenant's Break 2021

Note: Greggs were previously trading from the adjacent smaller unit (No. 39) prior to June 2016.





View along Broad Street



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VENDOR'S SOLICITORS
Freemans Solicitors - Tel: 020 7935 3522
Ref: H. Freeman - Email: hf@freemanssolicitors.net

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5 WEEK COMPLETION

SITUATION

Occupying a prominent trading position in the heart of this pedestrianised town centre adjacent to **Shoezone**, directly opposite the **Riverside Shopping Centre** and amongst a host of multiples such as **Costa, Boots, HSBC, Sports Direct, Card Factory, Specsavers** and many others. Evesham is an attractive market town lying midway between Worcester and Stratford some 30 miles south of Birmingham, enjoying easy access to the M5 (J9) via the A46.

PROPERTY

A Grade II Listed mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first and second floors. The second floor staircase has been partially removed and is therefore currently unused.

VAT is applicable to this Lot

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'4"
Internal Width	13'10"
widening at rear to	16'0"
Shop Depth	89'11"
Built Depth	106'3"
Sales Area	Approx 1,225 sq ft
Store Area	Approx 255 sq ft

First Floor Ancillary

Area	Approx 450 sq ft
WC	

Second Floor (Not used)

Area	Approx 700 sq ft
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Total Area

Approx 2,630 sq ft

FREEHOLD

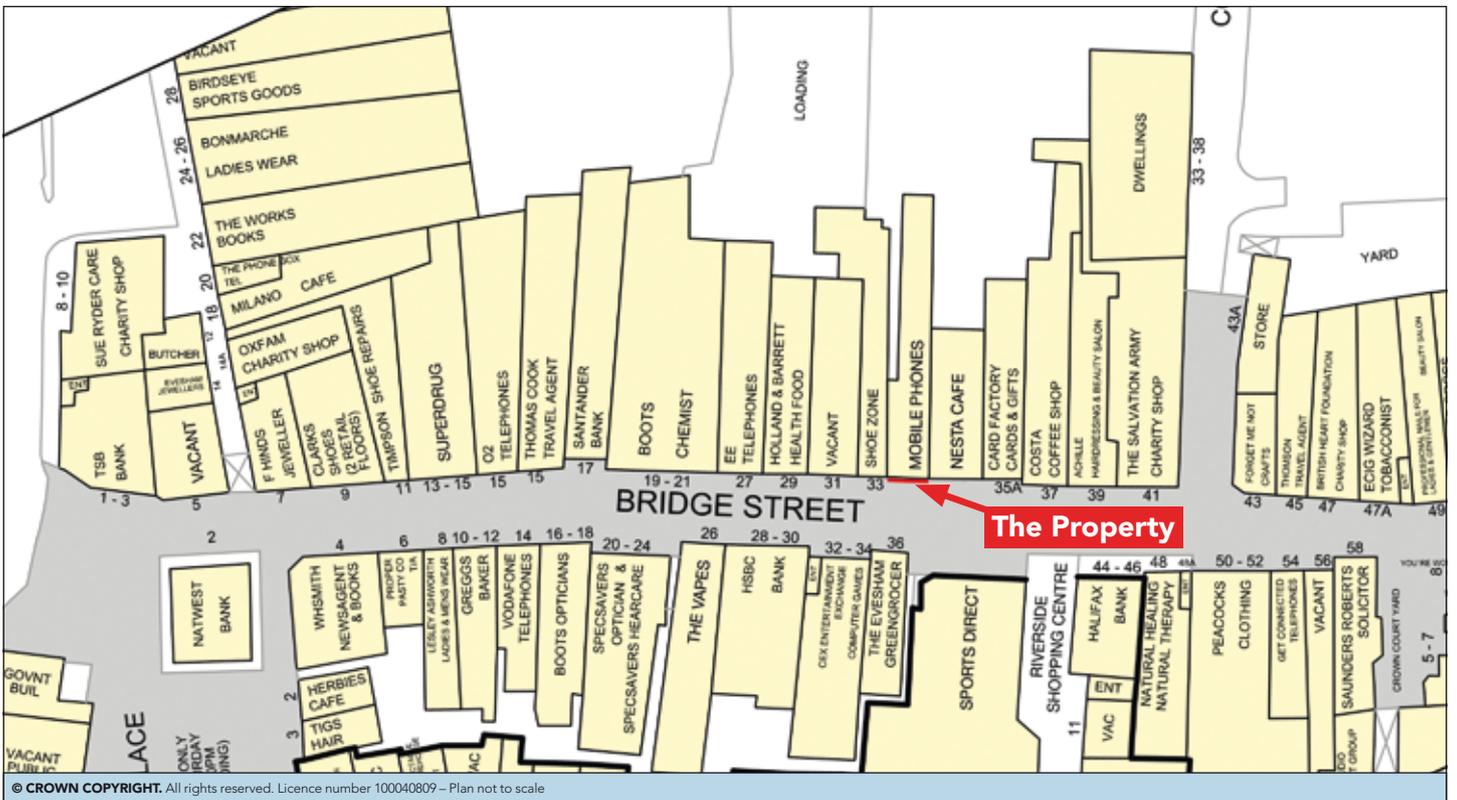
TENANCY

The entire property is let on a full repairing and insuring lease to **S. Shirzad (mobile phone sales and repairs)** for a term of 5 years from 2nd January 2017 (**renewal from a previous Licence**) at a current rent of **£12,000 per annum** exclusive.

£12,000 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

View Opposite Property



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VENDOR'S SOLICITORS
Hamilton Downing Quinn LLP Tel: 020 7831 8939
Ref: Mrs Nili Newman - Email: nilin@hamd.co.uk

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SITUATION

Occupying a prominent position abutting a Public Car Park, within the town centre on the main A361 amongst a variety of local eateries and bars as well as multiple traders such as **Odeon Cinema, Strutt & Parker Estate Agents, Pizza Express, Costcutters** and others, all serving the surrounding residential area.

Banbury is a busy and prosperous market town which lies some 20 miles north of Oxford and 40 miles east of Birmingham with excellent road access via the M40.

PROPERTY

An attractive Grade II Listed Period building comprising:

- **Large Public House** with 25 ft high barrel ceiling which benefits from a rear partly roofed **Beer Garden**.
- **Cellar/Storage Area**
- **Function Room** on part first floor.
- **6 Room Self-Contained Flat** on part first and the entire second floor accessed via the front.
- **Ground Floor Shop** adjacent to the Public House.

ACCOMMODATION

Frontage to Horsefair 73'0"
Total Return Frontage 64'0"

Ground Floor Public House

Internal Width 32'0"
Pub & Built Depth 64'6"
Sales Area Approx. 2,228 sq ft
Kitchen Area Approx. 426 sq ft
Beer Garden Area Approx. 1,980 sq ft

Cellar/Storage¹

Area Approx. 1,000 sq ft

Male & Female WCs

Mezzanine Area Approx. 279 sq ft

Part First Floor Function Room²

Area Approx. 640 sq ft

Part First & Second Floor Flat²

5 Bedrooms, Office, Kitchen, Bathroom/WC, Shower Room/WC

2/3 North Bar Street - Ground Floor Shop

Internal Width 27'3"
Shop Depth 18'6" (max)
WC

¹Partly inspected.

²Not inspected.

£77,500per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page



VAT is applicable to this Lot.

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Greene King Brewery and Retailing Limited (having over 3,000 Pubs, Restaurants and Hotels throughout the UK)** (T/O for Y/E 03/05/15 £1.222bn, Pre-Tax Profit £76m and Shareholders' Funds £1.805bn) for a term of 35 years from 29th September 1998 (**having over 16½ years unexpired**) at a current rent of **£77,500 per annum** exclusive.

Rent Reviews 2018 and 5 yearly

Note: The Vendor has advised that the shop at 2/3 North Bar Street has been sublet for a term of 5 years from 13th June 2016 to Mr B S Reid t/a Golden Age Cycles at £6,000 p.a. The sub-tenant can break the sublease in June 2018.



View of interior



VENDOR'S SOLICITORS

Pascalides & Co - Tel: 020 7837 0049
Ref: C. Pascalides - Email: info@pascalides.co.uk



6 WEEK COMPLETION

SITUATION

Occupying a very prominent trading position, towards the eastern end of this popular main road shopping area amongst a variety of bars, restaurants, cafés and shops, close to the junction with Connaught Avenue and ideally located opposite Chingford Mainline Rail and Bus Stations. Chingford lies approximately 10 miles north-east of central London, immediately north of the A406 (North Circular Road) and is conveniently situated for the M11 (Junction 4).

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Cocktail Bar	Gross Frontage 19'10" Internal Width 14'5" widening to 18'10" Bar Depth 70'1" Built Depth 81'4" Area Approx. 1,260 sq.ft. Plus 5 WC's Front Decking 15' x 15'	T. Downing & L. Boocock (Mo-Bo's Cocktail Bar - Visit: www.mo-bos.com) (We understand the current Lessees paid a premium of £125,000 to take an assignment of the Lease in 2015)	7 years from 29th September 2012 (The Lessees of the Cocktail Bar have verbally indicated that they would like to take a longer lease.)	£28,000	FRI Rent Reviews 29th September 2017, & 28th September 2019. Tenant's Break on 6 months notice. £2,330 Rent Deposit held.
First Floor Flat (Rear)	1 Bedroom, Living Room, Kitchen, Bathroom/WC GIA Approx 655 sq ft	Individual	1 year from 26 January 2017	£9,000	AST Gas CH In occupation for 2 years. £650 Rent Deposit held.
First & Second Floor Flat	3 Bedrooms, Living/Dining Room, Kitchen, Bathroom/WC GIA Approx 1,000 sq ft	2 Individuals	1 year from 2nd October 2016	£13,800	AST Gas CH In occupation for 4 years. £1,000 Rent Deposit held.
TOTAL				£50,800	

PROPERTY

A semi-detached building comprising a **Ground Floor Cocktail Bar** with separate front access to a **Large Self-Contained 3 Bed Flat** at front first and second floor levels, together with a side access to a further **Self-Contained 1 Bed Flat** at rear first floor level **(see Note)**. In addition, the property benefits from bi-fold doors leading to an outside decked seating area.

Note: There is potential to extend above the rear first floor to either enlarge the existing flat or create an additional flat, subject to planning.

£50,800 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Streathers LLP - Tel: 020 7034 4200
Ref: Ms Rowenna Butler - Email: rbutler@streathers.co.uk

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SITUATION

On this busy road close to the junction with Colin Road, nearby such multiples as **Domino's, Co-operative Food, Magnet, Papa John's, TaxAssist Accountants** and a host of established traders and just a short walk to a **Waitrose** and Caterham Rail Station.

Caterham is located 6 miles south of Croydon and benefits from excellent road links via the M25 (Junction 6) and A22.

PROPERTY

Forming part of an end of terrace building comprising a **Ground Floor Take-Away with A5 Use**. In addition the property benefits from front forecourt parking for 2 cars.

