

AUCTION

WEDNESDAY 10TH MAY 2017

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

Commencing at 12.00 p.m.

**100%
SUCCESS RATE
IN FEB 2017
AUCTION**

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on the morning of the sale to ensure that the particular lot will be offered at the Auction as a lot can be sold or withdrawn at any time prior to being offered.**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.
15. In respect of Lots 5, 23, 45 & 50 there is a disclosure under the Estate Agents Act 1979 contained in the Special Conditions of Sale.

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	38 Cannon Hill	Southgate	London N14
2	34 Buckland Road, Pen Mill Trading Estate	Yeovil	Somerset
3	387–389 Upton Road, Noctorum	Birkenhead	Merseyside
4	89 Commercial Road	Swindon	Wiltshire
5	9/9a Southgate Street	Gloucester	Gloucestershire
6	51/53 High Street	Alcester	Warwickshire
7	49–51 Blackburn Road	Accrington	Lancashire
8	10–14 Wilford Road	Ruddington	Nottinghamshire
9	126 Newland Avenue	Kingston-upon-Hull	East Riding of Yorkshire
10	16/16a Thoroughfare	Halesworth	Suffolk
11	122/122a & 124/124a Wembley Park Drive	Wembley	Middlesex
12	Flats 2–96 (even) Stoke Abbott Court, Stoke Abbott Road	Worthing	West Sussex
13	242 Duchess Parade, High Street	West Bromwich	West Midlands
14	1 & 1a Marsham Street	Maidstone	Kent
15	11 Holmleigh Parade, Tuffley	Gloucester	Gloucestershire
16	Land r/o 51/53 High Street	Alcester	Warwickshire
17	114/116 Brighton Road	Coulsdon	Surrey
18	95 High Street West	Sunderland	Tyne & Wear
19	8 Wellington Road	Rhyl	Denbighshire
20	31 Bedford Hill	Balham	London SW12
21	Clearbrook, 24 Mill Lane	Wateringbury	Kent
22	30/31 Clerkenwell Green	Clerkenwell	London EC1
23	1 Bridge Street	Worksop	Nottinghamshire
24	Unit 5, Old Milton Green Parade, Old Milton Green	New Milton	Hampshire
25	15 Bilbrook Road, Codsall	Wolverhampton	West Midlands

Lot

26	87/87a Darlington Street
27	42–44 High Street
28	93 Holton Road
29	3rd & 4th Floors, Union House, 89 Union Street
30	18 Cardiff Road
31	1 Bell Street, Wellington
32	9/11 Jameson Street
33	30/30a North Parade
34	63 Biggin Street
35	64 Biggin Street
36	7 Church Street
37	25/25a & 26/26a Carlton Parade
38	Forsyth House, 20 Woodland Road
39	18 Blackbird Hill
40	28 Blackbird Hill
41	5–7 Boston Street
42	63B High Street
43	53/55/57 High Street North
44	60–62 London Road
45	3 Clockhouse Lane, Collier Row
46	34 High Street, Brightlingsea
47	68 Warwick Avenue
48	Advertising Hoarding, 253 Westwood Lane, Blackfen
49	Land to the south-east side of Brighton Road
50	Land at Nursery Gardens

Wolverhampton	West Midlands
Stone	Staffordshire
Barry	South Glamorgan
Torquay	Devon
Newport	Gwent
Telford	Shropshire
Kingston-upon-Hull	East Riding of Yorkshire
Chessington	Surrey
Dover	Kent
Dover	Kent
Lisson Grove	London NW8
Orpington	Kent
Darlington	County Durham
Neasden	London NW9
Neasden	London NW9
Holyhead	Anglesey
Leatherhead	Surrey
Dunstable	Bedfordshire
Croydon	Surrey
Romford	Essex
Colchester	Essex
Maida Vale	London W9
Sidcup	Kent
Horley	Surrey
Welwyn Garden City	Hertfordshire

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.

the Ark
design & print

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)

Please despatch to: Title (Mr, Mrs, Miss, Ms*)

Company



Address

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*Delete as appropriate

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☐ I enclose a cheque for £ payable to **The Ark Design & Print Ltd** or

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W h o % S H

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Your property may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it. A rate from 0.99% will be chargeable on the amount borrowed every calendar month. However rates are subject to change and will increase or decrease in line with movements in 3m LIBOR (The London Inter-Bank Offered Rate For Three Month Sterling Deposits). Rates will be adjusted on each calendar month anniversary of the facility. The overall cost for comparison is 12.4% APR. *A £200 admin fee will be payable on completion of the bridging loan.

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- Sales
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- Transfers
- 1982 CGT
- Disputes
- Divorce
- Gifts (I.H.T.)

At Barnett Ross we have Auction Results dating back to the 1960's and are able to provide Property Valuation Reports for a variety of different requirements.

Please call to discuss your requirement:

John Barnett FRICS (Registered Valuer)

020 8492 9449

jbarnett@barnettross.co.uk

Are you acting as an Executor?



- We regularly sell Commercial and Residential properties in our National Auctions on behalf of Executors.
- If you are an Executor, let us help to maximise your asset with a sale by auction.
- We can provide an RICS Probate Valuation and if you subsequently sell the property in one of our auctions, we will **refund the Valuation Fee.**

Please call to discuss your requirement:

John Barnett FRICS (Registered Valuer)

020 8492 9449

jbarnett@barnettross.co.uk

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Regards,

Jonathan Ross

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 jross@barnettross.co.uk

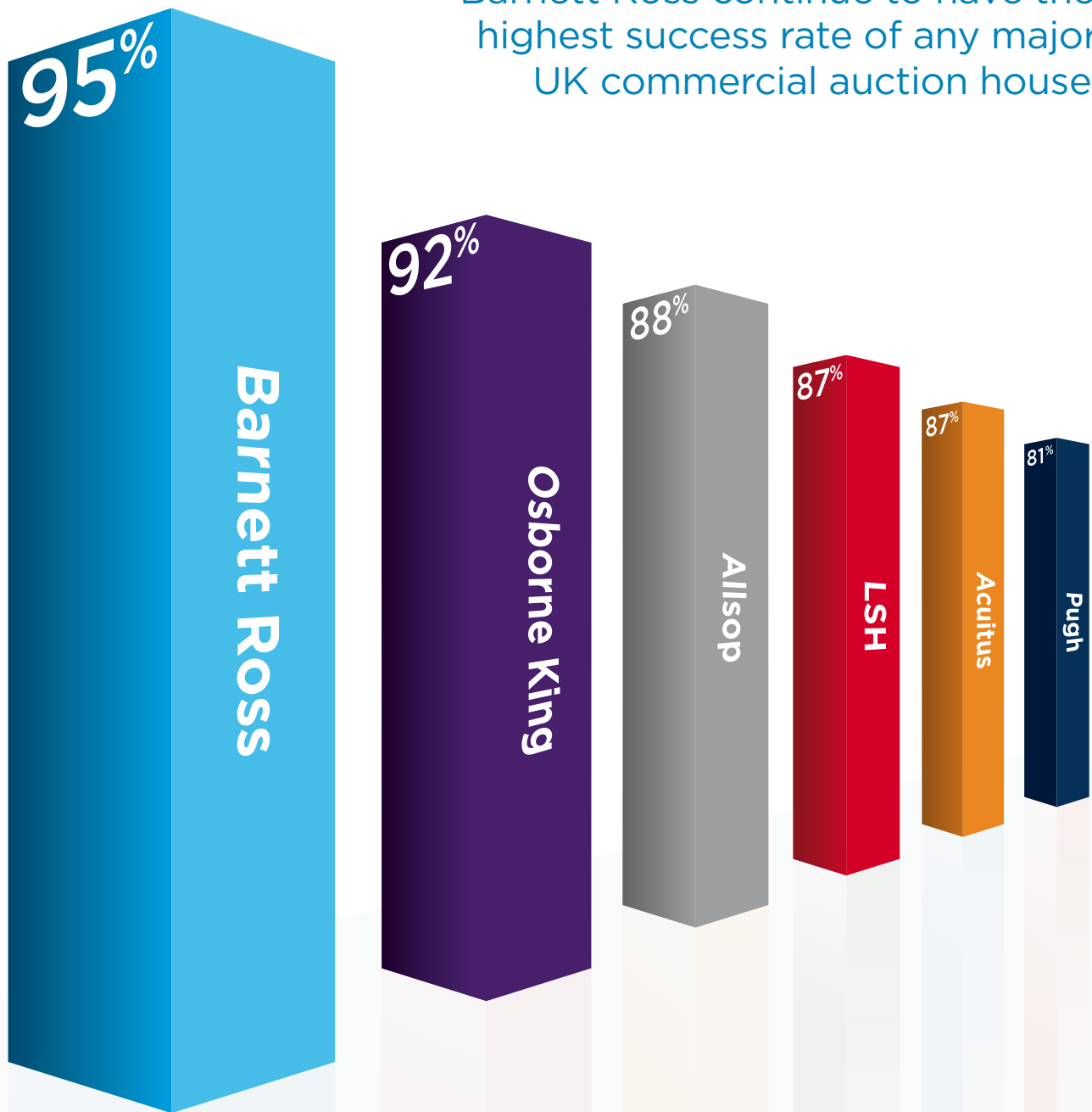
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Ross**
Chartered Surveyors

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



SITUATION

In this very popular parade close to the well-known 'Ye Olde Cherry Tree' Public House serving this affluent residential area, amongst such multiples as **Coral**, **Café Rouge**, **Village Vet** and the **Post Office**, plus a variety of local traders.

The property is located within 10 minutes walk of Southgate Underground Station (Piccadilly Line).

Southgate lies approximately 8 miles north of Central London.

PROPERTY

A mid terrace building comprising a ground floor **Hair and Beauty Salon** with separate rear access to a **Self-Contained Flat** on the first and second floors.

In addition the property includes a **Rear Yard** providing parking for 2 cars, accessed via a rear service road.

ACCOMMODATION

Ground Floor Salon

Gross Frontage	20'3"
Internal Width	18'8"
Shop Depth	33'11"
Built Depth	55'7"

2 Treatment Rooms plus WC

First & Second Floor Flat

First Floor - 3 Rooms, Kitchen, Bathroom, WC

Second Floor - 2 Rooms

£23,000 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

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **A. Duzgun and M. Akdogan as Sassy Hair & Beauty** for a term of 12 years from 10th September 2016 (**renewal of a previous lease**) at a current rent of **£23,000 per annum** exclusive.

Rent Reviews 2020 and 2024

Note: The Tenant sublets the Flat on an AST.



Adjoining Parade

JOINT AUCTIONEERS

George Ellis & Sons, 13 Ducketts Wharf, South Street,
Bishop's Stortford, Herts. CM23 3AR. Tel: 01279 757000
Ref: J. Chamberlain - Email: info@georgeellis.co.uk

VENDOR'S SOLICITORS

Christopher Davidson LLP - Tel: 01242 581481
Ref: K. Ellis - Email: ke@cdlaw.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

6 WEEK COMPLETION



SITUATION

Located in this well-established industrial estate amongst such other occupiers including **Screwfix**, **Plumbase**, **Ablebox** and **Europcar** and being approx. 1 mile from the town centre. Yeovil Junction Rail Station (South-West Mainline) provides a regular train service to London Waterloo. Yeovil is a market town situated some 12 miles north of Dorchester and 40 miles south of Bristol with good road links to the M5 (Junction 25) and A303 which links to the M3 (Junction 8).

PROPERTY

A single storey **Detached Warehouse with front Trade Counter** situated upon a rectangular site which includes a front forecourt for parking approx. 6 cars and a side service road allowing vehicular access and loading. In addition, the property benefits from a roller shutter door.

ACCOMMODATION

Warehouse

GIA Approx. 4,855 sq ft incl. 2 WCs

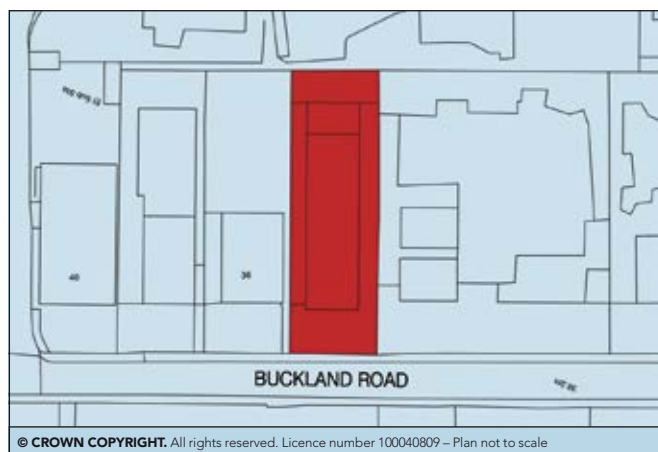
VAT is NOT applicable to this Lot

FREEHOLD

£4,728 per annum

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

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



TENANCY

The entire property is let on a full repairing and insuring lease from 7th February 1967 to 31st March 2065 (**thus having approx. 47¾ years unexpired**) to **J S Partners & Co. Ltd** at a current rent of **£4,728 per annum** exclusive.

Rent Reviews February 2027 and 20 yearly based on site value.

Note: The lessees have informed us that they have sublet to a connected company.

VENDOR'S SOLICITORS

Goodman Derrick LLP – Tel: 020 7404 0606
Ref: Ms Dagmara Selwyn-Kuczera
Email: dselwyn-kuczera@gdlaw.co.uk

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SITUATION

Located close to the junction with Coniston Avenue in this established retail parade, amongst other multiples as **Boots**, **Ladbroke's** and **Co-Op Food** as well as a variety of local traders, serving the surrounding residential population being approx. 2 ½ miles west of Birkenhead town centre.

Birkenhead provides a fast link to Liverpool via the Mersey Tunnel as well as enjoying good road access via the M53 (Junctions 1 to 3).