ACCOMMODATION

Ground Floor Take-Away

Gross Frontage	16'5"
Internal Width	14'9" (max)
Shop Depth	25'11"
Built Depth	37'10"
WC	

VAT is NOT applicable to this Lot

£7,000 per annum

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **ELLIOTT GREENE**

* Refer to Point 9 in the 'Notice to all Bidders' page

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to an **Individual trading as Mazzy's Grill** for a term of 20 years from 25th April 2012 at a current rent of **£7,000 per annum** exclusive.

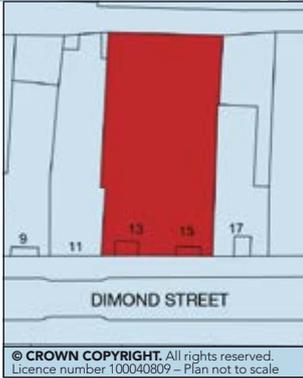
Rent Reviews 2017, 2022 and 2027



VENDOR'S SOLICITORS

Bude Nathan Iwanier - Tel: 020 8458 5656
Ref: S. Iwanier - Email: si@bnlaw.co.uk

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SITUATION

Located in the town centre close to the junction with Gordon Street amongst such multiples as **Coral, Greggs, Betfred, Boots, Lloyds Bank, Post Office, Specsavers, Vision Express** and being just a short walk of Pembroke Dock Rail Station. Pembroke Dock lies approximately 7 miles south of Haverfordwest with easy access to the A477.

PROPERTY

A mid terraced building comprising a large **Ground Floor Retail Unit (an ex-Woolworths)** with internal access to **Ancillary Storage** on the first floor.

ACCOMMODATION

Ground Floor Retail Unit

Gross Frontage	48'11"	
Internal Width	48'9"	
Shop Depth	91'1"	
Built Depth	99'2"	
Area	Approx.	4,550 sq ft

First Floor

Ancillary Storage Area	Approx.	3,500 sq ft
Plus Kitchen, Office and 2 WCs		

Total Area **Approx. 8,050 sq ft**

VAT is NOT applicable to this Lot

FREEHOLD - Vacant Possession available (see Special Conditions of Sale)

Note : The previous rent was £27,500 per annum.



Large Retail Unit (ex Woolworths)

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

VENDOR'S SOLICITORS
Kirk & Partners – Tel: 020 8850 2484
Ref: H. Lewis – Email: hughlewis@kirkandpartners.co.uk

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6 WEEK COMPLETION



SITUATION

Located on one of the town's main shopping precincts, just a short walk from Stockport Railway Station, amongst a variety of local traders and close to a branch of **Home Bargains**. Other multiple retailers can be found further down Castle Street on the pedestrianised section and include **Boots, Co-Op Food, Martins/Post Office, Cooltrader** and **The Salvation Army**.

Edgeley is a suburb of Stockport which lies approx. 6 miles south-west of Manchester and enjoys excellent road links via the M60 (Junction 1) just ½ mile to the north.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Staff/Ancillary Accommodation** at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 15'9"
Internal Width 13'4"
Shop and Built Depth 45'1"
Area Approx. 600 sq ft

First Floor Staff/Ancillary

Area Approx. 500 sq ft
WC

VAT is applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Greggs Plc (having over 1,700 branches) (T/O for Y/E 02/01/16 £835m, Pre-Tax Profit £73m and Shareholders' Funds £272m)** for a term of 5 years from 29th September 2010 (**Holding Over – in occupation since 1966**) at a current rent of **£6,500 per annum** exclusive.



£6,500 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
Stevens & Boltons LLP – Tel: 01483 302 264
Ref: Ms Alison Jones – Email: alison.jones@stevens-bolton.com

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6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position within the town centre, running parallel to Kirkgate which is the town's principal retail thoroughfare, and being amongst such multiples as **Age UK, Halifax, CEX, Cash Generator, Nationwide, Betfred** and only yards from **The Trinity Walk Shopping Centre** which houses **JD Sports, O2, H & M, Barclays** and many more.

Wakefield is located 8 miles south of Leeds and enjoys good road links via the M1 (Junction 39) and the M62 (Junction 3).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to a **Photography Studio** on the first and second floors. In addition, the property benefits from having rear access which backs on to a **rear yard** providing parking for **1 Car**.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 18 (Ground Floor Shop)	Gross Frontage 17'2" Internal Width 12'3" widening at rear to 15'11" Shop & Built Depth 42'7" WC	M. Jakubiszyn (Hairdresser)	5 years from 1st August 2014	£10,400	FRI
No. 18a (First & Second Floors)	First Floor Area Approx. 475 sq ft ¹ Second Floor Area Approx. 325 sq ft ¹ Total Area Approx. 800 sq ft¹	F. Beaumont (Photography Studio)	6 years from 28th November 2014	£5,760	FRI Rent Review November 2017
TOTAL				£16,160	

¹ Not inspected – Areas from VOA

£16,160 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Metcalfe Copeman & Pettefar – Tel: 01733 865 887
Ref: Ms Jacqueline Hesketh – Email: jacqui.hesketh@mcp-law.co.uk

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IN SAME FAMILY OWNERSHIP FOR OVER 25 YEARS



SITUATION

Located within this exclusive gated development of 13 flats in this highly sought after and desirable location overlooking Hampstead Heath, just a short walk from Heath Street and Whitestone Pond.

Hampstead Underground Station is just ½ mile distant as well as the many shopping facilities and eateries that the High Street offers.

Hampstead in an extremely affluent north London suburb positioned approx. 1½ miles north of Regent’s Park and approx. 3 miles north of central London.

PROPERTY

- **5 Bedroom Flat of approx. 3,360 sq ft** on the second floor of this purpose built luxury block.
- **Impressive Reception Room (42 ft x 32 ft max).**
- **3 separate Terraces** totalling 734 sq ft and a combined length of approx. 100 ft.

The Flat benefits from the use of:

- 24 hour concierge and CCTV
- Leisure Centre (swimming pool, sauna & gym)
- Underground Parking
- Underground Store
- Passenger Lift
- Service Lift
- Communal Gardens

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

* Refer to Point 9 in the ‘Notice to all Bidders’ page

ACCOMMODATION

Second Floor Flat

- Reception Room 42’0" x 32’0"
- Kitchen 25’5" x 9’10"
- Utility Room, Store Room, Plant Room
- Master Bedroom Suite with en suite Dressing Room & Bath/Shower Room/WC 21’9" x 16’10"
- Bedroom 2 with en suite Bathroom/WC 14’6" x 11’8"
- Bedroom 3 with en suite Shower Room/WC 12’0" x 11’1"
- Bedroom 4 with en suite Bathroom/WC 17’11" x 10’5"
- Bedroom 5 15’8" x 9’0"
- Separate Shower Room/WC
- Separate WC

Total GIA Approx. 3,360 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years (less 10 days) from 1st January 1988 at a peppercorn PLUS SHARE OF FREEHOLD.

Offered with VACANT POSSESSION

Note: 4 month completion or earlier by mutual agreement.



Plan for illustration purposes only – Not to scale

VENDOR'S SOLICITORS
Adams & Remers – Tel: 01273 480 616
Ref: Ms Lisa Gibbins – Email: lisa.gibbins@adamsandremers.com

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SITUATION

Occupying a prominent trading position, close to the junction with Churchill Avenue, adjacent to a **Subway** and nearby a **Large Sainsbury's Supermarket**. The property is within 50 yards from Kenton Station (Bakerloo Line and Overground) as well as being approx. ¼ mile of Northwick Park Underground Station (Metropolitan Line). Harrow lies approximately 13 miles north-west of central London.

PROPERTY

A mid terraced building comprising **3 Ground Floor Shops** with separate rear access to a **Self-Contained Flat** on the first and second floors (**see Note**). There is a rear single storey **Workshop/Music Studio** which is accessed via a service road and also **parking for 4 cars**.

VAT is NOT applicable to this Lot

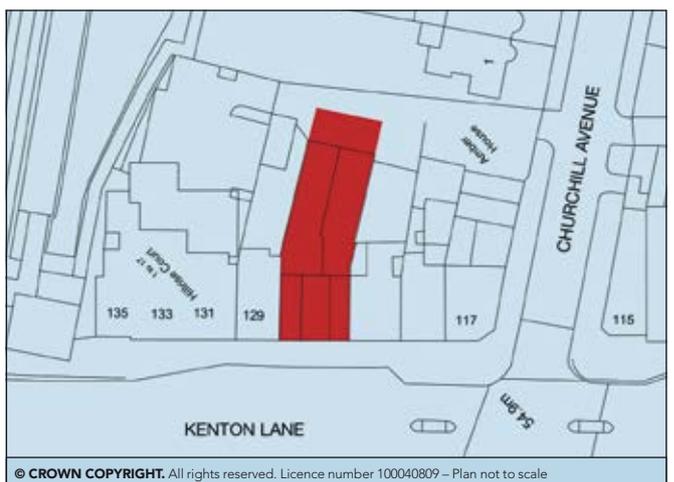
FREEHOLD

Note: The 2nd floor is currently not used and is accessed via a hatch within the Flat and has clear potential to create another flat or to extend the existing one.

£33,720 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

Rear workshop/music studio





TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 123 (Ground Floor Shop)	Gross Frontage 9'3" Internal Width 8'7" Shop Depth 52'1" WC	A. Mahmood (Dry Cleaners)	5 years from 25th December 2010	£5,000	IRI Holding Over
No. 125 (Ground Floor Shop)	Gross Frontage 12'5" Internal Width 12'2" Shop & Built Depth 26'5" WC 1 Car Parking Space	Airport Express Limited (Taxi Cab)	6 years from 1st January 2013	£6,000	IRI plus contribution to repair party walls, joint accessways and conduits. Rent Review January 2016 (Outstanding) £1,500 Rent Deposit held.
No. 127 (Ground Floor Shop)	Gross Frontage 9'9" Internal Width 8'10" Shop Depth 18'0" Built Depth 27'2" 1 Car Parking Space	S. Ahmad (Computer Repairs)	6 years from 1st January 2013	£5,000	IRI plus contribution to repair party walls, joint accessways and conduits. Rent Review January 2016 (Outstanding) £1,250 Rent Deposit held.
No. 123a (Rear Workshop/ Music Studio)	GIA Approx. 420 sq ft 1 Car Parking Space	S. Gurevitz (Music Studio)	For a term of years expiring 25th December 2017 (Quarterly Tenancy)	£3,920	IRI There is potential to convert this unit to Residential Use, subject to obtaining possession and the necessary consents.
No. 125a (First & Second Floor Flat)	First Floor 2 Bedrooms, Living Room, Kitchen, Bathroom, sep. WC Second Floor Not inspected – see Note (GIA Approx. 790 sq ft plus Second Floor) 1 Car Parking Space	3 Individuals	2 years from 13th August 2015	£13,800	AST Gas Central Heating
TOTAL				£33,720	

VENDOR'S SOLICITORS

Lawrence Stephens Solicitors – Tel: 020 7936 8888
Ref: S. Messias – Email: smessias@lawstep.co.uk

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SITUATION

Occupying a prominent position close to the junction with Waldergrave Road in this local shopping parade opposite **Superdrug** and amongst other multiples such as **Coral, Budgens, Tesco Express, Santander** and being less than a mile distance to Chadwell Heath Railway Station. Dagenham is a densely populated residential area being approximately 3 miles south-east of Ilford and 3 miles south-west of Romford benefitting from good road links to the A406 North Circular and only 5 miles from London City Airport.

PROPERTY

Two mid terraced buildings created in the 1930's comprising **2 Ground Floor Shops** with separate rear access to **2 Self-Contained Flats** at first and second floor level. In addition, the property benefits from a rear service road and a **rear Large Yard for parking of approx. 10/12 cars.**

VAT is NOT applicable to this Lot

FREEHOLD

Note: We understand from the Lessees that the shops are let at £10,000 p.a. and £11,000 p.a. and the flats are let on ASTs at £10,800 p.a. and £9,600 p.a.

£90 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **ROY TAMARI**

ACCOMMODATION

No. 673 - Ground Floor Shop (Not Inspected)

Gross Frontage 18'0"
Built Depth 44'9"
WC

No. 673a - Second Floor Flat (Not Inspected)

Believed to be 4 Rooms, Kitchen, Bathroom/WC

No. 675 - Ground Floor Shop

Gross Frontage 18'0"
Internal Width 16'9"
Shop Depth 31'9"
Built Depth 50'9"

WC/Shower

No. 675a - First Floor Flat

4 Rooms, Kitchen, Bathroom/WC (with gas c/h)

TENANCY

The entire property is let on a full repairing and insuring lease to **Elfield Constructions Ltd** for a term of 99 years from 24th June 1936 at a current rent of **£90 per annum** exclusive.

Valuable Reversion in approx. 18 years



JOINT AUCTIONEERS

Williamson Dace Brown
22 Cannon Hill, Southgate, London N14 6BY
Tel: 020 8886 4407 Ref: Ms Katherine Dace

VENDOR'S SOLICITORS

Tanners Solicitors LLP - Tel: 01285 659 061
Ref: J. Archard - Email: jma@tanners.co.uk

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SITUATION

On this busy road close to the junction with Vulcans Lane near to a **Co-Op Funeralcare, Job Centre Plus, Age UK, Swinton, Cumberland Building Society** and a host of established traders, close to the town's bus station and County Library and being a short walk from the main shopping area of Murray Road. Workington lies on the main A66 some 8 miles from Cockermouth, 22 miles from Keswick and 40 miles from the M6 (Junction 40) at Penrith.

PROPERTY

A terraced building comprising a **Ground Floor Double Restaurant/Take-Away** with **Basement Storage** plus separate front access to **2 Self-Contained Flats** above.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Luqi Zhao as a Chinese Restaurant** for a term of 20 years from 24th January 2011 at a current rent of **£18,500 per annum** exclusive.

Rent Reviews 2016 (Outstanding), 2021 and 2026

£18,500 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

* Refer to Point 9 in the 'Notice to all Bidders' page

ACCOMMODATION

Ground Floor Double Restaurant/Take Away

Gross Frontage	33'0"
Internal Width	28'8"
Restaurant Depth	37'10" (max)
Built Depth	66'1"
Restaurant Area	Approx 960 sq ft
Kitchen Area	Approx 555 sq ft
plus Male & Female WCs	

Basement

Area	Approx 555 sq ft
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Total Commercial Area	Approx 2,070 sq ft
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First & Second Floor Flat (above No 10)

3 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx 1,300 sq ft)

First & Second Floor Flat (above No 12)

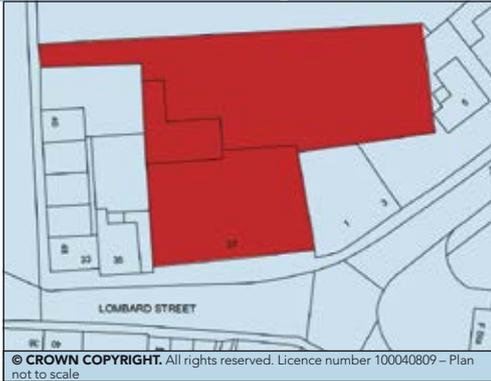
2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx 1,230 sq ft)

Note 1: No. 14 Oxford Street (Single Shop & Flat) was let at £16,200 p.a. and sold freehold for £130,000 in May 2015.

Note 2: 6 Week Completion

VENDOR'S SOLICITORS
Axiom Stone – Tel: 020 8951 6989
Ref: Ms Jaymini Ghelani – Email: jg@axiomstone.co.uk

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SITUATION

Occupying a prominent main road position opposite the junction with Foundry Street, nearby a **Co-operative Food Supermarket** and the town's **Post Office** and located approximately 200 metres from the High Street. Stourport-on-Severn is an attractive town lying 3 miles south of Kidderminster and 16 miles south-west of Birmingham City Centre.

VAT is NOT applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Supermarket, Rear Warehouse & Rear First Floor Ancillary	Ground Floor Supermarket Gross Frontage 100'0" Internal Width 92'11" Widening to 98'0" Shop Depth 65'10" Sales Area Approx. 5,590 sq ft Rear Warehouse & Stores Area Approx. 1,680 sq ft First Floor Ancillary Store Area Approx. 2,425 sq ft Male & Female WCs Total Area Approx. 9,695 sq ft	Poundstretcher Limited (Having 422 branches) (T/O for Y/E 31/03/16 £429m, Pre-Tax Profit £2.4m and Shareholders' Funds £17.8m)	For a term from 9th November 2016 to 30th October 2026	£50,000 (see Note 1)	FRI (subject to a schedule of condition) Rent Review 2021 (linked to Consumer Price Index, capped at £57,500). Tenant's Break 2021 Note 1: There is a Rent Free Period expiring 31st October 2017.
Front First Floor Offices	NIA Approx. 1,655 sq ft (GIA Approx. 2,210 sq ft) Male & Female WCs	VACANT Note 2: The offices may be suitable for conversion to Residential Use by way of Permitted Development, subject to obtaining the necessary consents.			

TOTAL AREA APPROX. 11,350 SQ FT

TOTAL £50,000 (see Note 1) Plus Vacant Offices

VENDOR'S SOLICITORS
Read Roper and Read – Tel: 0161 832 6905
Ref: A. Barr – Email: abarr@readroper.co.uk

The Surveyors dealing with this property are **ELLIOTT GREENE** and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page

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6 WEEK COMPLETION



SITUATION

Occupying a prominent main road corner position at the junction with Patisson Road close to **Costa Coffee, Screwfix, Leyland Paints** and amongst a variety of specialist retailers and restaurants. The property serves the surrounding highly sought after residential area which includes Golders Green, Hampstead and Swiss Cottage, only 200 yards from the A41 Hendon Way and within easy reach of Brent Cross Shopping Centre.

PROPERTY

Comprising a **Ground Floor Corner Shop** with internal access to a **Basement**.

ACCOMMODATION

Ground Floor Corner Shop

Gross Frontage	17'0"
Return Window Frontage	10'5"
Internal Width (max)	16'7"
Shop Depth	34'8"
Built Depth	42'8"
WC	

Basement

Storage/ Workroom Approx. 290 sq ft

VAT is NOT applicable to this Lot

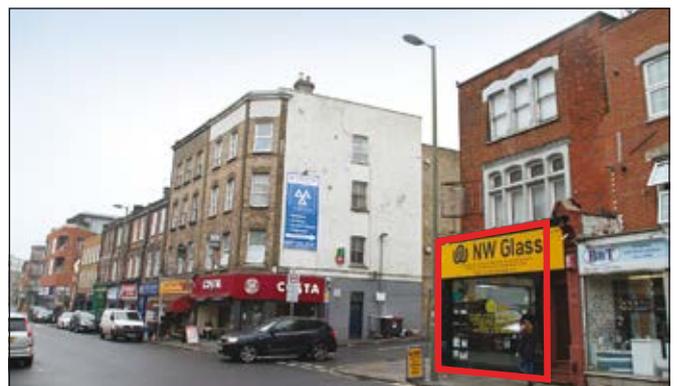
TENURE

Leasehold for a term of 999 years from 24th March 1989 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **I. Mahward t/a NW Glass Ltd as a Glazier** for a term of 12 years from 22nd October 2010 at a current rent of **£12,000 per annum** exclusive.

Rent Reviews 2014 (Outstanding – no action taken) and 2018.



£12,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Colman Coyle - Tel: 020 7354 3000
Ref: S. Tennant - Email: simon.tennant@colmancoyle.com

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SITUATION

Occupying a prominent trading position close to the junction with Ashford Road within the principal retailing area of the town and being amongst a variety of local restaurants, retailers and multiple traders including **Costa, Lloyds Bank, Co-op Funeral Care, Lloyds Pharmacy, Spar, Post Office** and **The British Red Cross**.

New Romney is an attractive town being one of the Cinque Ports lying off the main A259, approx. 18 miles north-west of Hastings and 13 miles south-west of Folkestone.

PROPERTY

Forming part of an end of terraced building comprising a substantial **Ground Floor Double Fronted Restaurant (60 covers)**.

In addition, the property benefits from a rear car park for unloading and parking.

ACCOMMODATION

Ground Floor Double Fronted Restaurant

Gross Frontage	33'3"
Internal Width	31'1"
Restaurant Depth	40'8"
Built Depth	59'6"
Total Area	Approx. 1,250 sq ft
3 WC's	



VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **K. Gibbons (with 1 surety) trading as Aboyne House Fish Restaurant** for a term of 7 years from 27th February 2012 at a current rent of **£18,000 per annum** exclusive.

£18,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
Druces LLP - Tel: 020 7638 9271
Ref: Ms Suzanne Middleton-Lindsley - Email: esml@druces.com

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SITUATION

Located on the busy A265, close to the junction with Station Road in the heart of the town centre. The property is opposite a **NatWest** and is amongst a variety of local traders and multiple retailers including **Lloyds Bank, Barclays, Cancer Research UK** and **Wood & Pilcher Estate Agents**. Heathfield is a market town surrounded by the beautiful rolling Sussex countryside, approx. 14 miles south of the historic spa town of Royal Tunbridge Wells and 14 miles north of Eastbourne benefitting from good road links via the A21 and A22.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Storage** at first floor level. In addition, the property benefits from rear access via a service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'10"
Internal Width	16'6"
Shop Depth	27'2"
Built Depth	37'0"

First Floor

Storage Area	Approx. 190 sq ft
WC	

VAT is NOT applicable to this Lot

£10,000 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **ROY TAMARI**

* Refer to Point 9 in the 'Notice to all Bidders' page

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **S. Patel as an Off Licence/Post Office** for a term of 10 years from 8th October 2010 at a current rent of **£10,000 per annum** exclusive.

Rent Review 2015 (Outstanding)

Note: The shop has been used for the sale of alcohol for over 25 years and previously traded as a Thresher.



VENDOR'S SOLICITORS
Hamilton Downing Quinn LLP - Tel: 020 7831 8939
Ref: Mrs Nili Newman - Email: nilin@hamd.co.uk

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SITUATION

Located at the busy intersection of North Street and Station Road, directly opposite a new **Lidl Supermarket**, close to branches of **Lloyds Bank**, **NatWest** and **HSBC** and only a minutes' walk from the main pedestrianised retail area and the **Swan Shopping Centre**.