PROPERTY

A mid terraced building comprising **Ground Floor Double Shop** with separate front access to **2 Self-Contained Flats** on the first floor. In addition, the property benefits a rear yard and the use of a rear service road.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 38'11" Internal Width 30'3" Shop Depth 28'1" Built Depth 52'3" Rear Store Area Approx. 230 sq ft Store Office Area Approx. 170 sq ft WC	Martin McColl Ltd (having over 1,300 branches) (T/O for Y/E 29/11/15 £489.34m, Pre-Tax Profit £22.23m and Shareholders' Funds £134.74m)	15 years from 20th March 2007	£11,000	FRI Rent Reviews March 2017 (Outstanding – Landlord quoted £20,000 p.a.)
First Floor (2 Flats)	Not inspected	Various	Each 999 years from 1st January 1985	Peppercorn	Each FRI
TOTAL				£11,000	

£11,000 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

Garner Canning – Tel: 01827 314 004
Ref: D. Partington – Email: davidpartington@garnercanning.co.uk

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SITUATION

Occupying a prominent trading position close to the junction with Havelock Street within one of the main professional and financial services areas in Swindon, only a short distance from the **Brunel Shopping Centre** and the busy Regent Street, adjacent to **A-Plan Insurance**, and with other nearby occupiers including **Endsleigh, NatWest, Swinton, Cash Convertors** and **Ladbrokes**.

Swindon is a major business and commercial centre, located within the prosperous M4 corridor, enjoying easy access to the M4 Motorway (Junctions 15 & 16) midway between Reading and Bristol.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop with A2 use** plus internal access to further **Offices** and **Ancillary Accommodation** at first and second floor level. There is rear vehicular access for unloading together with off-street parking for **2 cars**.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'6"
Internal Width	15'7"
Shop Depth	24'5"
Built Depth	45'4"
2 WC's	

First Floor Office

Area	Approx. 290 sq ft
Kitchen Area	Approx. 35 sq ft

Second Floor Office

Area	Approx. 80 sq ft
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TENANCY

The entire property is let on a full repairing and insuring lease to **Morcumb's Mortgage Services Ltd as a Mortgage Advice Bureau** for a term of 6 years from 14th December 2012 at a current rent of **£15,000 per annum** exclusive.

Note 1: The tenant did not exercise their 2015 break clause.

Note 2: The lease is outside the renewal provisions of the L and T Act 1954.

£15,000 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

Shakespeare Martineau - Tel: 01789 416 400
Ref: Ms Janet James - Email: janet.james@shma.co.uk

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SITUATION

In this popular tourist location approx. 350 yards from the Cathedral and occupying a prime trading position in this busy pedestrianised city centre and being close to the junction with Westgate Street. Nearby multiples include **H. Samuel, Caffè Nero, Greggs, Tesco Express, Marks & Spencer, Barclays Bank, Topshop, Vodafone** and many others. In addition, The Eastgate Shopping Centre and Eastgate Market are a short distance away, as well as Gloucester Railway Station (2 hours to Paddington). Gloucester is located approx 11 miles south of Worcester and 22 miles north of Bristol.

PROPERTY

An attractive Grade I Listed building comprising a **Deep Ground Floor Shop (with consent for A1 & A3 Use)** and rear internal access to **Basement Storage** (height 6'6"). There is a separate return frontage providing self-contained access to a **Bar/ Restaurant** at first and second floor levels and a **Residential Flat** at third floor level all of which was previously known as The Old Bell Inn.

VAT is NOT applicable to this Lot

FREEHOLD

£50,000 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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	25'0"
Internal Width	24'6"
Reducing to	18'4"
Shop Depth	78'8"
Built Depth	105'8"
2 WCs	

Basement

Area	Approx. 1,850 sq ft
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First Floor Bar/Restaurant

Area	Approx. 1,685 sq ft ¹
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Second Floor Bar/Restaurant

Area	Approx. 1,140 sq ft ¹
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Third Floor Flat (not inspected)

1 Bedroom, Living Room, Kitchen, Bathroom/WC

¹Areas taken from VOA

TENANCY

The entire property is let on a full repairing and insuring lease to **Costa Ltd (having approx. 1,500 branches - wholly owned by Whitbread Group plc who for Y/E 03/03/16 reported a T/O of £2.92bn, Pre-Tax Profit of £495m and Shareholders' Funds of £2.65bn)** for a term of 10 years from 9th January 2016 **(renewal of a previous lease)** at a current rent of **£50,000 per annum** exclusive.

Rent Review January 2021

Tenant's Break 2022



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Note: The Lessees sublet the entire upper part (first, second and third floors) to Mr Paul Soden t/a Tiger Eye (Restaurant/ Bar) for a term from 21/2/17 to 3/2/26 (outside L & T Act 1954 renewal provisions) at £10,000 for year 1 rising to £14,000 p.a. with a Tenant's Break and Rent Review in 2021.

VENDOR'S SOLICITORS

Macrory Ward - Tel: 020 8440 3258
Ref: Ms Martina Ward - Email: martina@macroryward.co.

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The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts

IN SAME OWNERSHIP FOR OVER 18 YEARS



SITUATION

Located on this prime retail pitch in the town centre, amongst a variety of local traders and multiple retailers such as **Waitrose, Superdrug, Sue Ryder, Lloyds Bank, William Hill, Barclays Bank, Simply Fresh** and a **Post Office**.

Alcester is a pleasant market town situated approx. 18 miles south of Birmingham and approx. 14 miles east of Worcester, enjoying good road links via the M5, M40 and M42 motorways.

PROPERTY

An attractive Grade II Listed mid terrace building comprising a **Ground Floor Shop** with part first floor **Staff Room** and separate side access via an adjoining archway to **4 Self-Contained Flats** on part ground, part first and second floors. The property benefits from having drive-in access from the High Street to a **Rear Yard** suitable for parking up to **9 cars**.

VAT is NOT applicable to this Lot

FREEHOLD

£20,600 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





TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Part First Floor Staff Room	Ground Floor Shop Gross Frontage 29'7" Internal Width 26'1" Shop Depth 54'7" Built Depth 87'0" WC Part First Floor Staff Room Approx. 65 sq ft Plus right to park 2 cars in the Rear Yard	Lloyds Pharmacy Limited (Having approx. 1,800 branches) (T/O for Y/E 31/03/16 £2.02bn, Pre-Tax Profit £20m, and Shareholders' Funds £239.2m)	10 years from 29th September 2016 (In occupation for over 11 years – Renewal of previous lease) (The shop has been used as a pharmacy since 1979)	£20,000	FRI Rent Review 2021
4 Flats (Part Ground, Part First & Second Floors)	Not Inspected Plus each flat has the right to park 1 car in the Rear Yard	Various	Each 125 years from 25th March 2011	£600 (each £150)	FRI Rents double every 25 years.
TOTAL				£20,600	

Note: 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

Goodman Derrick LLP – Tel: 020 7404 0606
 Ref: Ms Dagmara Selwyn-Kuczera
 Email: dselwyn-kuczera@gdlaw.co.uk



SITUATION

Located within the heart of the town centre, adjacent to **Age UK** and **Thomson** directly opposite the Market Hall having markets outside on Tuesday, Friday and Saturday as well as being within close proximity to the town's main Bus Station. Other nearby multiples include **NatWest**, **Nationwide**, **Brighthouse**, **William Hill**, **Betfred** and **Barclays**.

Accrington is located between Blackburn and Burnley just off the M65 (Junction 7) some 14 miles east of Preston and 22 miles north of Manchester.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with **Ancillary Storage** in the basement and on part first floor. In addition, there is separate front access to **6 Self-Contained Flats** on part first, second and third floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note: 6 Week Completion

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop, Basement & Part First Floor	Ground Floor Shop Gross Frontage 34'11" Internal Width 29'4" Shop & Built Depth 46'4" Area Approx. 1,260 sq ft Basement Area Approx. 460 sq ft Part First Floor Area Approx. 52 sq ft WC Total Area Approx. 1,772 sq ft	RAL Limited t/a Winners Adult Gaming (RAL Limited (formally Rank Amusements Ltd) have approx. 144 branches and for the Y/E 13/06/15 reported a turnover of £60.8m, a Pre-Tax Profit of £3.3m and Shareholders' Funds of £22.7m.)	10 years from 24th June 2014 (No Breaks)	£18,000	FRI by way of service charge Rent Review 2019
Part First, Second and Third Floor Flats	6 Flats – Not inspected	Individual	Each 999 years from 7th July 2006	£60 (£10 per flat)	FRI by way of service charge
TOTAL				£18,060	

£18,060 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

VENDOR'S SOLICITORS

Taylor Rose TTKW – Tel: 01733 865 150
Ref: N. Yousaf – Email: navead.yousaf@taylor-rose.co.uk

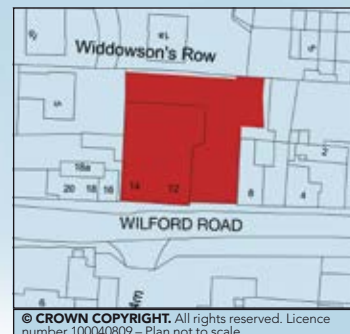
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The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts

LOT 8

10-14 Wilford Road,
Ruddington,
Nottinghamshire NG11 6EN

*Reserve below £750,000
BY ORDER OF TRUSTEES OF
A MAJOR PENSION FUND

6 WEEK COMPLETION



SITUATION

Located close to the junction with Easthorpe Street, nearby such multiples as **Coral**, **The Nottingham Building Society** and a **Post Office** and a host of established independent traders all serving the local community.

Ruddington is a popular village approximately 4 miles south of Nottingham city centre, enjoying excellent road links to the M1 (Junction 24) via the A453.

PROPERTY

A detached building comprising a **Ground Floor Supermarket** with **Storage/Staff Accommodation** at the rear. In addition the property includes a **Car Park for approx. 12 vehicles**.

ACCOMMODATION

Ground Floor Supermarket

Gross Frontage	55'5"
Internal Width	53'6"
Shop Depth	50'4"
Built Depth	71'1"
Sales Area	Approx. 2,655 sq ft
Store Area	Approx. 1,235 sq ft plus WC's
Total Area	Approx 3,890 sq ft

VAT is applicable to this Lot

FREEHOLD

£59,332 per annum

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

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

TENANCY

The entire property is let on a full repairing and insuring lease to **Sainsbury's Supermarkets Ltd (having over 1,200 supermarkets and convenience stores)** (T/O for Y/E 12/03/2016 £23.17bn, Pre-Tax Profit £406m and Shareholders' Funds £4.6bn) for a term of 15 years from 22nd February 2011 at a current rent of **£59,332 per annum exclusive**.

Rent Review February 2021 in line with RPI subject to a minimum uplift of 5.101% (1% per annum compounded) and a maximum 18.7686% (3.5% per annum compounded). The minimum rent increase in 2021 will therefore be £62,359 p.a. and the maximum rent increase will be £70,468 p.a.

Tenant's Break option February 2021



VENDOR'S SOLICITORS

Shepherd and Wedderburn LLP - Tel: 020 7429 4900
Ref: Ms Lauren McLeod - Email: lauren.mcleod@shepwedd.co.uk

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SITUATION

Located in this busy established retail thoroughfare, close to the junction with Grafton Street, two doors down from a **Sainsbury's Local** and amongst such multiples as **Card Factory, Ladbroke's, Boots, Quicksilver, Fultons, William Hill, Oxfam, Lloyds, Heron Foods** and a host of independent traders.

The property is located in a popular student area, being within 1 mile of the University of Hull and lies approximately 1½ miles to the north of Hull city centre.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. In addition the property includes a rear yard.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'3" Internal Width 14'1" Shop Depth 26'10" Built Depth 57'8" WC	Subway Realty Limited (T/O for Y/E 31/12/2015 £31.962m, Pre-Tax Profit £1.468m and Shareholders' Funds £1.826m)	10 years from 11th October 2004	£13,400	FRI Holding Over
First Floor Flat	1 Bedroom, Living Room, Kitchen, Bathroom/WC ¹	VACANT			

¹Not inspected by Barnett Ross

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

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

VAT is NOT applicable to this Lot

FREEHOLD



TOTAL £13,400 plus Vacant Flat

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 on the main pedestrianised thoroughfare of the town centre, amongst a variety of local traders and cafés as well as being within close proximity to such multiples as **Ipswich Building Society, Spar, Lloyds Bank** and a **Post Office**.

Halesworth is a popular Suffolk market town located approx. 8 miles west of Southwold, 14 miles south-west of Lowestoft, 20 miles south-east of Norwich and 25 miles north-east of Ipswich, benefitting from good road links via the A12 and the A143.

PROPERTY

A mid terraced building comprising **2 Ground Floor Shops** with separate rear access to **Ancillary Accommodation** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 16 (Ground Floor Shop)	Internal Width 19'5" (max) narrowing at rear to 10'8" Shop & Built Depth 35'5" WC	Sportlink Running and Fitness Ltd (Sport clothes & equipment retailer having 2 branches)	5 years from 10th August 2016	£14,000 (see Note 1) rising to £16,000 in August 2018)	FRI Note 1: The current rent is £13,000 p.a. rising to £14,000 p.a. from 10/8/17 and the Vendor will make up the rent shortfall on completion.
No. 16A (Ground Floor Shop)	Not inspected		999 years from April 2017	Peppercorn	FRI
First & Second Floor Ancillary Accommodation	Not inspected	Individual(s)	999 years from July 2016	Peppercorn	FRI Note 2: The first & second floors have Planning for conversion to 2 flats.
TOTAL				£14,000	

**£14,000 p.a. (see Note 1)
rising to £16,000 p.a. in 2018**

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

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

VENDOR'S SOLICITORS

Axiom Stone - Tel: 020 8422 1181
Ref: Ms Jaymini Ghelani - Email: jg@axiomstone.co.uk

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4 WEEK COMPLETION



SITUATION

Occupying a prominent position close to the junction with Empire Way with nearby multiples such as **McDonald's**, **Curry's**, **Lidl**, **JD Sports**, **Maplin** and being approx. ½ a mile from Wembley Stadium, Wembley Retail Park and approx. 350 yards from Wembley Park Station (Jubilee and Metropolitan Lines).

Wembley lies some 7 miles north-west of central London and benefits from good road links via the North Circular A406 and M1 (J1).

PROPERTY

A terraced building comprising a **Ground Floor Double Unit Banking Hall** (interconnected with and accessed via No. 126 which is not included in the sale) with separate front access to a **Self-Contained Flat** (No. 122A) at first floor level and a separate rear open staircase access to a **Self-Contained Flat** (No. 124A).

In addition, the property benefits from a rear service road giving access to private gated car park for approx. 7 cars.