Leatherhead is an affluent town located just off the main A24 some 5 miles north of Dorking, 4 miles south-west of Epsom and 20 miles south-west of Central London, enjoying easy access to the M25 (J9).

VAT is NOT applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Retail Unit plus Basement	Ground Floor Retail Unit Gross Frontage 84'8" Internal Width (Middle) 66'5" Shop Depth 49'9" (max) Area Approx. 2,200 sq.ft. WC Basement – Not inspected	Hamsey Trading Ltd (Bedroom Furniture, Mattresses & Bedding) (Having 7 branches) (See Tenant Profile)	15 years from 3rd March 2009	£45,000	FRI Rent Review 2019
First & Second Floor (7 Flats)	3 x 1 bed flats 4 x Studio flats	Various	Each 125 years from 1st January 2009	£700	Each FRI Each £100 p.a. doubling every 25 years
TOTAL				£45,700	

PROPERTY

An attractive period detached building virtually re-built in 2008 and comprising a **substantial Ground Floor Retail Unit** with excellent window frontage and **Basement (trap door access)**, plus separate side access to **7 Self-Contained Flats** at first and second floor level.

FREEHOLD

Note: Planning consent was granted in 2006 for change of use from A1 Retail to A3 Restaurant but this has now lapsed.

TENANT PROFILE

Hamsey Trading Ltd are a family run business established over 45 years ago and have now become the premier supplier of Beds, Furniture & Mattresses throughout the South East, generating sales both online and within their stores. For the year ending 29 Feb 2016 they reported Turnover of £3,780,961, Pre-tax Profit of £273,296 and Shareholders' Funds of £1,393,167. **Visit: www.hamseys.co.uk**

£45,700 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page

View Opposite the Property



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VENDOR'S SOLICITORS

Macroy Ward - Tel: 020 8440 3258
Ref: Ms Martina Ward - Email: martina@macroyward.co.uk

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6 WEEK COMPLETION



SITUATION

Located just off the main A4 Bath Road within this established retail parade amongst such multiples as **Lloyds Pharmacy, William Hill, McColls, St Peters Hospice** and a **Post Office** serving a mixed commercial and residential area just 1½ miles from Bristol City Centre.

Bristol is a major commercial and financial centre with fast links to the M4 and M5 and only 12 miles north-west of Bath and 40 miles west of Swindon.

PROPERTY

Forming part of a mid terrace property comprising a **Deep Ground Floor Shop**. There is also a front forecourt.

ACCOMMODATION

Ground Floor Shop

Internal Width 13'0" widening to 16'3"
Shop Depth 46'8"
Built Depth 60'6"
WC

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 22nd October 2007 at a Peppercorn ground rent.

£12,800 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

TENANCY

The property is let on a full repairing and insuring lease to **Martin McColl Ltd (having over 1,300 branches)** (T/O for Y/E 29/11/15 £489.336m, Pre-Tax Profit £22.229m and Shareholders' Funds £134.74m) for a term of 15 years from 22nd November 2007 at a rent of **£12,800 per annum** exclusive (see Notes 1 & 2).

Note 1: The current rent is £11,314 p.a. rising on 22nd November 2017 to a minimum of £12,800 p.a. or OMRV, whichever the greater. Therefore, the Vendor will top-up the rent shortfall to £12,800 p.a. on completion.

Note 2: The property has been sub-let to The Shiney Company as a Jewellery Craft Shop & evening Workshop classes. Visit: www.shineyrocks.co.uk



View opposite the Property

VENDOR'S SOLICITORS

Metcalfe Copeman & Pettefar – Tel: 01733 865 887
Ref: Ms Jacqueline Hesketh – Email: jacqui.hesketh@mcp-law.co.uk

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SITUATION

Occupying a prominent position in the Town’s pedestrianised retail thoroughfare, opposite **The Carphone Warehouse** and nearby other multiple retailers such as **Poundland, McDonald’s, HSBC, Primark, Burton/Dorothy Perkins, Boots, Cash Converters, Scrivens, Peacocks, Greggs, Specsavers** and many others.
Wallasey lies on the northern end of the Wirral Peninsula only 3 miles west of Liverpool City Centre with excellent road links to the M53 and M56.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors plus a rear yard.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: The shop and flat was previously let to William Hill at £10,000 p.a.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	23'8"
Internal Width	22'5" (max)
Shop Depth	27'4"
Built Depth	44'10"
Sales Area	Approx 610 sq ft
Plus kitchenette and 2 WCs	

First and Second Floor Flat (Not inspected)
Believed to be 2 Bedrooms, Lounge, Kitchen, Bathroom/WC



Vacant Shop & Flat

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
Parker Thomas – Tel: 020 7242 5462
Ref: S. Melzack – Email: stephen.melzack@parkerthomas.co.uk

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SITUATION

In this established parade close to the junction with Mosslea Road, nearby a **One Stop** as well as a variety of local traders, all serving the surrounding residential area being just a short walk of Penge West Overground Station. Penge lies midway between Crystal Palace and Bromley some 6 miles south-east of Central London.

PROPERTY

Forming part of a terraced property comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'2"
Internal Width	14'7" narrowing to 11'10"
Shop Depth	23'11"
Built Depth	37'1"
Kitchenette, WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 99 years from 20th January 1999 (thus having approx. 81 years unexpired) at a fixed ground rent of £50 p.a.

TENANCY

The property is let on a full repairing and insuring lease to **J. Cook as a Tattoo Parlour** for a term from 13th December 2015 to 13th November 2022 at a current rent of **£6,300 per annum** exclusive.

Rent Review 2020

Note: The property has been trading as a Tattoo Parlour for the previous 7 years.

£6,300 per annum

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Prince Evans Solicitors LLP – Tel: 020 8280 2735
Ref: Ms Laura Sainsbury – Email: lsainsbury@prince-evans.co.uk

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SITUATION

Located within the heart of the town centre within the Angel Pavement Shopping Precinct which provides one of the main links from the High Street to Market Place & Market Hill and a pay-and-display car park.

Nearby multiples include **Savers, Scrivens, Store Twenty One, Barnardo's, Boots and WH Smith.**

Royston is an attractive market town at the intersection of the A10 and A505 enjoying easy access to Junction 10 of the A1(M) some 15 miles north-east of Stevenage.

PROPERTY

Forming part of a modern terraced building comprising a **Ground Floor Shop** with a communal rear service area for unloading.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	22'2"
Internal Width	20'0"
Shop Depth	16'5"
Built Depth	19'8"
WC	

VAT is applicable to this Lot

£14,500 per annum

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **JONATHAN ROSS**

* Refer to Point 9 in the 'Notice to all Bidders' page

TENURE

Leasehold for a term of 999 years from 17th January 2017 at a Peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease (by way of service charge) to **Keatons Interiors Ltd as a Kitchen/Bathroom Interiors Showroom** for a term of 12 years from 30th September 2016 at a current rent of **£14,500 per annum** exclusive.

Rent Reviews 3 yearly



VENDOR'S SOLICITORS
SCJ Solicitors – Tel: 01286 677 897
Ref: Ms Samantha Jones – Email: samantha.jones@scjsolicitors.co.uk

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6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position close to the junction with Ashford Road within the principal retailing area of the town and being amongst a variety of local restaurants, retailers and multiple traders including **Costa, Lloyds Bank, Co-op Funeral Care, Lloyds Pharmacy, Spar, Post Office** and **The British Red Cross**.

New Romney is an attractive town being one of the Cinque Ports lying off the main A259, approx. 18 miles north-west of Hastings and 13 miles south-west of Folkestone.

PROPERTY

Forming part of a mid-terraced building comprising a **Ground Floor Double Fronted Shop**.

In addition, the property benefits from a rear car park for unloading and parking.

VAT is NOT applicable to this Lot

ACCOMMODATION

Ground Floor Double Fronted Shop

Gross Frontage	22'11"
Internal Width	20'10"
Shop Depth	15'8"
Built Depth	29'9"
WC	

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring (Law Society) lease to **The Vapour Trail (New Romney) Ltd as an Electric Cigarette Shop** for a term of 6 years from 1st December 2016 at a current rent of **£12,500 per annum** exclusive.

Rent Review 2020

Note: The landlord is holding a 6 month rent deposit of £6,250.

£12,500 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Druces LLP - Tel: 020 7638 9271

Ref: Ms Suzanne Middleton-Lindsley - Email: esml@druces.com

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6 WEEK COMPLETION

SITUATION

Located in the heart of this busy market town within this pedestrianised retail thoroughfare, opposite **Holland & Barrett** and amongst such multiples as **Thomson, Boots, Shoe Zone, Iceland, B & M Bargains, The Co-Operative Bank, Barnardo's** and **Savers**.

Aberdare is located on the A4059 approximately 20 miles north-west of Cardiff with easy access to the M4 (Junction 32).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor.

VAT is NOT applicable to this Lot

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'7"
Internal Width	15'8"
widening at rear to	16'11"
Shop & Built Depth	43'10"

First Floor Ancillary

1 Room Area	Approx. 185 sq ft
2 WCs	

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Balloonery Limited (Cards / Balloons / Gifts)** for a term of 3 years from 11th April 2014 at a current rent of **£7,500 per annum** exclusive.

£7,500 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
Metcalf Copeman & Pettefar – Tel: 01733 865887
Ref: Ms Jacqueline Hesketh – Email: jacqui.hesketh@mcp-law.co.uk

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GROUND RENT INVESTMENT WITH PLANNING FOR 2 FLATS



SITUATION

Located in the heart of the town centre on the pedestrianised Station Road, close to the junction with London Road and opposite an entrance to the **Belfry Shopping Centre**. Redhill is a popular Surrey town lying approx. 20 miles south of Central London with good road links via the M25 (Junction 8) and M23 (Junction 8) and is conveniently located for Gatwick Airport.

PROPERTY

Forming part of 2 adjoining end of terrace buildings comprising **7 Self-Contained Flats** planned on part first, part second and third floors plus the **Roof Covering and the Air Space** above part of the remainder of the third floor.

VAT is NOT applicable to this Lot

Ground Rent Investment with Planning for 2 Flats

The Surveyors dealing with this property are **ELLIOTT GREENE** and **JONATHAN ROSS**

* Refer to Point 9 in the 'Notice to all Bidders' page

TENURE

No. 39-41 Station Road: Leasehold for a term of 999 years from 16th January 2014 at a Peppercorn ground rent.
No. 43 Station Road: Leasehold for a term of 1,000 years from 20th December 2013 at a Peppercorn ground rent.

Note 1: Both Headleases contain a right to build into, alter and redevelop or extend in height or otherwise, the property and/or the building, subject to obtaining the prior written consent of the Landlord which is not to be unreasonably withheld or delayed.

Note 2: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. This Lot cannot be sold prior to auction.

VENDOR'S SOLICITORS
Freemans Solicitors – Tel: 020 7935 3522
Ref: N. Woodward – Email: nw@freemanssolicitors.net

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Architect's elevation of proposed Third Floor



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
39–41 Station Road (2 Flats – Part First & Part Second Floors)	Not inspected	Various	Each 125 years from 24th June 2014	£500 (£250 per flat)	FRI Rent doubles every 25 years.
43 Station Road (5 Flats – First, Second & Third Floors)	Not inspected	Various	Each 125 years from 24th June 2014	£950 (£150 × 3 flats & £250 × 2 flats)	FRI Rent doubles every 25 years.
No. 39–41 (3rd Floor Roof Area)	VACANT (See 'Planning')				

TOTAL

£1,450
(Plus Planning for 2 Flats)

PLANNING

Planning Permission was granted on 18th January 2016 by Reigate & Banstead Borough Council (Tel: 01737 276000) to "Erect mansard extension to create 1x1 bed and 1x2 bed flats". (Planning ref No. 14/01322/F).

The new flats will be accessed via the existing front entrance and communal staircase currently serving Flats 1 & 2 (39–41 Station Road).

According to the approved plans, once constructed the flats will provide the following accommodation:

- **1 Bed Flat (Third Floor) – Open Plan Living Room/ Kitchen, 1 Bedroom, Bathroom/WC**
(Total GIA Approx. 580 sq ft)
- **2 Bed Flat (Third Floor) – Open Plan Living Room/ Kitchen, 2 Bedrooms, Bathroom/WC**
(Total GIA Approx. 720 sq ft)

Planning Permission documentation available from Auctioneers.



SITUATION

Located in the town’s prime retail pitch, adjacent to **Boots Opticians** and **EE**, opposite **Boots the Chemists** and amongst a host of other multiple retailers including **WH Smith, Superdrug, Peacocks, Shoe Zone, Tesco Express** and many others as well as being just 200 yards of Penzance Railway Station.

Penzance is the principal town in south-west Cornwall with a busy commercial centre accommodating the Council Offices and Magistrates Court and with easy access to the A30.

PROPERTY

An attractive mid terraced building comprising a **Deep Ground Floor Shop**. In addition, there is **Ancillary Accommodation** on the first and second floors which will require a new access from the rear in line with the Planning Consent granted.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 23'2" Internal Width 22'3" narrowing at rear to 13'6" Shop Depth 58'4" Built Depth 67'10" Sales Area Approx. 995 sq ft Store Area Approx. 80 sq ft	Scrivens Limited (Opticians) (Having over 175 branches) (T/O for Y/E 25/10/15 £32m, Pre-Tax Profit £2.9m and Shareholders' Funds £3.37m)	5 years from 23rd May 2016	£17,500	FRI
First & Second Floor Ancillary	First Floor Area Approx. 380 sq ft Second Floor Area Approx. 380 sq ft	VACANT (Planning Permission was granted on 30th June 2016 for the 'Alteration and conversion of first and second floors to form two single bedroom flats. Minor changes to external appearance at rear first floor – door opening removed and infilled with new window. Window opening removed, wall lowered to floor level and door inserted' ref: PA16/04050 – plans available upon request)			

**TOTAL AREA
APPROX. 1,835 SQ FT**

TOTAL £17,500 plus Vacant Uppers with Planning

£17,500 p.a. plus Uppers with Planning

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **JONATHAN ROSS**

* Refer to Point 9 in the 'Notice to all Bidders' page



SITUATION

Occupying a prominent trading position in the pedestrianised part of the town centre adjacent to a **Co-op Funeral Care** and amongst other multiples as **William Hill, Age UK, Lloyds Bank** and a **Post Office** and benefits from having a public car park to the rear. Eckington is located on the A616, approx. 6 miles south-east of Sheffield and 5 miles north of Chesterfield and only 3 miles west of the M1 (Junction 30).

PROPERTY

Forming part of this established parade comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floor.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'2"
Internal Width	14'11"
Shop Depth	39'8"
Built Depth	54'5"
Area	Approx 760 sq ft including 1 WC

First & Second Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **The Croft Veterinary Centre (having 3 branches incl. this one)** for a term of 10 years from 29th September 2007 at a rent of **£6,000 per annum** exclusive.

Note 1: The tenant is not currently in occupation and we understand that they do not wish to renew the lease – there could be potential to negotiate an early surrender and settle the question of a possible dilapidations claim direct with the Lessees.

Note 2: The flat is not sub-let.

Note 3: There is a £1,768.87 rent deposit held.

Note 4: The Flat at No. 2a (above William Hill) is currently on the market for £50,000 - £55,000.

Note 5: There is an outdoor market outside the property every Friday.

£6,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
Axiom Stone – Tel: 020 8951 6989
Ref: Ms Jaymini Ghelani – Email: jg@axiomstone.co.uk

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 £500 (including VAT) upon exchange of contracts

IN SAME FAMILY OWNERSHIP FOR OVER 45 YEARS



SITUATION

Located close to the junction with High Road Leyton (A112) with its excellent local shopping and transport facilities, providing easy access to **Westfield Stratford City Shopping Centre** and **The Olympic Park** just ¾ of a mile to the south as well as being only 3½ miles north of Canary Wharf and approx. 4½ miles north-east of The City.

The property is also just a few minutes' walk from Leyton Underground Station (Central Line) and **Leyton Mills Shopping Centre** which includes multiples such as an **Asda Superstore, Next, TK Maxx, KFC, Subway, Costa, Fitness First** and many others.

PROPERTY

A mid terraced **3 Bedroom House** planned on ground and first floors with a small **Cellar** and a **35' rear Garden**.

VAT is NOT applicable to this Lot

£6,708 per annum

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **JONATHAN ROSS**

* Refer to Point 9 in the 'Notice to all Bidders' page

ACCOMMODATION

Ground Floor

2 Reception Rooms, Kitchen, WC

First Floor

3 Bedrooms, Bathroom, sep WC

Cellar

Storage

GIA Approx. 1,100 sq ft

FREEHOLD

TENANCY

The entire property is let on a regulated tenancy to **2 Individuals** at a current registered rent of **£6,708 per annum** exclusive (**EDR 24th September 2016**).

Note: The tenants have been in occupation since 1971.

VENDOR'S SOLICITORS

Sylvester Amiel Lewin & Horne - Tel: 020 8446 4000
Ref: B. Lewin - Email: brucelewin@sylvam.co.uk

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SITUATION

Located close to the junction with Carpenders Avenue, above the **Co-operative Food Convenience Store**, in this sought after, mainly residential area, only a stones throw from Carpenders Park (Overground) Station.

Carpenders Park is a popular suburb situated approximately 2 miles south of Watford town centre, approximately 2 miles north-east of Northwood and approximately 2½ miles north of Pinner.

PROPERTY

Comprising a **Self-Contained 1 Bed Flat** on the first floor with uPVC double glazing, accessed via a communal staircase and balcony running between two shopping parades. There is 1 unallocated parking space at the rear.

VAT is NOT applicable to this Lot

ACCOMMODATION

First Floor Flat

Bedroom	10'3" × 9'2"
Living Room	16'8" × 14'1" (max)
Kitchen	10'2" × 6'6"
Bathroom/WC	7'1" × 5'7"

GIA Approx. 505 sq ft

TENURE

Leasehold for a term of 99 years from 1st September 2003 at a ground rent of £100 p.a. doubling every 33 years. (Thus having 85½ years unexpired).

Offered with VACANT POSSESSION

Note 1: We are informed that the service charge is currently £320 p.a.

Note 2: At the request of the Purchaser, prior to completion, the Vendor will serve a section 42 Notice to extend the lease for an additional 90 years and assign this benefit to the Purchaser.

Vacant 1 Bed Flat

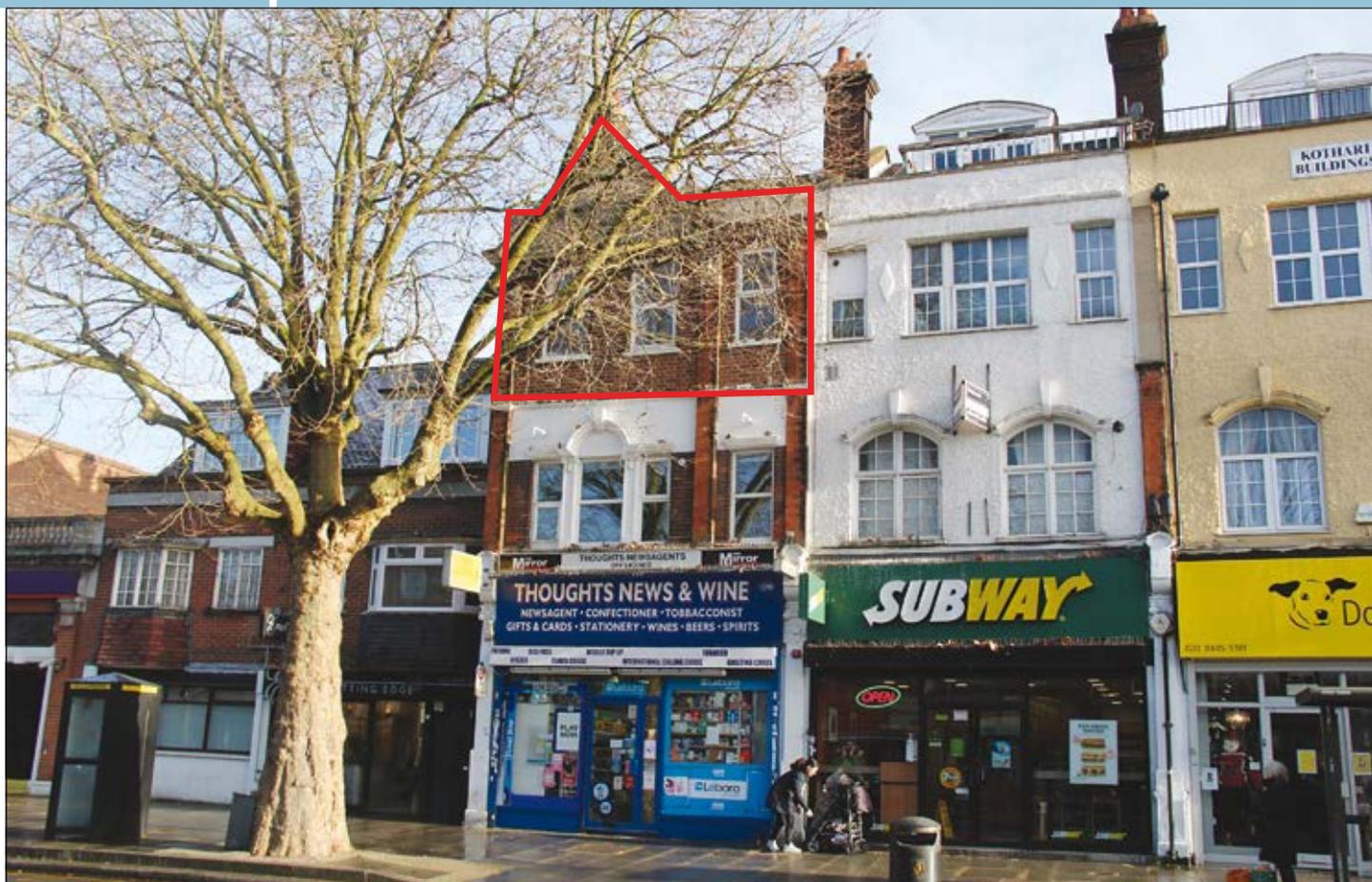
The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Malcolm Dear Whitfield Evans LLP - Tel: 020 8907 4366
Ref: P. Francis - Email: p.francis@mdwe-law.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
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SITUATION

Located close to the junction of Athenaeum Road in the heart of the High Road and well served by a variety of multiple retailers including **Waitrose, Boots** and **Marks & Spencer** as well as a host of restaurants and coffee bars. Whetstone is an affluent London suburb being 8 miles north of central London with excellent transport links via Totteridge & Whetstone Underground Station (Northern Line) and Oakleigh Park Station (Main Line).