VAT is NOT applicable to this Lot

£38,380 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

ACCOMMODATION

Ground Floor Banking Hall

Gross Frontage	39'8"
Internal Width	37'2"
Bank Depth	42'8" (max)
Built Depth	48'0"
Approx. ⅓ of Book Room	8'6" × 11'7" (at present only accessed from No. 126)

No. 122A – First Floor Flat (with uPVC windows)

3 Rooms, Kitchen, Bathroom/WC

No. 124A – First Floor Flat

3 Rooms, Kitchen, Bathroom/WC

Plus Part of 2 Ladies WCs and part of store room (at present only accessed from No. 126)

TENURE

Leasehold held on 2 FRI leases from HSBC for a term of 99 years from 25th March 1933 at a fixed total combined ground rent of £70 p.a. (thus having 14¾ years unexpired).

TENANCY

The entire property is let on a full repairing and insuring lease to **HSBC Bank Plc** (T/O for Y/E 31/12/2015 £18.63bn, Pre-Tax Profit £2.97bn and Shareholders' Funds £37bn) for a term of 5 years from 24th June 2012 at a current rent of **£38,380 per annum** exclusive.



View from Property

Note 1: A Section 27(1) Notice dated 21/3/17 under the L & T Act 1954 has been served by CBRE on behalf of HSBC which confirms that the lessees determine their tenancy as at 23rd June 2017 and will not renew and will provide vacant possession.

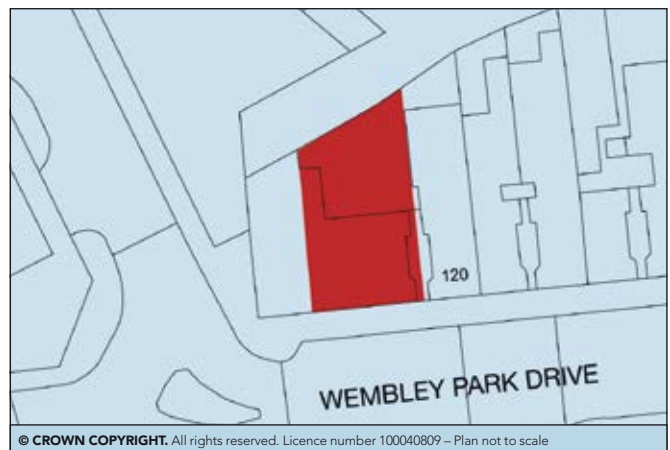
Note 2: The Freeholders are HSBC and the potential exists of the Head Lessees being able to enfranchise the freehold interest of both properties. Please take your own legal advice in this respect. The Vendor will serve Section 9 Notices on the Freeholders at the request of the Purchaser prior to completion without any warranties and at the expense of the contractual Purchaser.

Note 3: The 2 flats are currently sublet on AST's at £11,040 p.a. and £9,600 p.a. and no warranty is given that these will be offered with vacant possession by the lessees (HSBC).

Note 4: No schedule of dilapidation has been served on HSBC.

Note 5: The lessees also trade from the adjoining shop (No. 126) which is not included in this sale.

Note 6: No action has been taken with HSBC regarding reinstatement to the original layout as per the Licence for Alterations dated 7/9/66 and reinstatement of internal walls, services, front entrance access etc.



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Note 7: HSBC have written in to request an extension of their under-lease in order to carry out reinstatement works but this will be left to the contractual Purchaser to deal with.

VENDOR'S SOLICITORS

Watson Farley & Williams LLP – Tel: 020 7814 8000
Ref: R. Young – Email: ryoung@wfw.com

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6 WEEK COMPLETION



SITUATION

Located at the junction with Chapel Road directly opposite the Civic Centre, with frontages to both Stoke Abbott Road and Winton Place, in this mixed commercial and residential area only a few minutes' walk from the prime retailing area within the main town centre and the Sea Front.

Worthing is a popular coastal resort and a busy commercial centre, only 9 miles west of Brighton and enjoying excellent road links with the A27.

PROPERTY

Forming part of a substantial building comprising **48 Self-Contained Flats** on the first and second floors with entry-phone access and a central walkway at first floor level.

VAT is NOT applicable to this Lot

TENURE

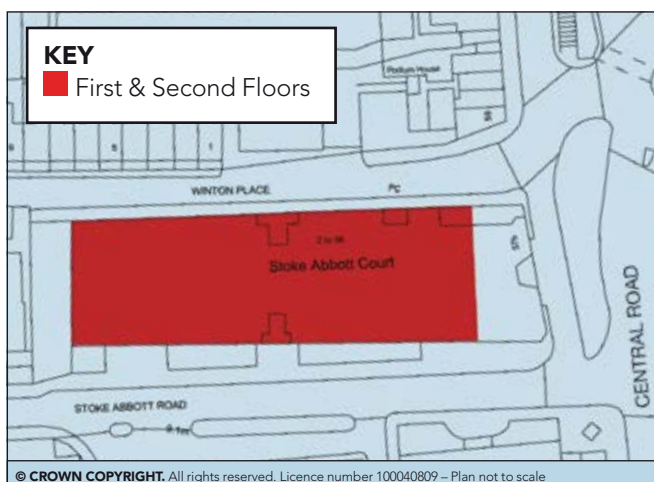
Leasehold for a term of 125 years from 25th December 1981 (thus having approx. 89½ years unexpired) at a peppercorn ground rent.

£5,050 per annum

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

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

Winton Place Frontage



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TENANCIES & ACCOMMODATION (Each flat let on an FRI lease by way of service charge)

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Nos. 48, 52, 64 & 78	4 Flats – Not inspected	Various	Each for a term expiring 25th March 2075 (Valuable Reversions in approx. 57¾ years)	£100 (£25 per flat)	The Vendor's share of premium for 90 year lease extensions on 3 similar flats which completed in April 2017 was approx. £8,713 per flat – see Note 1.
No. 38	1 Flat – Not inspected	Individual(s)	For a term expiring 25th March 2075 (Valuable Reversion in approx. 57¾ years)	£200	
Nos. 34 & 68	2 Flats – Not inspected	Various	Each for a term expiring 25th March 2075 (Valuable Reversions in approx. 57¾ years)	£500 (£250 per flat)	
Nos. 2, 12, 16, 28, 32, 46, 50, 54, 56, 70, 74, 76, 92 & 96	14 Flats – Not inspected	Various	Each for a term expiring 25th December 2080 (Valuable Reversions in approx. 63½ years)	£700 (£50 per flat)	Note 2: The lessee of Flat 76 served a Section 42 Notice to extend the lease for an additional 90 years at a peppercorn ground rent and the Vendor's share of premium has been agreed at approx. £6,443 – Refer to Special Conditions of Sale.
No. 66	1 Flat – Not inspected	Individual(s)	For a term expiring 25th December 2080 (Valuable Reversion in approx. 63½ years)	£150	The Vendor's share of premium for a 90 year lease extension on a similar flat which completed in April 2017 was approx. £7,537 – see Note 1.
Nos. 4	1 Flat – Not inspected	Individual(s)	For a term expiring 25th December 2080 (Valuable Reversion in approx. 63½ years)	£200	The Vendor's share of premium for a 90 year lease extension on a similar flat which completed in April 2017 was approx. £8,194 – see Note 1.
Nos. 10, 26, 36, 42, & 72	5 Flats – Not inspected	Various	Each for a term expiring 25th December 2080 (Valuable Reversions in approx. 63½ years)	£1,250 (£250 per flat)	The Vendor's share of premium for a 90 year lease extension on a similar flat which completed in April 2017 was approx. £9,630 – see Note 1.
No. 30	1 Flat – Not inspected	Individual(s)	For a term expiring on 28th September 2105 (Valuable Reversion in approx. 88¼ years)	£250	
No. 22	1 Flat – Not inspected	Individual(s)	For a term expiring on 24th December 2106 (Valuable Reversion in approx. 89½ years)	£200	
Nos. 20, 40, 44, 60 & 86	5 Flats – Not inspected	Various	Each for a term expiring on between 20th & 24th December 2106 (Valuable Reversions in approx. 89½ years)	£1,250 (£250 per flat)	
No. 94	1 Flat – Not inspected	Individual(s)	For a term expiring on 24th March 2107 (Valuable Reversion in approx. 89¾ years)	£250	
Nos. 8, 18, 82, 84 & 90	5 Flats – Not inspected	Various	Each for a term expiring on 25th March 2165	Peppercorn	Note 1: Lease Extensions have been agreed in respect of Flats 6, 8, 14, 18, 24, 58, 62, 80, 82, 84, 88 & 90 following on from service of Section 42 Notices served. These Lease Extensions are due to be completed in April 2017 and the Schedule of Tenancies has been prepared on the basis that the Lease Extensions have so completed.
Nos. 6, 14, 24, 58, 62, 80 & 88	7 Flats – Not inspected	Various	Each for a term expiring on 25th December 2170	Peppercorn	
TOTAL				£5,050	

**Note 3: Many of the ground rents increase periodically
– Refer to Auctioneers for Rent Increase Schedule.**

**Note 4: 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.**

**Note 5: There may be potential to add another floor,
subject to obtaining Planning and Freeholder's consent
as the Roof is demised to the Vendor, i.e. the head-
lessee.**

VENDOR'S SOLICITORS

Ms Alison Sandler – Tel: 020 8906 4411
Lawrence House, Goodwyn Avenue, London NW7 3RH

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fee of £500 (including VAT) upon exchange of contracts



6 WEEK COMPLETION

SITUATION

Occupying a prime trading position adjacent to **McDonald's** and **Ladbrokes** in the heart of the pedestrianized town centre which includes an outdoor market (trading 6 days a week) and amongst other such multiples as **Argos, Paddy Power, New Look, Santander, The Money Shop, Nationwide, Halifax** and only 100 yards from the entrances to the **Kings Square & Queens Square Shopping Centre's**. West Bromwich is a busy commercial centre located on the main A41, enjoying easy access to the M5 (J1) and the M6 (J8) some 5 miles north-west of Birmingham and 8 miles south-east of Wolverhampton.

PROPERTY

A mid terrace building comprising a **Ground Floor Restaurant/Café with Cellar** and separate front access to **Ancillary Storage** at first floor level.

In addition, the property benefits from vehicular access through metal gates from Paradise Street at the rear leading to an open yard area with parking for up to **6 cars** as well as **2 small brick-built Store Buildings**. The site depth is **187 ft**.

VAT is applicable to this Lot

FREEHOLD

£30,000 per annum

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

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

ACCOMMODATION

Ground Floor Café/Restaurant (98 covers)

Gross Frontage	33'2"
Internal Width	28'1"
Restaurant Depth	54'9"
Built Depth	76'7"
Restaurant Area	Approx. 1,435 sq ft
Kitchen Area	Approx. 250 sq ft
3 Ladies WCs & 1 Gents WC	

Cellar

Area	Approx. 700 sq ft (max height 5'5")
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First Floor Store/Staff

Area	Approx. 390 sq ft
4 Rooms, Bathroom/WC	

Total Area **Approx. 2,775 sq ft**

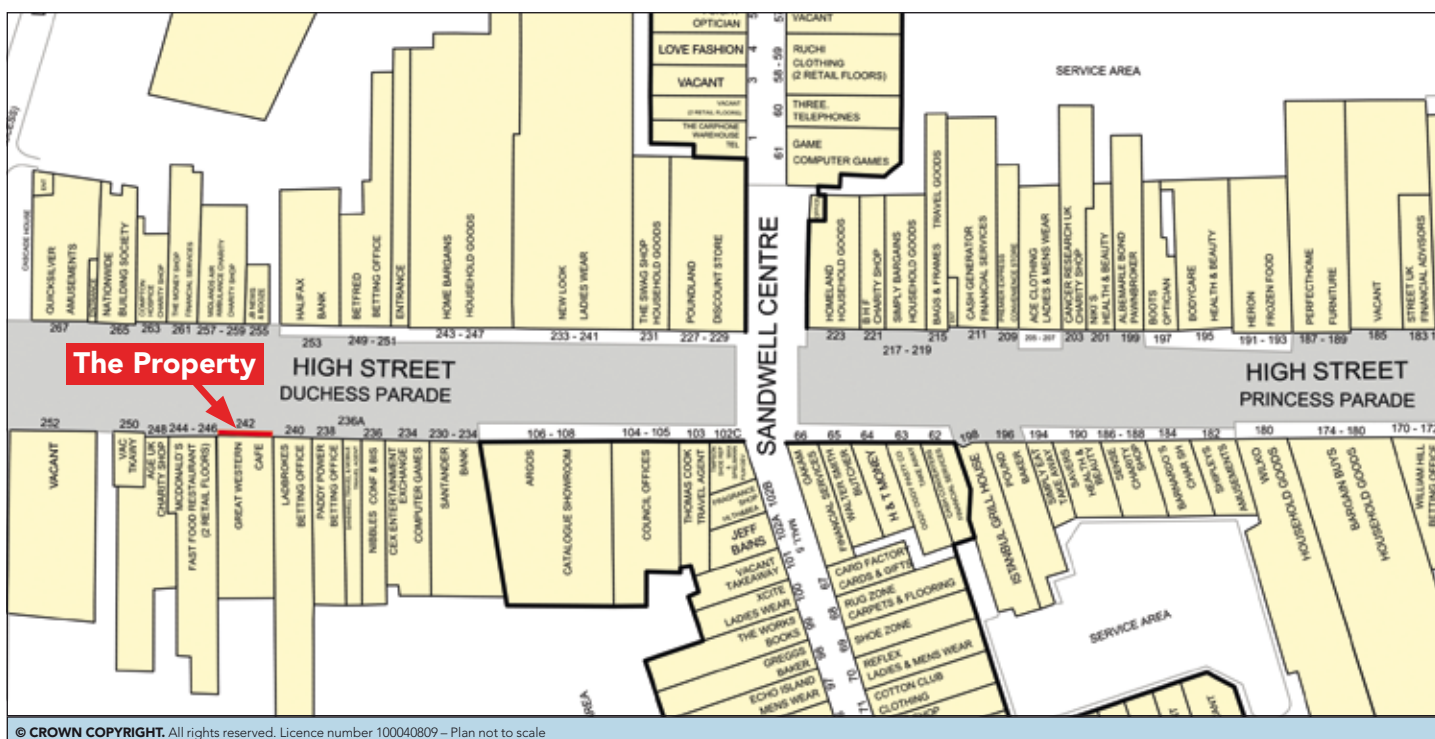
External Store Buildings – Not Inspected

TENANCY

The entire property is let on a full repairing and insuring lease to **Moore Café Ltd (with Guarantor) t/a Great Western Café** for a term of 10 years from 27th October 2015 at a current rent of **£30,000 per annum** exclusive.