PROPERTY

Forming part of a mid-terrace building comprising a second and third floor **2 Bed Self-Contained Flat** accessed via a rear entrance off Athenaeum Road. The flat benefits from gas central heating, uPVC double glazed windows, a fitted kitchen, an entry-phone and plenty of storage space.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from 29th September 2003 (thus having approx. 111½ years unexpired) at a current ground rent of £75 p.a. rising.

Offered with VACANT POSSESSION

Vacant 2 Bed Flat

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

* Refer to Point 9 in the 'Notice to all Bidders' page

ACCOMMODATION

Second & Third Floor Flat
(measurements to maximum points)

Second Floor

Living Room	15'11" x	8'11"
Kitchen	14'8" x	8'10"
Bedroom 1	15'11" x	7'0"
Bathroom/WC	9'3" x	5'9"

Third Floor

Bedroom 2	24'0" x	15'0"
Storage Area 1	8'4" x	6'3"
Storage Area 2	5'11" x	10'1"

GIA Approx. 1,115 sq ft

Note: There may be potential to reconfigure the existing accommodation and/or enlarge the third floor, subject to obtaining the necessary consents.

MAUNDER TAYLOR **JOINT AUCTIONEERS**
Maunder Taylor – Tel: 020 8446 0011
Ref: I. Hunt – Email: ianhunt@maundertaylor.co.uk

VENDOR'S SOLICITORS
Bond Dickinson - Tel: 0345 415 0000
Ref: Ms Katie Cooper - Email: katie.cooper@bonddickinson.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
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SITUATION

Located on one of the town’s main retail thoroughfares close to the junction with Leg Street and adjacent to **Coral** and **Co-op Travel** and amongst such other multiples as **Topshop**, **Dorothy Perkins**, **Sports Direct**, **Barnardo’s**, **Poundland**, **Newlook** and many more.

Oswestry is an established market town located approx. 35 miles west of Stoke-on-Trent and approx. 15 miles north-west of Shrewsbury benefitting from good road links via the A5/ M54.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop and Basement** with separate internal and side access to **Ancillary Accommodation** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'9"
Internal Width	16'2"
narrowing at rear to	13'9"
Shop Depth	62'10"
Built Depth	71'3"
Sales Area	Approx. 820 sq ft
Store Area	Approx. 115 sq ft

Basement

Not Inspected

First Floor Ancillary

Area	Approx. 943 sq ft
------	-------------------

Second Floor Ancillary

Area	Approx. 244 sq ft
------	-------------------

Plus Shower/WC

Total Area

Approx. 2,122 sq ft

Note: There is clear potential to convert the upper part into Residential Use, subject to obtaining the necessary consents.

Vacant Shop & Upper Part

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page



JOINT AUCTIONEERS

Halls Commercial, Bowen Way, Battlefield,
Shrewsbury SY4 3DR – Tel: 01453 450 700
Ref: J. Evans – Email: james.evans@hallsgb.com

VENDOR'S SOLICITORS

Hatchers Welsh Bridge – Tel: 01743 237 719
Ref: M. Bowering – Email: m.bowering@hatchers.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
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SITUATION

Located in a neighbourhood parade amongst such multiples as **Lloyds Pharmacy** and **Go Local Extra** plus other local traders, close to the junction with Butcher Lane. Baguley is a suburb of Manchester approximately 6 miles south of Manchester city centre, enjoying good access via the A560, between Wythenshawe and Altrincham.

PROPERTY

Forming part of a single storey parade comprising a **Ground Floor Shop** benefiting from rear access to a service road for unloading. In addition the property has an electric roller shutter.

VAT is NOT applicable to this Lot

ACCOMMODATION

Ground Floor Shop	
Gross Frontage	16'10"
Internal Width	16'3"
Shop & Built Depth	45'0"
Area	Approx. 715 sq ft
WC	

TENURE

Leasehold for a term of 2000 years from 24th June 1988 at a Peppercorn.

Offered with VACANT POSSESSION

Note: The property was previously let at £6,200 p.a.

Vacant Shop

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
ISC Lawyers – Tel: 020 7833 8453
Ref: M. Conlon – Email: michaelconlon@isclawyers.co.uk

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View of most of the garages

6 WEEK COMPLETION



SITUATION

Located to the rear of this well established shopping parade which includes a **Spa**, **McColl's** and a **Pharmacy** as well as being nearby a **Coral**, all serving the surrounding residential area.

Stafford is situated approx. 25 miles north of Birmingham and 14 miles south of Stoke-on-Trent, benefiting from excellent road links being just 3 miles from the M6 (Junction 13).

PROPERTY

Comprising:

- **14 Garages.**
- **Rear service road and part of the front service road that adjoins Nos. 124/162 West Way, subject to any rights of access and egress thereover.**

VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Garage Nos. 43, 44, 45, 46, 47, 50, 51, 52, 55, 56, 57, 60, 61 & 62	14 Garages	Mr & Mrs M. J. Stagonnakis	Each 99 years from 24th June 1989 (each having approx. 71½ years unexpired)	£210 (£15 per garage)	Each FRI (Rent rising to £280 p.a. in 2039 and to £490 p.a. in 2064).
TOTAL				£210	



Note: There is a large residential development taking place directly in front of the Garages.

£210 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

VENDOR'S SOLICITORS
 ISC Lawyers – Tel: 020 7833 8453
 Ref: M. Conlon – Email: michaelconlon@isclawyers.co.uk

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* Refer to Point 9 in the 'Notice to all Bidders' page

6 WEEK COMPLETION



SITUATION

Overlooking the town’s pedestrianised square and adjacent to the entrance to Victoria Park and Denton Library, close to such multiples as **NatWest, Lidl, Domino’s, Subway and Vets4Pets.**

Denton is a historic town in Manchester situated 5 miles east of the city centre benefitting from excellent road links being a few hundred yards from the M67 (Junction 1a) and ¼ mile from the M60 (Junction 24).

PROPERTY

A large detached parade comprising **7 Ground Floor Shops**, 3 with **Ancillary Accommodation** at first floor level and 1 with separate side access to a **First Floor Beauty Salon** plus a **Large Gym/Fitness Centre** at rear ground and first floor level running above Nos. 14-16. There is also a **Rear Car Park.**

VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Nos. 6-12	4 Ground Floor Shops with Commercial Upper Parts	Trustees of the David Sternberg Settlement	2,000 years from 24th June 2002	Peppercorn	FRI
Nos. 14-16	3 Ground Floor Shops with Gym/ Fitness Centre at Rear Ground Floor and entire First Floor	Paul Sharples Furniture Ltd	2,000 years from 24th June 2002	Peppercorn	FRI

Note 1: The Freeholder nominates the agency and insures the property in the sum of £2,012,806 and recovers the entire premium of £6,474.40 (including IPT) from the Head Lessees.

Note 2: The Freeholder currently receives an annual management fee of £771 + VAT.

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

* Refer to Point 9 in the ‘Notice to all Bidders’ page

VENDOR’S SOLICITORS
ISC Lawyers - Tel: 020 7833 8453
Ref: M. Conlon - Email: michaelconlon@isclawyers.co.uk

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Energy Performance Certificate (EPC) Appendix

If the EPC Asset Rating is not shown below or the full EPC is required, please refer to the 'Request Legal Pack & EPC' tab on each lot page on our 'On-line Catalogue' at www.barnettross.co.uk

Lot	Address	EPC Asset Rating
1	12/12a High Street, Sidcup, Kent DA14 6EZ	E, D
2	285 High Street, Slough, Berkshire SL1 1BD	C
3	48 High Street, New Romney, Kent TN28 8AT	C
4	124 Brighton Road, Coulsdon, Surrey CR5 2ND	C
6	371/385 (odd) Ware Road, Hoddesdon, Herts SG13 7PE	F, E, D, E, F, D, D, G
7	38 Market Place, Reading, Berkshire RG1 2DE	C
8	33 Bridge Street, Evesham, Worcestershire WR11 4SQ	E
11	160 Station Road, Chingford, London E4 6AN	F
12	82 Croydon Road, Caterham, Surrey CR3 6QD	F
13	13–15 Dimond Street, Pembroke Dock, Pembrokeshire SA72 6JA	C
14	55 Castle Street, Stockport, Cheshire SK3 9AT	D
15	18/18a The Springs, Wakefield, West Yorkshire WF1 1QE	D
16	Flat G, Heath Park Gardens, 18 Templewood Avenue, London NW3 7XD	B
17	123/127 (odd) & 123a/125a Kenton Road, Kenton, Harrow, Middx HA3 0AZ	E, F, G, D, C
18	673–675 Green Lane, Dagenham, Essex RM8 1UU	D, C
19	10–12 Oxford Street, Workington, Cumbria CA14 2AH	D
20	37 Lombard Street, Stourport-on-Severn, Worcs. DY13 8DX	C, E
25	14 Sandy Park Road, Brislington, Bristol BS4 3PE	D
26	12 Liscard Way, Wallasey, Merseyside CH44 5TP	D, E
27	59 High Street, Penge, London SE20 7HW	E
28	10a Angel Pavement, Royston, Hertfordshire SG8 9AS	D
29	50 High Street, New Romney, Kent TN28 8AT	D
30	19 Commercial Street, Aberdare, Mid Glamorgan CF44 7RW	E
31	39 – 41 Station Road, Redhill, Cornwall RH1 1QH	D, D, E, D, D, E, D
32	16 The Terrace, Market Jew Street, Penzance, Cornwall TR18 2HR	D
34	4 Frith Road, Leyton, London E11 4EY	F
35	12c The Parade, Delta Gain, Carpenders Park, Watford WD19 5BL	F
36	1296b High Road, Whetstone, London N20 9HJ	D
37	15 Cross Street, Oswestry, Shropshire SY11 2NF	C
38	4 Baguley Shopping Precinct, Petersfield Drive, Baguley, Greater Manchester M23 9PS	E

OUR NEXT AUCTION

IS ON

WEDNESDAY

10TH MAY

2017

LIST STILL OPEN

Notes

Notes

GENERAL CONDITIONS OF SALE APPLICABLE TO ALL LOTS

1. INTERPRETATION

The following expressions shall have the meanings assigned to them:

- 1.1.1 'the Auctioneers' means Barnett Ross of Brook Point, 1412 High Road, Whetstone, London, N20 9BH.
- 1.1.2 'the Property' means the property offered for sale by the Auctioneers as specified in this auction catalogue and/or the Special Conditions.
- 1.1.3 'Particulars of the Property' means those details of the Property contained in this auction catalogue whether under reference to its lot number at the auction or in the Special Conditions.
- 1.1.4 'General Conditions' means the General Conditions of Sale hereafter set out.
- 1.1.5 'Special Conditions' means the Special Conditions of Sale relating to the Property appearing in this auction catalogue and/or in any supplement, rider or addendum thereto.
- 1.1.6 'Standard Conditions' means the Standard Commercial Property Conditions (Second Edition).
- 1.2 The Property is sold subject to the General Conditions, the Special Conditions and any Addendum.
- 1.3 The General Conditions incorporate the Standard Conditions so far as they are not varied hereby or inconsistent herewith. A copy of the Standard Conditions is available at the Auctioneers' offices and at the Auction.
- 1.4 Where there is a conflict between the General and Special Conditions the Special Conditions prevail except for all arrears per condition 11.1.9.
- 1.5 Each Buyer shall be deemed to purchase with full knowledge of the General Conditions and the Special Conditions and the matters set out in the Notice To All Bidders printed on the inside front cover of this auction catalogue.
- 1.6 References to the singular include the plural jointly and severally, references to masculine include the feminine and vice versa and references to persons include companies, unincorporated associations, firms or partnerships and vice versa.
- 1.7 References to a statute (statutory instrument) or statutory provision includes reference to that statute (statutory instrument) or statutory provision as from time to time amended, extended or re-enacted.