Rent Review and Tenant's Break 2020

Note: The lease is outside the renewal provisions of the L and T Act 1954.



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VENDOR'S SOLICITORS

Shakespeare Martineau – Tel: 01789 416 400
Ref: Ms Janet James – Email: janet.james@shma.co.uk

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SITUATION

Located just a short walk away from the town centre whereby a large variety of amenities can be found on the High Street and Week Street, with a **Marks & Spencer Food Hall (under 200 yards away)** as well as the **Fremelin Walk Shopping Centre, The Mall Maidstone** and **Maidstone East Railway Station** all within close proximity. Maidstone is a popular town located approx. 30 miles south-east of London with good road links via the M20 (Junctions 6 & 7) which links to the M25.

PROPERTY

A Grade II Listed property planned as follows:

- **Main Building** – Lower ground, ground and two upper floors comprising **6 Rooms with a communal Kitchen and Living Room.**
- **Single Storey Building** – Comprising **2 Self-Contained Flats** each with their own street entrance.

VAT is NOT applicable to this Lot

FREEHOLD

£50,400 per annum

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

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





ACCOMMODATION (Floor plans available from Auctioneers)

Total GIA Approx. 2,758 sq ft¹

Main Building:

Ground Floor

- Room 1 – 1 Room plus separate Shower Room/WC
- Room 2 – 1 Room plus separate Shower Room/WC

First Floor

- Room 3 – 1 Room plus separate Shower Room/WC
- Room 4 – 1 Room plus separate Shower Room/WC

Second Floor

- Room 5 – 1 Room plus separate Shower Room/WC
- Room 6 – 1 Room plus separate Shower Room/WC

Lower Ground Floor

- Communal Kitchen
- Communal Living Room

Single Storey Building:

Ground Floor

- Flat 1a – 1 Room, separate Kitchen & separate Shower Room/WC
- Flat 1b – 1 Room including Kitchenette and separate Shower Room/WC

TENANCY

The entire property is let on a full repairing and insuring lease to **Maidstone Borough Council** for a term of 15 years from 10th February 2017 at a current rent of **£50,400 per annum** exclusive.

Rent Reviews 2022 and 2027 (upwards only and linked to RPI – uncapped)

Mutual Break 2027

Note 1: The Lease is held outside sections 24–28 of the L & T Act 1954.

Note 2: 4 Week Completion

¹Area supplied by Vendor

VENDOR'S SOLICITORS

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

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6 WEEK COMPLETION



SITUATION

Located in this well established retail parade, adjacent to **Coral** and being close to **McColl's** and **Lloyds Pharmacy**, all serving the surrounding residential population. Tuffley lies approximately 3 miles south of the historic cathedral city of Gloucester with easy access to the M5 Motorway (Junction 11A).

PROPERTY

Forming part of a mid terraced building comprising a **Ground Floor Shop**. There is front lay-by parking and use of a rear service road for unloading.

TENURE

Leasehold for a term of 999 years from 1st January 2006 at a fixed ground rent of £100 p.a.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'0"
Internal Width	15'2"
Shop Depth	34'2"
Built Depth	48'11"
Rear Store Area	Approx. 80 sq ft
WC	

VAT is applicable to this Lot

TENANCY

The property is let on a full repairing and insuring lease to **Anthony Burke t/a Creature Comforts (Pet Supplies)** for a term of 20 years from 24th June 2005 at a current rent of **£10,500 per annum** exclusive.

Rent Review 2020

£10,500 per annum

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

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

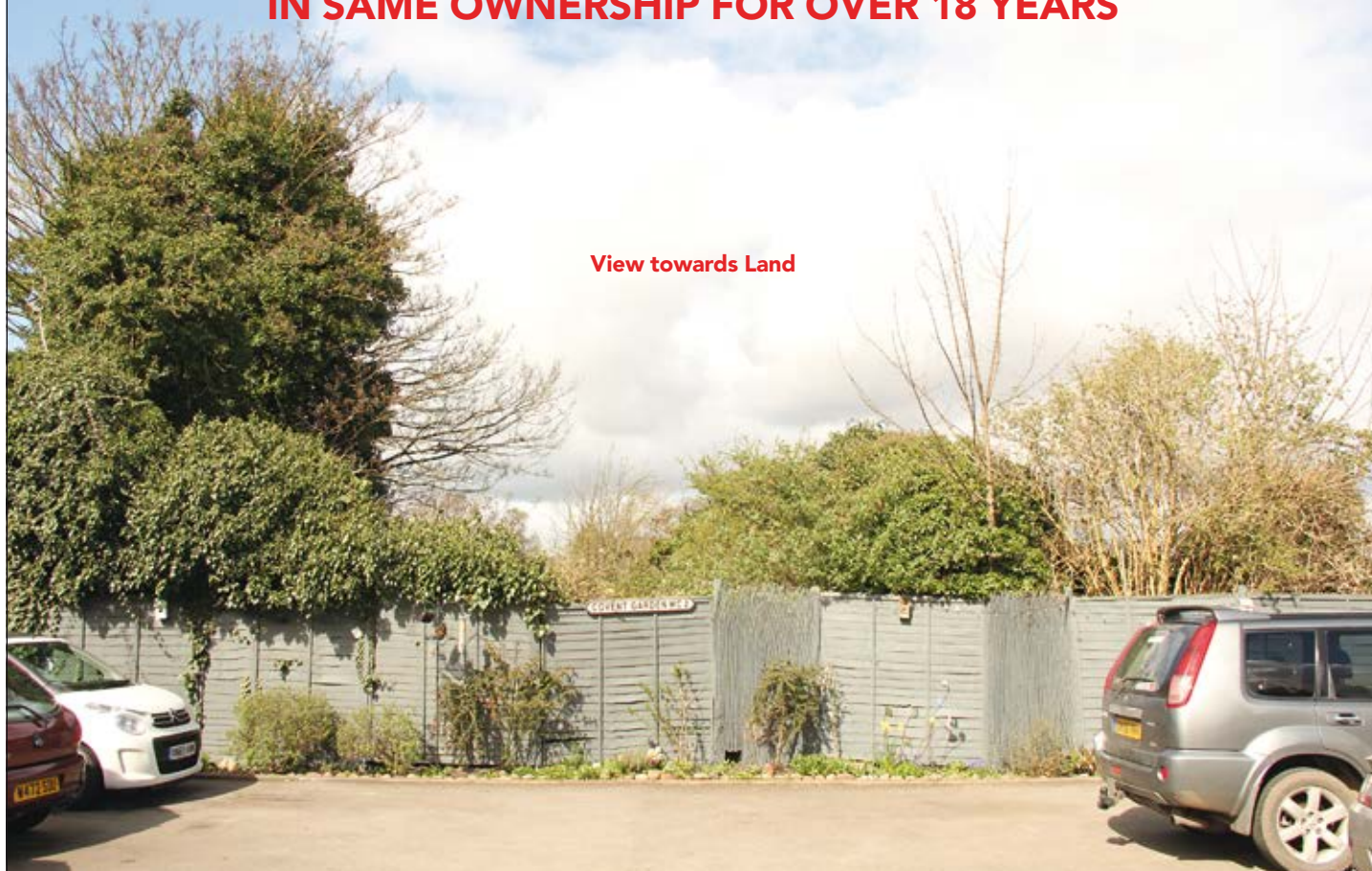
VENDOR'S SOLICITORS

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

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IN SAME OWNERSHIP FOR OVER 18 YEARS

View towards Land



SITUATION

Located to the rear of this prime town centre position which is well served by a host of local and multiple traders such as **Waitrose, Superdrug, Sue Ryder, Lloyds Bank, William Hill, Barclays Bank, Simply Fresh** and a **Post Office**.

Alcester is a pleasant market town situated approx. 18 miles south of Birmingham and approx. 14 miles east of Worcester, enjoying good road links via the M5, M40 and M42 motorways.

PROPERTY & ACCOMMODATION

Comprising **Land of approx. 3,850 sq ft** to the rear of 51/53 High Street accessed from the High Street via an archway and with a vehicular right of way over the car park that adjoins the rear of Nos. 51/53. In addition, the Land adjoins a Waitrose car park.

Note: The Land may be suitable for a variety of uses including Residential Development, subject to obtaining the necessary consents.



VAT is NOT applicable to this Lot

**FREEHOLD offered with VACANT POSSESSION
(subject to any rights thereover)**

Vacant Land

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

Goodman Derrick LLP – Tel: 020 7404 0606
Ref: Ms Dagmara Selwyn-Kuczera
Email: dselwyn-kuczera@gdlaw.co.uk

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SITUATION

In the main shopping location of this prosperous commuter town, adjacent to **Boots** and amongst other multiples including **Waitrose**, **Caffe Nero**, **Lloyds Bank**, **Yorkshire Building Society** and others, as well as being within close proximity to Coulsdon Town Rail Station. Coulsdon lies approximately 2 miles south of Purley and 5 miles south of Croydon benefitting from good road links via the A23 to the M25 (Junction 7) and the M23 (Junction 8).

PROPERTY

An attractive and substantial corner building providing a **Ground Floor Bank with Basement Strong Room** and internal access to an **Ancillary/Staff Room** on the first floor and separate rear access from Malcolm Road to a **Self-Contained Flat** on the second floor.

VAT is NOT applicable to this Lot

FREEHOLD

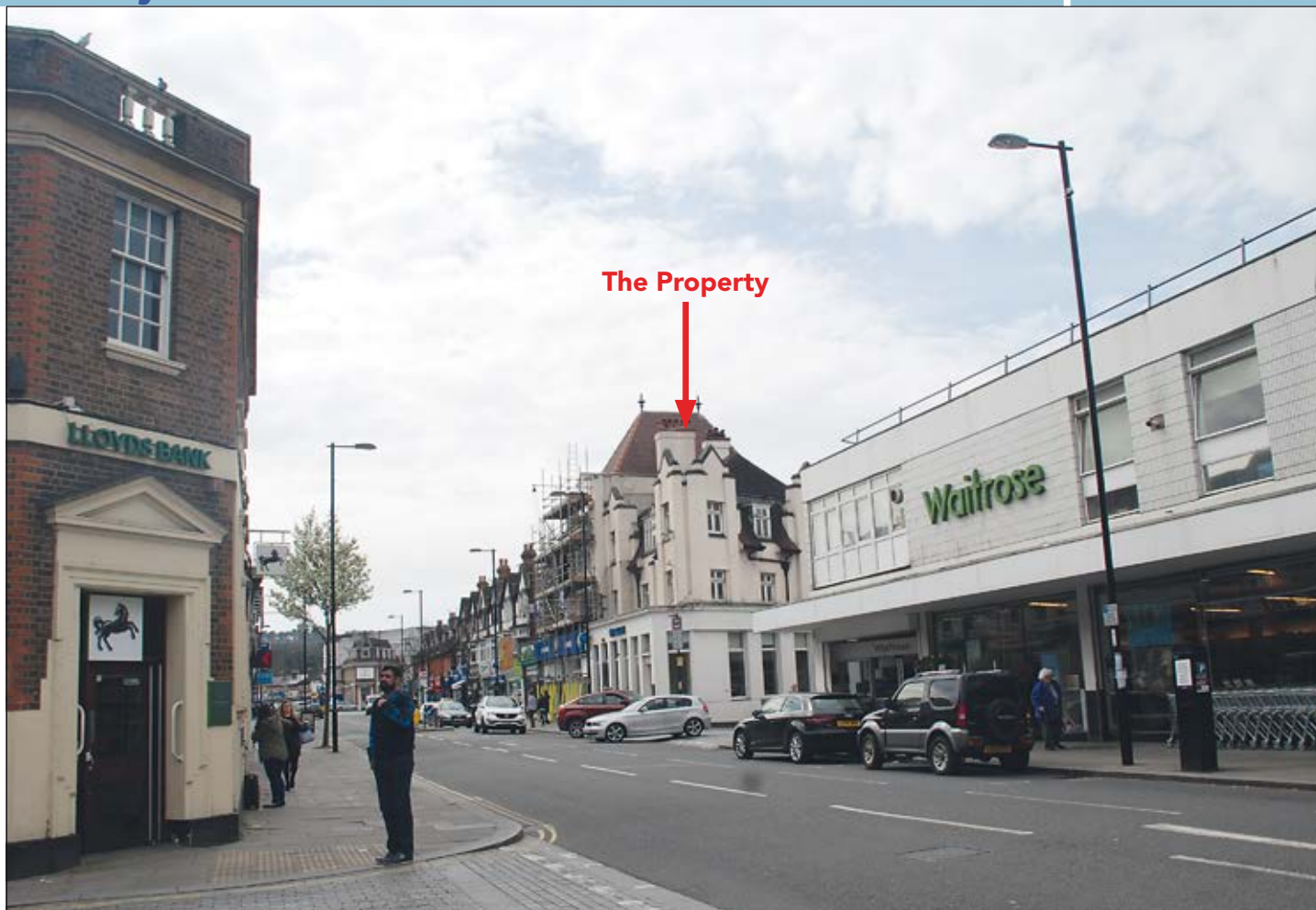
TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Bank, Basement & First Floor	Ground Floor Bank Gross Frontage 34'11" Return Frontage 49'0" Internal Width 32'3" (reducing at rear) Bank Depth 30'7" Built Depth 44'9" First Floor Ancillary/Staff Room Area Approx 344 sq ft 2 Ladies WCs Basement Strong Room Area Approx 250 sq ft 1 Gents WC	Barclays Bank plc (T/O for Y/E 31/12/15 £32.4bn, Pre-Tax Profit £2.84bn and Shareholders' Funds £64.1bn)	20 years from and including 7th August 2007	£27,300	FRI (subject to a schedule of condition) Rent Review 2018 Tenant's Break 2022
Second Floor Flat	Not inspected	3 Individuals	125 years from 25th December 2004	Peppercorn	FRI by way of service charge
TOTAL				£27,300	

£27,300 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

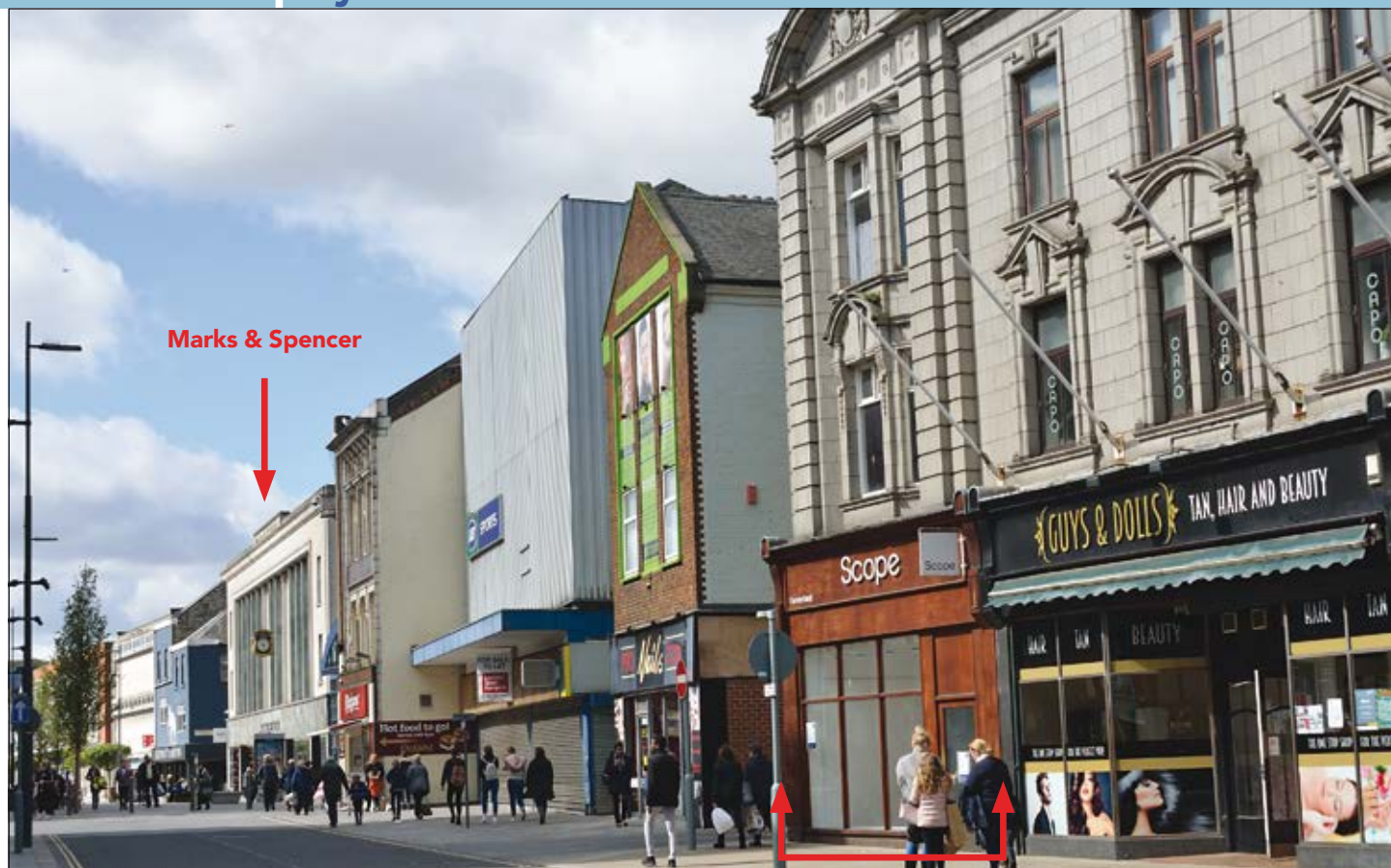


VENDOR'S SOLICITORS

Goodman Derrick LLP - Tel: 020 7404 0606

Ref: Ms Dagmara Selwyn-Kuczera - Email: dselwyn-kuczera@gdlaw.co.uk

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SITUATION

Located close to the junction with Fawcett Street within this city centre trading location, opposite **Poundland** and **Yorkshire Building Society** and only a few hundred yards from the pedestrianised section of High Street West which hosts such multiple retailers as **Marks & Spencer**, **Boots Opticians**, **McDonald's** and **Argos**.

The Council is in the process of improving the look and feel of the city centre with improvements taking place to High Street West either side of Keel Square which are due to conclude in Spring 2017.

Sunderland is a major city and sea port located approximately 12 miles south-east of Newcastle.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop and Basement** with internal access to **Ancillary Accommodation** on the first and second floors. In addition, the property includes a side entrance leading into the rear of the shop.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'0"
Internal Width	17'0"
Shop & Built Depth	35'8"

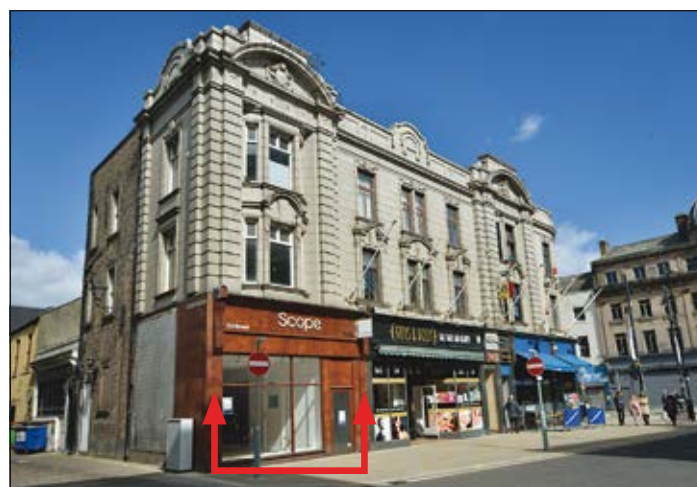
Basement Store Area Approx. 451 sq ft

First Floor Store Area Approx. 349 sq ft

Second Floor Store & Office Area Approx. 460 sq ft plus WC

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

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



VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant Shop, Basement & Upper Part



JOINT AUCTIONEERS

Lofthouse and Partners
51 Frederick Street, Sunderland SR1 1NF
Tel: 0191 565 8844

Ref: M. Weaver – Email: mjlw@lofthouseandpartners.co.uk

VENDOR'S SOLICITORS

Goodman Derrick LLP – Tel: 020 7404 0606
Ref: Ms Dagmara Selwyn-Kuczera – Email: dselwyn-kuczera@gdlaw.co.uk

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SITUATION

Located in this town centre position nearby **William Hill**, **HSBC**, **YMCA** and **KFC** and close to the junction with the High Street which houses a host of multiple traders such as **The Money Shop**, **Barclays**, **Poundland**, **Greggs**, **Holland & Barrett** and many more.

Rhyl is a popular tourist destination located on the coast of North Wales lying 30 miles west of Chester and 16 miles east of Llandudno having good road links to the A55 (Junction 24) and the M53.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal and separate front access to **Ancillary Accommodation** on the first and second floors. In addition, there is a small rear yard.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	21'0"
Internal Width	18'8"
Shop & Built Depth	35'7"
Area	Approx. 557 sq ft

Mezzanine

Kitchen Area	Approx. 77 sq ft plus WC
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First Floor

3 Rooms Area	Approx. 376 sq ft
--------------	-------------------

Mezzanine

Area	Approx. 111 sq ft
------	-------------------

Second Floor

3 Rooms Area	Approx. 364 sq ft
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Total Area	Approx. 1,485 sq ft
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TENANCY

The entire property is let on a full repairing and insuring lease to **Barnardo's** (having approx. 720 branches) for a term of 5 years from 29th September 2014 (**in occupation for over 30 years**) at a current rent of **£10,500 per annum exclusive** (see Note).

Note: The rent is currently £10,000 p.a. and rises to £10,500 p.a. in September 2017 and the Vendor will make up the rent shortfall on completion.

£10,500 p.a. (see Note)

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

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

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SITUATION

Occupying a prominent corner trading position at the junction with Shipka Road, opposite the pedestrianized shopping at Hildreth Street, only a short distance from Balham Underground (Northern Line) and Mainline Railway Stations. Nearby occupiers include **Starbucks, William Hill, Waitrose, Sainsbury's, Hamptons, Pizza Express** and **HSBC** together with a host of popular restaurants and local traders.

Balham is a desirable suburb of London located approx. 3½ miles south of Westminster.

PROPERTY

Forming part of a modern corner building comprising a **Ground Floor Estate Agents Office with A2 Use.**

VAT is applicable to this Lot

£52,000 per annum

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

TENURE

Leasehold for a term of 999 years from 1st January 2003 at a ground rent of £200 p.a. rising to £400 p.a. in 2027, £800 p.a. in 2052 and £2,000 p.a. in 2077.

ACCOMMODATION

Ground Floor Estate Agents Office

Gross Frontage	32'7"
Return Frontage	35'6"
Internal Width	30'11"
narrowing at rear to	28'0"
Built Depth	44'7"
Sales Area	Approx. 1,105 sq ft
Store Area	Approx. 165 sq ft
WC	

TENANCY

The property is let on a full repairing and insuring lease to **Atkinson McLeod Ltd (Estate Agents having 5 branches)** for a term of 15 years from 2nd April 2016 (**in occupation since 2004**) at a current rent of **£52,000 per annum exclusive (previously £47,000 p.a.)**.

Rent Reviews 2021 & 2026

Tenant's Break 2021

View from the Property



Interior view



VENDOR'S SOLICITORS

Shakespeare Martineau – Tel: 01789 416 400
Ref: Ms Janet James – Email: janet.james@shma.co.uk

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6 WEEK COMPLETION



SITUATION

Wateringbury is a sought after village situated midway between Maidstone and Tonbridge benefitting from good road links via the M20 and M26 which connects with the M25 (Junction 5).

The property is located near the main A26 Tonbridge Road being within close proximity to a **Post Office** and other local amenities as well as a **Shell Garage**, a **Public House** and a **Premier Inn Hotel**. Wateringbury Rail Station is just a short walk away and has a journey time of 1 hour to London Bridge Station.

PROPERTY

A **4 Bed Detached House** set in the grounds of a ¼ acre benefitting from uPVC windows and Gas Central Heating. The property is accessed via a carriage driveway which provides ample parking and benefits from a **Double Garage**. There is a large **Rear Garden** which has a natural flowing stream running through and a **large decked terrace**. To the side of the house sits a **Summerhouse** and a **Rabbit Hutch** and this desirable location also features the Mill Pond further along the road.

Note: There is a loft which could be extended to provide further accommodation, subject to obtaining the necessary consents.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Kitchen/Breakfast Room	17'9" × 19'6"
Living Room	20'3" × 11'11"
Dining Room	14'0" × 14'8" (into bay)
Study/Office	8'5" × 7'4"
Conservatory	12'8" × 12'3"
Double Garage	16'5" × 17'6" (max)
WC	

First Floor

Bedroom 1	12'0" × 11'5"
Bedroom 2	12'0" × 10'6"
Bedroom 3	11'3" × 11'0"
Bedroom 4	11'7" × 8'5"
Bathroom/WC	

Total GIA Approx. 1,800 sq ft¹

Plus:

Summer House	7'8" × 7'10"
Rabbit Hutch	22'0" × 6'6"

¹ Area supplied by Vendor

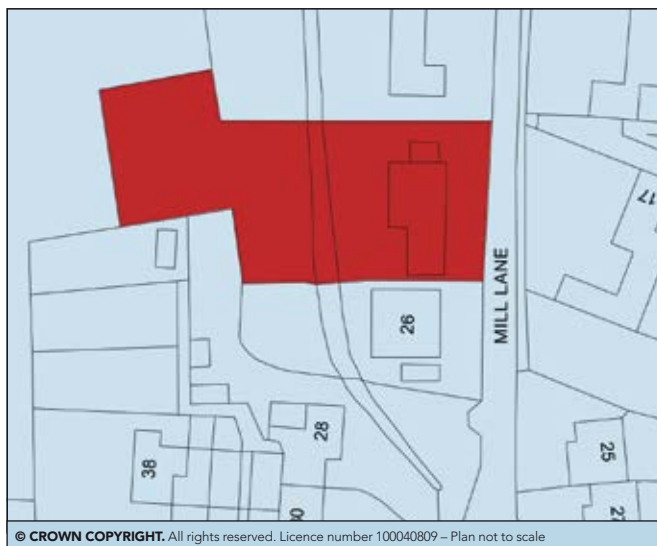
VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant 4 Bed House

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

Gabbitas Robins – Tel: 01628 472 600
Ref: S. Robins – Email: stephen.robins@gabbitasrobins.co.uk

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IN SAME OWNERSHIP SINCE 1979



SITUATION

Located close to the junction with Farringdon Lane within this attractive tree-lined square which comprises of a number of commercial and residential occupiers including media users and the Royal Philharmonic Orchestra.

Hatton Garden is less than ¼ mile away and the area is well served by good public transport routes being within close proximity to Farringdon Station (Main Line, Hammersmith & City, District and Metropolitan Lines) plus Crossrail to be in service from 2018.

VAT is NOT applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant, First Floor Front Office, Second Floor Rear Office & Basement	Ground Floor Restaurant NIA Approx. 2,167 sq ft 3 WCs First Floor Bar & Office NIA Approx. 1,466 sq ft WCs Second Floor Office NIA Approx. 469 sq ft Basement Kitchen/Prep Area NIA Approx. 869 sq ft WC Total NIA Approx. 4,971 sq ft	Dans Le Noir Ltd (Restaurant) (This is a unique eating style set in absolute darkness with food served by blind waiters – visit: www.danslenoir.com)	15 years from 1st November 2005	£75,000 (Fixed increase to £77,000 p.a. in 2018)	FRI
Second Floor Flat	Large Open Plan Kitchen/Living/Dining Area, 2 Double Bedrooms (both having en-suite Bath/Shower rooms) plus a separate WC (Approx. 860 sq ft)	Individual	18 months from 15th August 2016	£27,819.96	AST £3,210 Rent Deposit held.
Third Floor Flat	Living/Dining Area, Kitchen, 2 Double Bedrooms, Bathroom/WC with separate Shower as well as 2 Balconies (Approx. 725 sq ft)	Individual	18 months from 25th May 2016	£26,520	AST £3,000 Rent Deposit held.
TOTAL				£129,339.96	

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

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

PROPERTY (Floor Plans available from Auctioneers)

There are 2 interconnecting buildings:

- **Front Building** – Planned on Basement, Ground and 3 Upper Floors comprising a Restaurant, Kitchen, Offices and 2 Self-Contained Flats on the second and third floors.
- **Rear Building** – Planned on Ground and 2 Upper Floors comprising a Restaurant and Offices.