2. STANDARD CONDITIONS

- 2.1 The following Conditions shall not have effect:
Conditions 1.5.1 and 1.5.2
- 2.2 The following Standard Conditions shall be amended as follows:
 - 2.2.1 The deposit must be paid before exchange of the memorandum of contract.
 - 2.2.2 The words 'or offer for sale as if bidding had not yet commenced for the sale of the said Lot' are to be added to Condition 2.3.5 after 'undisputed bid'.
 - 2.2.3 Add to condition 2.3.6 The Deposit is to be held as Stakeholder if the Lot or any part of the Lot is registered for VAT, unless the Special Conditions of Sale and/or the Addendum state otherwise.
 - 2.2.4 Condition 2.3.6 is also to apply to a sale pre auction or post auction.
 - 2.2.5 Condition 2.3.7 after 'breach' add the words 'and the buyer will be responsible for any loss, fees and expenses incurred by the seller'.
 - 2.2.6 Condition 8.1.1 Completion shall be 42 days from the date of the contract.

3. THE AUCTION

- 3.1 Condition 2.3 of the Standard Conditions will apply as follows:
 - 3.1.1 The Property is offered for sale subject to a reserve price (unless otherwise stated)
 - 3.1.2 The Seller or a person on its behalf may bid up to but not including the reserve price. You accept that it is possible that all bids up to, but not including, the reserve price are bids made by or on behalf of the Seller.
 - 3.1.3 In the event of a Dispute, see Standard Condition 2.3.5 as amended in General Condition 2.2.2.
- 3.2.1 A Bidder shall be deemed to be personally liable on making an accepted bid even though he shall purport to act as agent for a principal or a limited company so that their liability under the agreement shall be joint and several. This is also to relate to sales prior and post Auction.
- 3.2.2 Any Agent or individual bidder/offeree wishing to be released from the liability under clause 3.2.1 may apply to the Auctioneers in advance of the sale. If the Vendor agrees, the Agent or individual bidder/offeree will be issued with a letter from the Auctioneers stating that his personal liability under clause 3.2.1 shall be waived in the event that his is the successful bid and such waiver will be evidenced by a copy of that letter being attached to the Memorandum of Contract.

- 3.3 On the Property being knocked down the successful bidder must upon being requested by the Auctioneers or the Auctioneers' clerk give his name and address and the name and address of the person or company on whose behalf he has been bidding and any other particulars which the Auctioneers may reasonably request and in default the Auctioneers shall be entitled to re-submit the property for sale and to hold the Bidder liable for any loss whatsoever suffered by the Seller.
- 3.4 The Auctioneers reserve the right to hold the Memorandum of Agreement signed by them on behalf of the Seller until the Buyer's cheque for the deposit has been cleared.
- 3.5 The Auctioneers reserve the right to regulate the bidding and the right (without assigning any reason therefor) in their sole absolute discretion to refuse to accept a bid.

4. DEPOSIT

- 4.1 A deposit of ten per cent (or whatever figure is provided for in the Special Conditions or Addendum) of the purchase price must be paid to the Auctioneer as agent for the Seller but where the property is VAT registered this deposit and any VAT on it will be held as stakeholder, unless the Special Conditions of Sale and/or the Addendum state otherwise.
- 4.2 The Bidder/Purchaser must supply a cheque for the deposit which the Auctioneers will hold at their office. The Bidder will be given the Auctioneer's bank account details and must arrange to transfer the deposit monies to the Auctioneer's client bank account the following day by way of a same day CHAPS payment. Once these funds are received the Auctioneers will return the Bidder's cheque by post.
 - 4.3.1 In the event that any cheque given as the deposit (or part thereof) shall be dishonoured upon presentation or the Buyer fails to pay the deposit immediately on request then without notice the Seller shall if it so chooses have the right to deem the conduct of such Buyer as a repudiation of the agreement between the Buyer and the Seller and the Seller may resell without notice and/or take steps which may be available to it as a consequence of the Buyer's breach but without prejudice to any claims it may have against the Buyer for breach of the agreement between the parties or otherwise.
 - 4.3.2 In the event of the Auctioneers exchanging contracts over the telephone with a Purchaser's solicitor whereby the deposit is to be paid by way of a CHAPS payment then in the event of the cleared funds not being received by Barnett Ross within 24 hours from the time of exchange the Vendors will similarly have the right to treat this as a repudiation of the agreement and can take such steps as in 4.3.1.
- 4.4 Without prejudice to the generality of the Seller's rights as aforesaid the Seller will additionally be entitled to recover from the Buyer the sum of £100.00 plus VAT to cover the costs incurred by the Auctioneers in representing each and every dishonoured cheque or presenting any replacement.
- 4.5 The Buyer agrees that the interest earned on the deposit (if any) shall be applied for the benefit of the Auctioneers who shall be entitled to retain all such interest whether or not the purchase is completed.

5. TITLE

- 5.1 In the case of registered land title to the Property shall be deduced in accordance with Schedule 3 of the Land Registration Act 2002.
- 5.2 In the case of unregistered land title to the Property shall be deduced in accordance with the Special Conditions.

6. CAPACITY OF SELLER

- 6.1 The Seller sells with Full Title Guarantee.

7. INCUMBRANCES AFFECTING THE PROPERTY

- 7.1 If the Property is registered at HM Land Registry the Property is sold subject to and with the benefit of all (if any) entries on the Land Register of the Title Number specified in the Special Conditions.
- 7.2 If the Property is not registered at HM Land Registry the property is sold subject to and with the benefit of all those matters contained mentioned or referred to in the documents specified in the Special Conditions.
- 7.3 A copy of either the Land Register and Filed Plan of the Title Number of the Property or the documents specified in the Special Conditions having been made available for inspection at the offices of the Seller's Solicitors and/or the Auctioneers (or which may be supplied at the discretion of the Seller's Solicitors or Auctioneers subject to payment of the proper copying charges) the Buyer shall be deemed to purchase with full knowledge of the contents thereof whether he has inspected the same or not and notwithstanding any incomplete or inaccurate statement thereof in the Special Conditions and shall raise no requisitions or objections with regard thereto.
- 7.4 The Buyer shall raise no objection requisition or enquiry in respect of any rights covenants obligations easement quasi-easements privileges licences subsisting acquired or being acquired over under or in respect of the Property whether or not the same are disclosed to the Buyer. The Seller and the Auctioneers shall be under no liability to disclose the same whether or not the same are known to them.

8. LOCAL LAND CHARGES AND PUBLIC RIGHTS

- 8.1 The Property is sold subject to all matters registered or capable of being registered (whether registered or not) in any Local Land Charges Register and the requirements orders notices proposals demands and requests of any public or local authority which affect or relate to the Property whether arising before or after the date hereof and all financial and other restrictions liabilities and obligations arising therefrom.
- 8.2 For the purposes of Section 6(2)(a) of the Law of Property (Miscellaneous Provisions) Act 1994 all matters recorded in registers open to public inspection are to be considered within the knowledge of the Buyer.
- 8.3 The buyer acknowledges that notwithstanding any statement in the Special Conditions, Particulars and Addendum no representation warranty or condition is made or implied whether directly indirectly or collaterally as to:
- 8.3.1 the permitted user of the Property under the Town and Country Planning Acts.
- 8.3.2 the state or condition of the property or any part thereof.
- 8.3.3 whether the Property is subject to road widening proposals and schemes.
- 8.3.4 whether the Property is in an area designated for redevelopment.

9. COMPLETION

- 9.1 The completion date will be 42 days from the date hereof unless varied by the Special Conditions, Particulars or Addendum, but otherwise completion will take place in accordance with Standard Condition 8.

10. LEASEHOLD PROPERTY

- 10.1 Condition 10 of the Standard Conditions shall apply.

11. TENANCIES

- 11.1 If the Special Conditions state that the Property is sold subject to and with the benefit of any tenancies leases or other occupancies:
- 11.1.1 the only representation made or intended to be implied by or from the Special Conditions is that the amounts of rent stated are the rents actually payable or being paid by the tenants to the Seller.
- 11.1.2 no representation is made that those rents are properly payable.
- 11.1.3 no representation is made that any notices served were valid in proper form or properly served.
- 11.1.4 the Seller shall not be required to furnish copies of any notices served by him or his predecessors in title.
- 11.1.5 the Buyer shall be satisfied with such evidence or information of the terms of the tenancies as the Seller can supply whether such have been produced in writing or not.
- 11.1.6 the Buyer will satisfy himself before bidding as to the correctness of all rents and other details of the tenancies leases or occupancies and no objection requisition or enquiry shall be made by the Buyer whether or not he has made such enquiries as to the correctness or otherwise of such rentals or that the same are not lawfully recoverable either in whole or in part and the Buyer shall not be entitled to refuse to complete or to demand compensation or damages or in any way make any claim or counterclaim or claim compensation on account of any of these matters.
- 11.1.7 nothing shall be incorporated in any sale either directly indirectly or collaterally whether by way of condition warranty or representation as to whether in the case of a Property sold subject to any tenancy that there are subsisting any sub-tenancies or similar such occupancies and whether or not any shall be disclosed at or before the Auction the Buyer shall be deemed to purchase with full knowledge of any such tenancies that there may be whether or not he shall have enquired of the Auctioneers or have inspected and no objection shall be taken or requisition made on account thereof.
- 11.1.8 if at the date of completion there shall be due to the Seller any sums in respect of rent, insurance premium or any other sums due from the tenants such sums shall be paid in full to the Seller by the Buyer and the Seller if required by the Buyer will assign to the Buyer the benefit of such sum or sums.
- 11.1.9 the liability of the Buyer for arrears of rent shall extend only to the period of time commencing one clear quarter immediately prior to completion and in regards to insurance and/or service charge to one clear year prior to completion unless The Special Conditions and/or the Auctioneer's Addendum contain particulars of the arrears and the periods to which they relate.

12. FIXTURES AND FITTINGS

- 12.1 Any fixtures and fittings subject to any lien or hire purchase loan or credit agreement are expressly excluded from the sale.
- 12.2 The Seller makes no representation as to the ownership of any electric wiring, fittings, gas installation and fittings, and central heating installations which may be on hire or hire purchase from the supply companies. In such case the Seller accepts no liability for any payments that may be outstanding in respect thereof and the Property is sold subject thereto.