In the Auctioneer's opinion the possibility exists of a future additional development above the rear flat roof that connects the two buildings.

FREEHOLD



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Note: 6 Week Completion

VENDOR'S SOLICITORS

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

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SITUATION

Located in the town's main pedestrianised retail thoroughfare amongst such multiple retailers as **Thomas Cook, WH Smith, B&M Bargains, Iceland, Shoe Zone, Vodafone, Game, Ryman, Halifax, Dorothy Perkins** and many others. In addition, **The Priory Shopping Centre** nearby houses a variety of traders including **M&S Simply Food, New Look, Poundland, Wilko, Burger King** and more.

Worksop is located approximately 15 miles east of Sheffield and 23 miles north of Nottingham, enjoying excellent road access to the M1 (Junction 31) via the A57.

PROPERTY

A mid terrace **Deep Lofty Ground Floor Shop with Storage/Ancillary** at the rear.

VAT is applicable to this Lot

FREEHOLD

£27,500 per annum

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	22'11"
Internal Width	18'11"
Shop Depth	61'7"
Built Depth	88'8"
Area	Approx 1,364 sqft ¹
WC	

¹ Area taken from VOA

TENANCY

The entire property is let on a full repairing and insuring lease to **JD Sports Fashion Plc (having over 200 branches)** (T/O for Y/E 30/01/16 £1.82bn, Pre-Tax Profit £131m and Shareholders' Funds £382m) for a term of 10 years from 13th October 2012 at a current rent of **£27,500 per annum** exclusive.

Rent Review October 2017

Note 1: The Tenant can no longer operate their October 2017 Break Clause.

Note 2: The Freeholder has the right to use the passageway to the rear of the property by way of a 999 year lease at a rent of £1,656 p.a. which is fully recovered from J D Sports. The rights demised over the passageway are for making deliveries, disposing of refuse and for escape in case of fire or other emergency – See legal pack.

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



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VENDOR'S SOLICITORS

Memery Crystal LLP - Tel: 020 7242 5905
Ref: D. O'Dwyer - Email: dodwyer@memerycrystal.com

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SITUATION

Occupying a prominent position in this fully occupied shopping parade close to the junction of Christchurch Road with Southern Lane, adjacent to **Day Lewis Pharmacy**, close to **One-Stop** and amongst a variety of local traders serving the surrounding residential area.

New Milton is a coastal market town which lies on the A337, on the edge of the New Forest some 6 miles west of Lymington and 11 miles east of Bournemouth and is conveniently served by New Milton Railway Station (South-West Main Line).

PROPERTY

Forming part of a terraced shopping parade comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first and second floor level.

In addition, there is a rear service road for unloading and parking for 2 cars plus a front customer parking area.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'5" Internal Width 17'6" Shop Depth 43'7" WC	T. Shaw (Hairdresser)	2 years from 25th October 2016	£7,500	FRI Tenant has been in occupation for 5 years.
First & Second Floor Flat	4 Rooms, Kitchen, Bathroom/WC	Individual	125 years from 1st September 2005	£125	FRI Rent doubling every 25 years
TOTAL				£7,625	

£7,625 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

JOINT AUCTIONEERS

Mitchells Management, 6 Parkland Place,
Old Milton Road, New Milton, Hants BH25 6DJ
Tel: 01425 619900 Ref: M. White

VENDOR'S SOLICITORS

Hill Dickinson LLP - Tel: 0151 600 8000
Ref: M. Stephens - Email: michael.stephens@hilldickinson.com

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6 WEEK COMPLETION



SITUATION

Located opposite the junction with Withers Road in this established local parade serving the surrounding residential area, nearby a **Lloyds Pharmacy, Barclays Bank, William Hill** and a variety of other traders benefitting from being just a short walk from Bilbrook Railway Station. Codsall lies approximately 4 miles north-west of Wolverhampton, 11 miles east of Telford and enjoys good road links via Wobaston Road and the A449 to the M54 (Junction 2).

PROPERTY

A semi-detached building comprising a **Ground Floor Shop** with separate rear access via a front passageway to a **Self-Contained Flat** on the first floor. In addition, there is front lay-bay parking.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	21'0"
Internal Width	18'6"
Shop & Built Depth	59'7"
Sales Area	Approx 1,100 sq ft

First Floor Flat

Not Inspected – Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC

£14,100 per annum

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

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

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Tesco Stores Limited as a One Stop convenience store (Ultimate parent company – Tesco plc – one of the largest supermarket chains in the UK with over 3,500 stores)** for a term of 15 years from 26th December 2013 (**renewal of a previous lease – see Note 1**) at a current rent of **£14,100 per annum** exclusive.

Rent Reviews 2018 and 2023

Tenant's Break 2023

Note 1: The lessees or their subsidiaries have been in occupation for over 20 years.

Note 2: The lessees also occupy the adjacent shop (No. 13) which is not included in the sale.

Note 3: The flat is sub-let on an AST.

VENDOR'S SOLICITORS

Glassbrooks – Tel: 01253 643 700
Ref: Ms Liz Aspin – Email: liz@glassbrooks.co.uk

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SITUATION

Occupying a prominent trading position in one of the main retail/A2 thoroughfares of the town, directly opposite a large **House of Fraser Department Store (Beatties)**, nearby branches of **Café Nero**, **Swinton**, **KFC**, **Subway**, **Connells**, **Reeds Rains** and close to the busy intersection with North Street, Queens Square & Victoria Street where the **Mander Centre** and the modern **Wulfrun Shopping Centre** are located.

Wolverhampton centre lies within the A4150 ring road enjoying easy access to the M6 (J10) and M54 (J2) some 17 miles north west of Birmingham.

PROPERTY

An attractive terraced building split into 2 units with the following accommodation:

- **No.87** comprises a **Ground Floor Shop** with **Basement Storage** and internal access to **Offices, Kitchen & WC's** across the entire first floor level.
- **No.87a** comprises a **Ground Floor Restaurant** with a **Rear Yard** which has a timber framed lean-to roof providing an outside seating area (15 covers).

There is a rear private service road included in the Freehold allowing vehicular access for private parking for up to 6 cars.

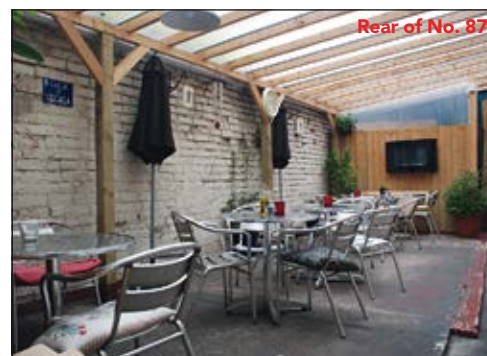
VAT is NOT applicable to this Lot

FREEHOLD

£26,500 per annum

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

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

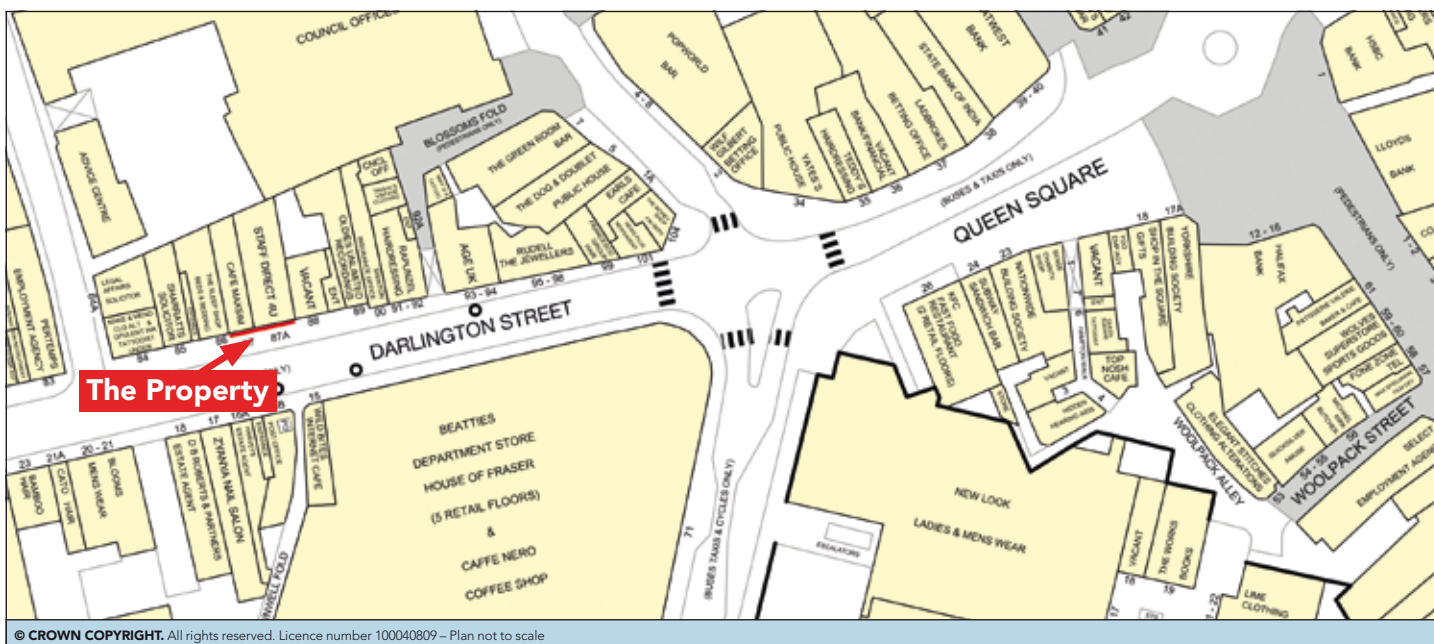
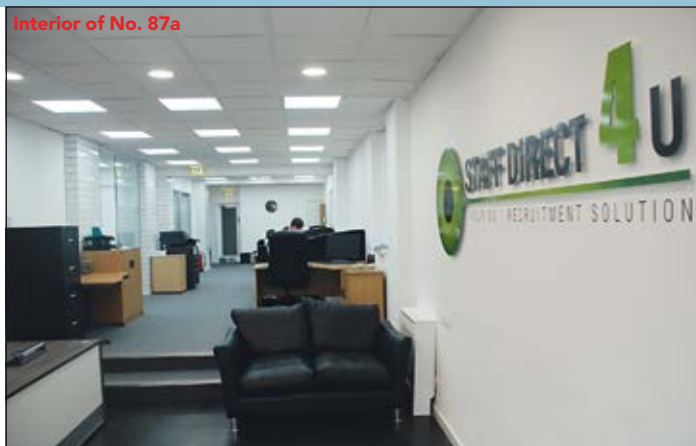


VENDOR'S SOLICITORS

Shakespeare Martineau – Tel: 01789 416 400
Ref: Ms Janet James – Email: janet.james@shma.co.uk

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Interior of No. 87a



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 87 (Ground Floor Shop, Basement & First Floor Offices) plus Rear Parking	Ground Floor Shop Gross Frontage 27'10" Internal Width 25'5" Shop Depth 63'3" Built Depth 70'6" Area Approx. 1,345 sq ft 2 WCs Basement (max height 6'11") Area Approx. 575 sq ft First Floor Offices Area Approx. 1,375 sq ft 3 Rooms, Kitchen, WC Total Area Approx. 3,295 sq ft plus Rear Parking	Staff Direct 4U Limited (Recruitment Agency)	9 years from 30th September 2016	£17,500	FRI by way of service charge. Rent Reviews and Tenant's Break 2019 & 2022
No. 87a (Ground Floor Restaurant & Rear Yard)	Ground Floor Restaurant Gross Frontage 17'0" Internal Width 15'8" reducing at rear to 12'10" Restaurant Depth 28'5" Built Depth 41'11" Plus Store, WC and Rear Yard	Mr M Previ t/a Café Maxim (Tapas Restaurant)	10 years from 23rd April 2002 (Holding over – in occupation since 2006)	£9,000	FRI by way of service charge (subject to a photographic schedule of condition).
TOTAL				£26,500	



6 WEEK COMPLETION

SITUATION

Occupying a busy trading position in the main pedestrianised centre of the town, opposite **Barclays** and close to branches of **Superdrug**, **WH Smith**, **Age UK**, **Costa Coffee**, **Co-Op Food** and others plus a host of established local traders. Stone is a Market Town located on the main A34 some 4 miles north of the M6 (Junction 14), 6 miles north of Stafford and 14 miles south of Stoke-on-Trent.

PROPERTY

A terraced building comprising a **Ground Floor Betting Shop** with separate front access to **Self-Contained Offices** at first floor level. There is a rear service road which gives pedestrian access to the rear of the property which has an additional small shop front access and further benefits from a small section of land.

VAT is NOT applicable to this Lot

FREEHOLD

£30,250 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 Shop

Gross Frontage	29'0"
Internal Width	21'7"
widening at rear to	31'0"
Shop Depth	56'3"
Built Depth	69'0"
Area Approx.	852 sq ft
2 WCs	

Upper Level

Area Approx.	230 sq ft
Kitchen & WC	

First Floor Offices

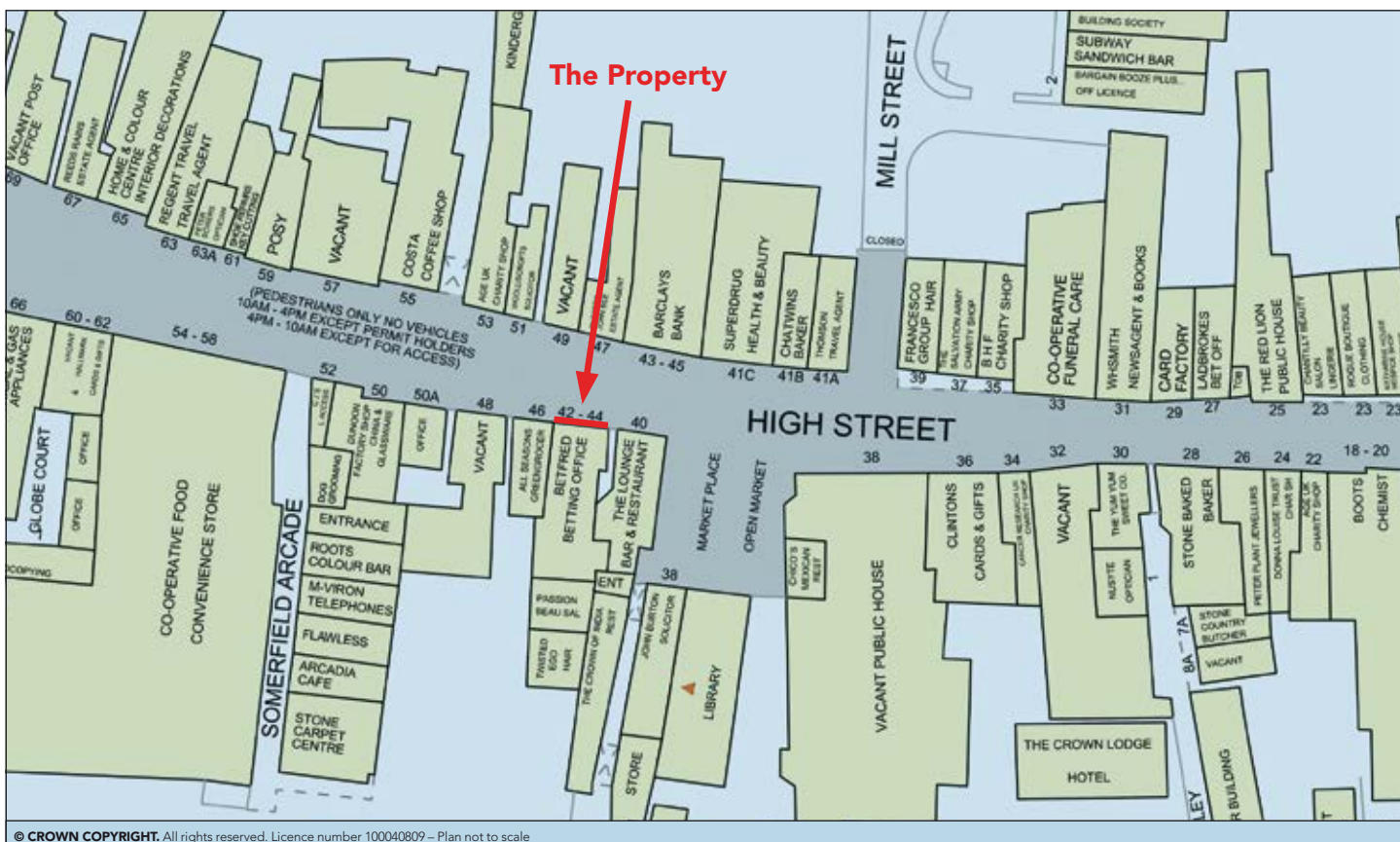
Not inspected (measurements taken from VOA)	
Area Approx.	450 sq ft
2 WCs	

TENANCY

The entire property is let on a full repairing and insuring lease to **Done Brothers (Cash Betting) Ltd t/a Betfred (having approx. 1,380 branches)** (T/O for Y/E 25/09/16 **£320.07m**, Pre-Tax Profit **£29.29m** and Shareholders' Funds **£35.29m**) for a term of 15 years from 24th June 2002 at a current rent of **£30,250 per annum** exclusive.

Reversion 2017 (No Notices Served).

Note: We understand that the lessee sublets the first floor offices at £3,000 p.a. to a charity.



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Shakespeare Martineau – Tel: 01789 416 403
Ref: Ms Janet James – Email: janet.james@shma.co.uk

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SITUATION

Located close to the junction with Tynewydd Road, occupying an excellent trading position in the heart of the town's main retail thoroughfare, amongst such multiples as **Shoe Zone, Card Factory, Lloyds Pharmacy, Dorothy Perkins, Halifax, Sports Direct, The Works, HSBC, Superdrug** and many more.

Barry is a busy town and seaside resort on the north coast of the Bristol Channel approximately 7 miles south-west of Cardiff enjoying good road links via A4232 to the M4 (Junction 33).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with **Basement** and separate rear access to a **Self-Contained Flat** on the first, second and third floors.

There is a rear service road allowing vehicular access for unloading and off-street parking for at least 2 cars.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop with Basement & 1 Parking Space	Ground Floor Shop Gross Frontage 18'6" Internal Width 17'8" Shop Depth 28'9" Built Depth 66'9" WC Basement Area Approx. 610 sq ft Plus 1 Parking Space	Cats Protection Trustee Limited (The Corporate Trustee of the charity Cats Protection – established 1927) (Charity Shop having over 250 branches – visit www.cats.org.uk)	10 years from 11th December 2015	£15,750	FRI Rent Review & Tenant's Break 2020
1 Parking Space		Mr James	1 year from 1st April 2017	£250	Rent paid in advance.
First Second & Third Floor Flat	Not inspected	Individual	125 years from 1st January 2001	£100	FRI Rent rises to £200 in 2026 and £400 in 2051.
TOTAL				£16,100	

£16,100 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

View opposite Property



VENDOR'S SOLICITORS

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

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The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts



SITUATION

Located in this prime position on the town's main retail thoroughfare above a parade of shops which include **Halifax** and **Clarks** as well as being amongst a variety of other multiple traders such as **Superdrug**, **Mcdonald's**, **Thomson**, **New Look**, **NatWest** and **BetFred** and within close proximity to the **Union Square Shopping Centre**.

Torquay is a popular coastal resort situated on the south coast of Devon approximately 18 miles south of Exeter and 28 miles east of Plymouth.

PROPERTY

Forming part of a substantial mid-terrace building comprising **Self-Contained Offices** on the third and fourth floors accessed from a ground floor communal lobby on Union Street. The offices benefit from use of two 8-person passenger lifts and 6 car parking spaces on the roof top car park accessed via Castle Road.

ACCOMMODATION

Third Floor Offices

Area	Approx.	7,180 sq ft ¹
Ladies & Gents WCs		

Fourth Floor Offices

Area	Approx.	7,245 sq ft ¹
Ladies & Gents WCs		

Total Area	Approx.	14,425 sq ft
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(Total GIA)	Approx.	15,215 sq ft
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¹Area includes kitchens and lobbies

VAT is applicable to this Lot

TENURE

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

£100,000 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



TENANCY

The property is let on a full repairing and insuring lease (by way of service charge) to **Torbay and Southern Devon Health and Care NHS Trust (See Tenant Profile)** for a term of 10 years from 24th September 2012 at a current rent of **£100,000 per annum** exclusive.

Rent Review September 2017

TENANT PROFILE

On 1st October 2015, Torbay and South Devon NHS Foundation Trust was created when South Devon Healthcare NHS Foundation Trust merged with the tenant, Torbay and Southern Devon Health and Care NHS Trust.

This newly created Trust runs Torbay Hospital as well as nine community hospitals, stretching from Dawlish to Dartmouth and also provides health and social care to the local population. The Trust employ approximately 6,000 staff and has a budget of £375m for 2016/17 (Source: www.torbayandsouthdevon.nhs.uk).

Note 1: We understand these offices have been used by Social Services, Care Trusts etc since the 1980's.



Note 2: There may be future potential to convert the offices to Residential Use by way of Permitted Development, subject to obtaining vacant possession.

Note 3: 6 Week Completion.

VENDOR'S SOLICITORS

KHH LLP – Tel: 020 8800 8866

Ref: Julian Kostick – Email: juliankostick@khhlaw.co.uk

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6 WEEK COMPLETION



SITUATION

Located close to the junction with Queen Street, opposite the large modern Newport Central Police Headquarters building on the busy George Street (B4237) and only a short distance from Commercial Street, amongst such multiples as **Subway**, **Premier**, **Glöden Tanning**, **JD Wetherspoons** and **British Heart Foundation**.

Newport is a major commercial and administrative centre in South Wales and is located some 20 miles east of Cardiff.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop (Take-away)** with separate front access to a **Self-Contained Flat** on the first, second and third floors. In addition, the property includes a rear integral **Garage** and use of a rear service road.

View opposite property of Police Headquarters



VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop (Take-away)	Gross Frontage 16'3" Internal Width 11'8" widening to 15'3" Shop Depth 64'8" Built Depth incl. Garage 92'9" WC	A & A Capital Ltd t/a Pizza Hut Delivery (Franchisee with 8 branches)	20 years from 21st September 2005	£16,500	FRI Rent Review 2020 Note 1: The lessees did not operate their 2015 Break Clause. Note 2: 6 month Rent Deposit held.
First, Second and Third Floor Flat	Not inspected	Individual(s)	999 years from 19th October 2005	Peppercorn	FRI
TOTAL				£16,500	

£16,500 per annum

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

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

VENDOR'S SOLICITORS

Thomas Horton LLP – Tel: 01527 871641
Ref: J. Singh – Email: jsb@thomashorton.co.uk

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SITUATION

Occupying a prominent trading position amongst multiples such as **Nationwide**, **Betfred**, **NatWest** and many more in the pedestrianised part of Jameson Street as well as being a short distance from **BBC Humberside**.

Hull is an important port and commercial centre situated approximately 60 miles to the east of Leeds and 38 miles to the south-east of York with easy access via the M62 and A63.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** and **Basement** with separate front access to **Office Accommodation** on the first, second and third floors.

VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop and Basement	Ground Floor Shop Gross Frontage 26'4" Net Frontage 19'6" Shop Depth 31'5" Built Depth 39'8" 2 WC's Basement Office/Store Area Approx. 645 sq.ft	Holland & Barrett Retail Ltd (Having 712 branches) (T/O for Y/E 30/09/15 £424.67m, Pre-Tax Profit £129.46m and Shareholders' Funds £326.57m)	20 years from 14th December 2000	£17,500	FRI
Office Accommodation (First, Second & Third Floors)	Not Inspected	Individual	999 years from 2nd November 2006	Peppercorn	FRI

£17,500 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

VENDOR'S SOLICITORS

J.J. Goldstein & Co. – Tel: 020 8202 1899
Ref: J. Goldstein – Email: jjgsol@aol.com

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SITUATION

Occupying a prominent trading position within this busy established parade, a short distance from Chessington North Main Line Station, and amongst such multiple traders as **Sainsbury's Local**, **Martin McColls**, **William Hill**, **Boots** and **Paddy Power**.

Chessington is an affluent residential area situated approximately 17 miles south-west of Central London benefiting from good transport links being just off the A3, a major route connecting London to the south coast.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** on the first and second floors. In addition, the property includes a **Yard** to the rear accessed from a rear service road.

VAT is applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'4"
Internal Width	18'0"
Shop Depth	16'4"
Built Depth	48'3"
WC	

First Floor Flat

Not Inspected – Believed to be 3 Bedrooms, Living Room, Kitchen, Bathroom/WC

TENANCY

The entire property is let on a full repairing and insuring lease to **M V Hamblin (t/a Chessington Veterinary Surgery)** for a term of 15 years from 25th March 2007 at a current rent of **£25,000 per annum** exclusive.

Rent Review March 2017 (Outstanding)

Note: The Lessee also occupies the adjacent unit at No. 32 North Parade.

£25,000 per annum

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

Stephen Rimmer LLP – Tel: 01323 644 222
Ref: M. Poulton – Email: mp@stephenrimmer.com

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SITUATION

Located on the main retail thoroughfare in the town centre, adjacent to **New Look** and opposite **Boots**, **Shoe Zone** and **Halifax** as well as being amongst other multiples including **Vodafone**, **Costa Coffee**, **HSBC**, **Peacocks**, **Marks & Spencer** and many more.

Dover is a famous port being one of the major crossing routes to the Continent, and is approximately 70 miles south-east of London with easy access via the A20 which links with the M20 (Junction 12).

PROPERTY

A mid terrace building comprising a **Large Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first, second and third floors. In addition, the property benefits from a common service area to the rear for unloading.

VAT is applicable to this Lot

FREEHOLD

£38,900 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

ACCOMMODATION¹

Ground Floor Shop

Sales Area Approx. 1,832 sq ft

First Floor Ancillary

Area Approx. 1,556 sq ft

Second Floor Ancillary

Area Approx. 597 sq ft

Third Floor Ancillary

Area Approx. 461 sq ft

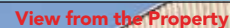
Total Area **Approx. 4,446 sq ft**

¹ Not inspected by Barnett Ross. Areas supplied by Vendor.

TENANCY

The entire property is let on a full repairing and insuring lease to **Kruidvat Real Estate UK Ltd t/a Savers (having over 380 UK branches) who are a wholly owned subsidiary of A S Watson Group (who have over 10,000 stores worldwide)** for a term of 5 years from 22nd December 2010 (holding over) at a current rent of **£38,900 per annum** exclusive.

Note: There may be potential to convert the upper part into residential accommodation, subject to obtaining possession and the necessary consents.



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

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6 WEEK COMPLETION



SITUATION

Located on the main retail thoroughfare in the town centre, adjacent to **Savers** and opposite **Boots** and **Halifax** as well as being amongst other multiples including **Shoe Zone**, **Vodafone**, **Costa Coffee**, **HSBC**, **Peacocks**, **Marks & Spencer** and many more.

Dover is a famous port being one of the major crossing routes to the Continent, and is approximately 70 miles south-east of London with easy access via the A20 which links with the M20 (Junction 12).

PROPERTY

A corner building comprising a **Large Ground Floor Shop** with internal and separate side access to **Ancillary Accommodation** on the first floor. In addition, the property includes a **Basement** and benefits from a common service area to the rear for unloading.

VAT is applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Area

Approx. 3,210 sq ft

Basement

Not inspected

First Floor Ancillary

Area

Approx. 1,729 sq ft

WC's

Total Area

**Approx. 4,939 sq ft
plus Basement**

TENANCY

The entire property is let on a full repairing and insuring lease to **New Look Retailers Limited (having 591 UK branches)** (T/O for Y/E 26/03/16 £1.399bn, Pre-Tax Profit £178.5m and Shareholders' Funds £375.7m) for a term of 5 years from 21st August 2015 at a current rent of **£30,000 per annum** exclusive.