13. MISREPRESENTATION

- 13.1 The Buyer acknowledges that:
- 13.1.1 no statement or representation which may previously have been made to him or any person concerned on his behalf by or on behalf of the Seller whether orally or in writing induced him to enter into this agreement.
- 13.1.2 any such statement or representation as aforesaid does not form part of this agreement and
- 13.1.3 any liability of the Seller in respect of any statement made to the Buyer at law or in equity is hereby excluded to the extent authorised by the Misrepresentation Act 1967.
- 13.2 Any measurements given in the particulars of the Property or Special Conditions are approximate for guidance only and photographs or plans are for convenience only and each is excluded from the basis of this agreement.
- 13.3 It is the Buyer's responsibility to satisfy himself before making a bid as to the accuracy of the Particulars of the Property and the Special Conditions.

14. VALUE ADDED TAX 'VAT'

- 14.1 Except where stated in the Special Conditions and/or in the Particulars and/or in the Addendum of the Lot:
- 14.1.1 VAT will not be chargeable on the sale of the Property.
- 14.1.2 the Seller warrants and undertakes to the Buyer that the Seller has not elected to waive VAT exemption in respect of the property nor has he notified HM Customs and Excise of any such election and will not do so prior to completion.
- 14.2 Any obligation to pay any other sums of money pursuant to the provisions of the General Conditions or the Special Conditions includes an obligation to pay any VAT chargeable in respect of that payment.

15. AUCTIONEERS' RIGHTS

- 15.1 The Auctioneers act only as agents for the Seller and are not responsible for any default by the Seller or Buyer.
- 15.2 The Auctioneers shall not be under liability financial or otherwise in respect of any of the matters arising out of the Particulars of the Property and the Special Conditions and any matters arising out of the auction.
- 15.3 No claim shall be made by the Buyer against the Auctioneers in respect of any loss damage claims or demands suffered or received by the Buyer as a consequence of the Buyer acquiring or agreeing to acquire the Property.

16. SALE BY PRIVATE TREATY

- 16.1 The Seller reserves the right to sell the Property by private treaty at any time before the auction.
- 16.2 The Seller reserves the right to withdraw the Property from sale at any time prior to exchange of contracts.
- 16.3 The Seller reserves the right to amend or add to the Particulars of the Property and the Special Conditions at any time prior to the auction.

17. INSURANCE

Please refer to Clause 7 of the Standard Commercial Property Conditions (Second Edition) as well as the Special Conditions of Sale relating thereto and/or the Addendum.

18. GENERAL

- 18.1 The provisions of this agreement – except insofar as they are fully satisfied on completion – shall not merge on completion but shall continue to subsist for so long as may be necessary to give effect thereto.
- 18.2 Where the property sold forms part of a larger title the Assurance to the Buyer shall contain:
- 18.2.1 an easement providing for the free flow of water soil gas electricity and other services from and to any adjoining land and premises belonging to the Seller through any sewers, drains, watercourses, pipes, wires, cables and conduits now existing in or under the said property or substituted therefore by the purchaser or its successors.
- 18.2.2 a covenant by the Buyer with the Seller to contribute and pay a due proportion as apportioned by the Seller to the said property of the costs, charges and expenses of cleaning and lighting repairing and maintaining pavements yards and ways adjoining the said property, staircases, sewers, drains, pipes, wires, conduits and watercourses of the said property or any part thereof which may be used or enjoyed by the Purchaser and all other persons lawfully entitled thereto.
- 18.2.3 The following exceptions and reservations 'Except and reserving unto the Seller and its successors the right in common with the Buyer and all other persons lawfully entitled thereto to use all sewers, drains, pipes, wires, conduits and watercourses now in or upon the said property or any part thereof and freely to run and pass water, soil and electricity through and along the same or any of them AND excepting and reserving the right in common with the Buyer and all other persons lawfully entitled thereto to use the pavements, yards and ways adjoining the said property'.

RESULTS OF AUCTION HELD ON 14TH DECEMBER 2016

Lot	Property	Sale Price	Available Price (Subject to contract)	Lot	Property	Sale Price	Available Price (Subject to contract)
A	105, 107 & 109 Queens Drive, Finsbury Park, London N4 2BE	Sold Prior		17	30a Rockingham Road, Kettering, Northamptonshire NN16 8JS	£103,000	
1	269/269A Preston Road, Wembley, Middlesex HA3 0PS	£640,000		18	Vulcan Works, 34/36 Henry Road, New Barnet, Hertfordshire EN4 8BD	Sold Prior	
2	232 Northolt Road, South Harrow, Middlesex HA2 8DU	£503,000		19	Golden Imp Chalet Park, Cliff Road, Hornsea, East Yorkshire HU18 1JR		£775,000
3	Unit 5, Cardigan Close, Tonteg, Pontypridd, South Wales CF38 1LD	£125,000		20	14 Mercery Lane, Canterbury, Kent CT1 2JJ	Withdrawn Prior	
4	6 Adelaide Gardens, Chadwell Heath, Romford, Essex RM6 6SR	£401,000		21	24a Corwell Lane, Uxbridge, Middlesex UB8 3DD	Sold Prior	
5	24 Chandos Way, Golders Green, London NW11 7HF	Sold Prior		22	47-49 Brackley Street, Farnworth, Bolton, Lancashire BL4 9DS		Refer
6	69 Chapel Market, Islington, London N1 9ER	Withdrawn Prior		23	21 Silver Street, Trowbridge, Wiltshire BA14 8HE	£145,000	
7	84 Watling Street, Radlett, Hertfordshire WD7 7AB		Refer	24	Unit 6, Cardigan Close, Tonteg, Pontypridd, South Wales CF38 1LD	£101,000	
8	Unit 4, Cardigan Close, Tonteg, Pontypridd, South Wales CF38 1LD	£108,000		25	Unit 8 Finway, Dallow Road, Luton, Bedfordshire LU1 1TR	Withdrawn Prior	
9	4 Ox Close Avenue, Rotherham, South Yorkshire S61 3QY		Refer	26	16/16a Burnley Road, Padiham, Burnley, Lancashire BB12 8BX		£89,500
10	36-56 High Street, Wednesfield, Wolverhampton, West Midlands WV11 1SZ	£535,000		27	35/37 Lower Kings Road, Berkhamsted, Hertfordshire HP4 2AB	Withdrawn Prior	
11	1 Sylvan Court, 102 Holden Road, Woodside Park, London N12 7ED	Sold Prior		28	35 Longford Avenue, East Bedfont, Feltham, Middlesex TW14 9TQ	£288,250	
12	19 Market Place, Frome, Somerset BA11 1AN	Withdrawn Prior		29	Roadway r/o Brookside and Eton Avenue, East Barnet, Hertfordshire	£1,500	
13	8 Brassey Parade, Brassey Avenue, Hampden Park, Eastbourne, East Sussex BN22 9NG	£70,000		30	6 Cavendish Drive, Leytonstone, London E11 1DN	Withdrawn Prior	
14	173 Canterbury Road, Urmston, Greater Manchester M41 0SE	£151,000		31	41 Wolsey Avenue, East Ham, London E6 6AH	Withdrawn Prior	
15	66-68 High Street, Southend-on-Sea, Essex SS1 1JF		Refer	32	4 Alberta Road, Bush Hill Park, Enfield, Middlesex EN1 1JB	Withdrawn Prior	
16	28a Rockingham Road, Kettering, Northamptonshire NN16 8JS	£88,500					

23 Lots offered – 19 Lots sold – Total raised £9,680,250

MEMORANDUM AUCTION 28TH FEBRUARY 2017

LOT

Date

Property

Vendor

Purchaser

Address

Post Code Telephone

Purchase Price (excluding any VAT) £

Deposit (subject to bank clearance) £

Balance due on Completion £

The Vendor agrees to sell and the **Purchaser** agrees to buy the **Lot** for the **Price**.
This Agreement is subject to the Conditions of Sale so far as they apply to the **Lot**.

We confirm this sale and receipt of the Deposit.

Signed by or on behalf of the **Purchaser**

Signed by the Auctioneers on behalf of the **Vendor**

The **Purchaser's Solicitors** are

Telephone Reference

If signing on behalf of the **Purchaser**, please complete the following:

Name of Bidder

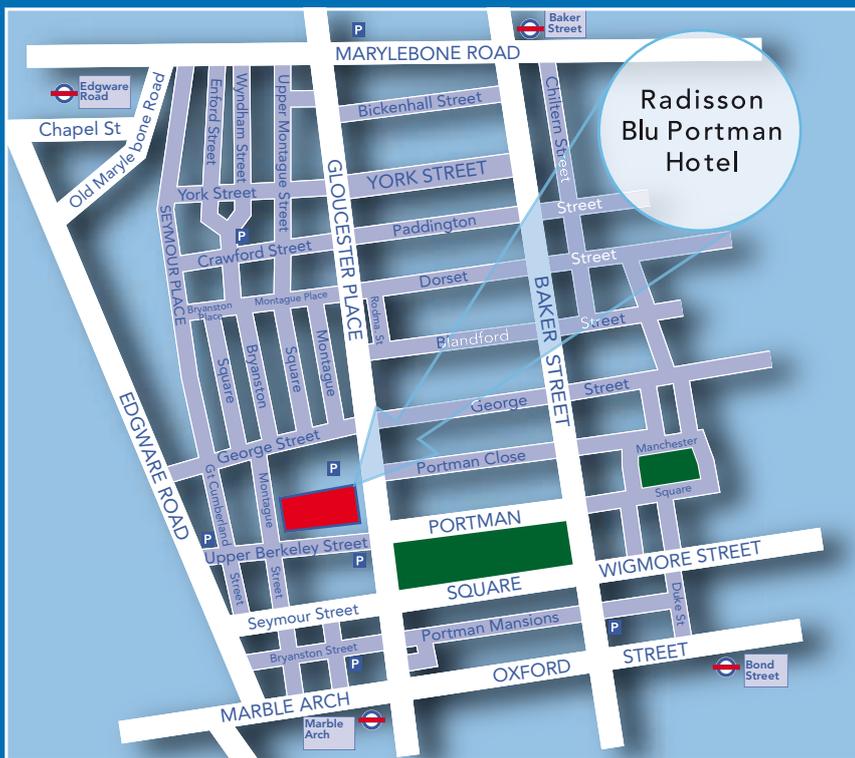
Address

Telephone Capacity

Following Auction – Wednesday 10th May 2017

To enter your lots, please contact:

John Barnett FRICS	jbarnett@barnettross.co.uk
Jonathan Ross MRICS	jross@barnettross.co.uk
Steven Grossman MRICS	sgrossman@barnettross.co.uk
Nicholas Leigh	nleigh@barnettross.co.uk
Roy Tamari	rtamari@barnettross.co.uk
Elliott Greene	egreene@barnettross.co.uk



VENUE

The Radisson Blu Portman Hotel
22 Portman Square
London W1H 7BG



Brook Point, 1412 High Road, Whetstone, London N20 9BH
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