Note: There may be potential to convert the upper part into residential accommodation and build additional floors subject to obtaining possession and the necessary consents.

£30,000 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



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

63

6 WEEK COMPLETION



SITUATION

Located close to the junction with Lisson Grove in this well known retail thoroughfare, famous for its antique retailers and just a few doors from **Alfies Indoor Antique Market**. There is also a street market a few hundred yards further along Church Street (Mondays to Saturdays) and the area is well served by public transport with Marylebone Station less than ½ mile to the south-east together with numerous bus routes that run along Lisson Grove.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop and Basement** with a small rear courtyard. In addition, there is separate front access to a **Self-Contained Flat** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 18'4" Internal Width 12'5" (max) Shop Depth 27'5" Built Depth 36'6" Rear Store/WC Area Approx. 45 sq ft Basement Area Approx. 430 sq ft Plus Vault	N. Haywood (Antiques)	15 years from 28th September 2008	£21,000	FRI Rent Reviews 15th April 2017 (Outstanding) and 2020
First & Second Floor Flat	Not inspected	Individual(s)	125 years from 28th November 1997	Peppercorn	FRI
TOTAL				£21,000	

£21,000 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



JOINT AUCTIONEERS

WL Commercial - Tel: 020 7299 9619
Ref: P. Lewis - Email: paul@wlcommercial.com

VENDOR'S SOLICITORS

Duffield Harrison LLP - Tel: 01992 442 911
Ref: Ms Humeyra Parlak - Email: h.parlak@dhlaw.email

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SITUATION

Located within this established parade amongst a variety of retailers including **HSS Hire, The Co-Operative Food, Coral, a Texaco Petrol Garage (Housing a Spar)** as well as a variety of other local traders.

Orpington lies approx. 12 miles south-east of central London and benefits from good road links via the M25 (Junction 3).

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 25/26 (Ground Floor Double Shop)	Gross Frontage 38'7" Internal Width 36'10" (max) narrowing to 25'10" Shop Depth 39'6" (max) Built Depth 52'8" Rear Store Area Approx. 570 sq ft WC	Ryness Electrical Supplies Limited (Having 15 branches – www.ryness.co.uk) (T/A QVS Electrical Supplies – a trading division of Ryness)	10 years from 9th January 2017 (Renewal of a previous lease – in occupation for over 20 years)	£29,500	FRI (subject to a schedule of condition) Rent Review and Tenant's Break 2022
No. 25a (First & Second Floor Maisonette)	5 Rooms, Kitchen, Bathroom, sep. WC (GIA Approx. 992 sq ft)	VACANT			
No. 26a (First & Second Floor Maisonette)	5 Rooms, Kitchen, Bathroom/WC (GIA Approx. 779 sq ft)	Individual(s)	1 year from 19th November 2016	£12,000	AST £1,500 Rent Deposit held.
TOTAL				£41,500 Plus Vacant Flat	

PROPERTY

An end of terrace building comprising a **Ground Floor Double Shop** with separate side/rear access to **2 Self-Contained Maisonettes** each planned on the first and second floors (**see Note**). In addition, the property benefits from the use of a rear service road for unloading and a **Yard**.

Note: Planning Permission was granted on 7th November 2016 by London Borough of Bromley for 'Conversion of 2 x 3 bed maisonettes into 4 x 1 bed flats and associated elevational alterations to 25a and 26a Carlton Parade'. Planning Permission documentation available from Auctioneers.

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
Hegarty LLP – Tel: 01733 346333
Ref: H. Nicholls – Email: hugh.nicholls@hegarty.co.uk

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**OFFICE INVESTMENT WITH
RESIDENTIAL DEVELOPMENT POTENTIAL (SEE NOTE 1)**



SITUATION

Located at the junctions with West Crescent in this residential area being only ¼ mile north-west of the town centre with its multiple shopping facilities. In addition, the town is well served by public transport facilities including Darlington Rail Station with its direct services to London, Edinburgh, Glasgow, Newcastle and Cardiff. Darlington is a well-established market town which lies some 14 miles west of Middlesbrough on the A66 and served by the A1(M) (Junction 58).

PROPERTY

A detached three storey **Office Building** planned on ground, first and second floors benefitting from a ground floor reception area and an 8 person passenger lift. In addition, there is onsite parking for approx. 14 cars.

VAT is applicable to this Lot

FREEHOLD

Note 1: On 17th May 2016, Darlington Borough Council provided prior approval for change of use from Office Use (B1 (a)) to 18 No. apartments on ground and second floors.

Full details and plans available from Auctioneers.

Notes 2: 6 Week Completion



**£86,400 p.a. Plus
Vacant 5,535 sq ft Offices**

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

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



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Offices (See Note 1)	NIA Approx. 5,535 sq ft (GIA Approx. 6,547 sq ft)	VACANT			There is a Reception Desk in the ground floor currently used by the Tenants of the second floor - See Management Agreement in legal pack
First Floor Offices	NIA Approx. 5,535 sq ft (GIA Approx. 6,547 sq ft)	Oasis Dental Care (Central) Ltd (Private and NHS Dental Care from over 360 practices across the U.K. and Ireland). (T/O for Y/E 31/03/16 £58.2m, Pre-Tax Profit £2.5m and Shareholders' Funds £2.3m)	15 years from 31st March 2010	£46,400	FRI by way of service charge. Tenant's Break 2020
Second Floor Offices (See Note 1)	NIA Approx. 5,535 sq ft (GIA Approx. 6,547 sq ft)	Darlington Woodland Road Centre Limited (subsidiary of Regus Group Ltd) (Serviced Offices)	3 year Management Agreement from April 2017 (Refer to legal pack)	£40,000 (Minimum payment - refer to Management Agreement)	Refer to Management Agreement for repairing obligations. Mutual Break at any time from April 2018 on 6 months prior notice. Tenant originally in occupation of part ground & second floors since 2014.
TOTAL NIA 16,605 SQ FT (TOTAL GIA 19,641 SQ FT)			TOTAL	£86,400 plus Vacant 5,535 sq ft Offices	

VENDOR'S SOLICITORS

Freemans Solicitors - Tel: 020 7935 3522
Ref: K. Maksoud - Email: karim.maksoud@freemanssolicitors.net

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SITUATION

In this well-known main road location midway between the North Circular Road (A406) and Wembley and being in this densely populated residential area. Nearby multiple retailers include **Lidl**, **Coral** and **Chicken Cottage**.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop (currently used as a Restaurant)** with a rear **Modern Brick Built Lofty Building (17 ft high)** which seats 74 persons on two levels. There is also separate front access to **3 Self-Contained Flats** on the two upper floors. In addition, there is a front forecourt for 2 cars and a wooden decked outside seating area for the Restaurant.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'0"
Internal Width	15'5"
Shop Depth	27'0"
Built Depth	54'0"
Rear Modern Buiding	Approx 530 sq ft
2 WC's	

First Floor – (not inspected)

2 Flats – each 1 Room, Kitchen, Bathroom / WC

Second Floor – (not inspected)

1 Flat – 2 Rooms, Kitchen, Bathroom / WC

TENANCY

The entire property is let on an internal repairing and insuring lease to **Wembley Prestige Cars Ltd (with J. Quake as Guarantor)** as a car showroom for a term of 12 years from 1st December 2007 at a current rent of **£11,000 per annum** exclusive.

Rent Review December 2012 (Outstanding).

Note: The Shop and the 3 Flats are each believed to be separately sublet.

£11,000 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

S E Law Limited – Tel: 01606 333533
Ref: Ms Susan Edwards – Email: sedwards@selawlimited.com

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SITUATION

In this well-known main road location midway between the North Circular Road (A406) and Wembley and being in this densely populated residential area. Nearby multiple retailers include **Lidl**, **Coral** and **Chicken Cottage**.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop and Basement** with separate front access to a **Self-Contained Maisonette** on the two upper floors. In addition, the property includes a **Gated Private Yard for up to 8 vehicles** accessed from a rear service road.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'9"
Internal Width	14'7"
Shop Depth	19'5"
Built Depth	28'0"

Basement

Area Approx 245 sq ft plus WC

First & Second Floor Maisonette (not inspected)

4 Rooms, Kitchen, Bathroom/WC

TENANCY

The entire property is let on a full repairing and insuring lease to **Killarney Motors Limited (with J. Lehane as Guarantor)** as a car showroom for a term of 12 years from 1st July 2008 at a current rent of **£11,000 per annum** exclusive.

Rent Review July 2016 based on highest aggregate rentals (Outstanding).

Note 1: The Maisonette has been sublet on an AST at £12,000 p.a.

Note 2: There is potential to build a rear extension, subject to planning and possession.

£11,000 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

S E Law Limited – Tel: 01606 333533
Ref: Ms Susan Edwards – Email: sedwards@selawlimited.com

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SITUATION

Occupying a prominent position at the junction with Stanley Street nearby such multiples as **NatWest**, **William Hill**, **HSBC** and a **Post Office**, plus a host of established local traders. Holyhead is the principal commercial centre of the Isle of Anglesey providing regular ferry services to Ireland, with good road access via the A5 and the A55 North Wales Coastal Expressway, some 24 miles west of Bangor.

PROPERTY

An attractive double fronted terraced building comprising a **Ground Floor Bank** with separate front access to **2 Self-Contained Flats** on the first and second floors. In addition, there is a **Rear Yard**.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Bank

Gross Frontage	41'4"
Internal Width	38'0" narrowing to 26'6"
Bank Depth	43'11"
Built Depth	83'6"
Banking Hall/Store Area Approx.	2,290 sq ft
Ladies & Gents WCs	

First Floor Flat (not inspected)

Believed to be 3 Bedrooms, Living Room, Kitchen, Bath/WC

Second Floor Flat

3 Bedrooms, Living Room, Kitchen, Bath/WC
(GIA Approx. 1,070 sq ft)

TENANCY

The entire property is let on a full repairing and insuring lease to **Lloyds Bank Plc (having approx. 1,300 branches) (T/O for Y/E 31/12/2015 £31.03bn, Pre-Tax Profit £1.372bn and Shareholders' Funds £46.96bn)** for a term of 10 years from 11th May 2012 (**in occupation over 20 years**) at a current rent of **£14,200 per annum** exclusive.

Rent Review May 2017

Note: The lessee did not operate their 2017 break clause.

£14,200 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

VENDOR'S SOLICITORS

Trowers & Hamlin – Tel: 020 7423 8518
Ref: P. Peters – Email: ppeters@trowers.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
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POTENTIAL RESIDENTIAL DEVELOPMENT OPPORTUNITY



SITUATION

Located close to the junction with Epsom Road and at the beginning of the pedestrianised section of the High Street where there are a variety of multiple and local retailers including **Tops Pizza, Oxfam, Superdrug, William Hill, The Salvation Army** and nearby **The Swan Shopping Centre**. Leatherhead Station, with its regular services to London Victoria and Waterloo Stations, is within ½ mile distant. 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).

PROPERTY

A single storey building comprising a **Ground Floor Commercial Unit**.

VAT is NOT applicable to this Lot

FREEHOLD

£3,000 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

ACCOMMODATION

Ground Floor

Gross Frontage	10'9"
Internal Width	8'11"
Shop Depth	14'11"
Built Depth	18'2"
WC	

TENANCY

The entire property is let on an internal repairing and insuring lease to **Lesley Pennington as a Chiropodist/ Podiatrist** for a term of 3 years from 29th September 2004 (Outside s.24-28 L & T Act 1954 – Holding Over) at a current rent of **£3,000 per annum** exclusive.

Note: There may be potential to add a first floor for Residential Use, subject to obtaining possession and the necessary consents.

VENDOR'S SOLICITORS

Gunner Cooke LLP – Tel: 03330 143 401
Ref: E. Lopian – Email: eliot.lopien@gunnercooke.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



SITUATION

In a prominent trading position within the main High Street, directly opposite **Iceland**, **Peacocks** and **Argos**, under 100 yards from the **Quadrant Shopping Centre**, and close to the large **Asda** public car park. Dunstable lies on the main A505 only 3 miles west of Luton and enjoying easy access to the M1 (Junction 11).

PROPERTY

A terraced building comprising **3 Ground Floor Shops with Rear Yard** allowing parking for at least 6 cars plus separate rear access to **6 Self-Contained Flats** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD



£37,100 per annum

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

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

View opposite the Property



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 53 (Shop)	Gross Frontage 16'11" Internal Width 15'0" Shop Depth 48'4" Built Depth 56'4" 2 WC's	PMP Recruitment Limited (Recruitment Consultancy)	9 years from 1st July 2016	£12,500	FRI (subject to a schedule of condition) Rent Review & Tenant's Breaks 2019 & 2022
No. 55 (Shop)	Gross Frontage 16'3" Internal Width 14'10" Shop Depth 48'4" Built Depth 56'4" 2 WC's	Ms J. Brantom (Ladies Hair Salon)	8 years from April 2017 (Renewal of a previous lease – in occupation for over 20 years)	£12,000	FRI Rent Review & Tenant's Break 2021
No. 57 (Shop)	Gross Frontage 17'0" Internal Width 15'0" Shop Depth 48'4" Built Depth 56'4" 2 WC's	K. Rehman, R. Hussain & I. Ajai t/a Mr Pizza	15 years from 27th September 2013	£12,500	FRI Rent Reviews 2018 and 5 yearly
Upper Part (6 Flats)	Not Inspected	Southern Land Securities Ltd	125 years from 25th December 2000	£100	FRI
TOTAL				£37,100	

VENDOR'S SOLICITORS

Ravi Solicitors – Tel: 020 8426 1178
Ref: R. Shanmugam – Email: ravi@ravisolicitors.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



SITUATION

Located at the junction with Oakfield Road in this prominent corner position, approximately 100 yards north of West Croydon Station, and amongst a number of multiple retailers including **Sainsbury's Local, Ladbroke's, Cash Converters, KFC** and **Greggs**.

Croydon is major commercial centre located approximately 12 miles south of central London and 9 miles north of the M25 (Junction 26) via the A22.

VAT is NOT applicable to this Lot

PROPERTY

An attractive corner building comprising a **Ground Floor Shop** with separate front access to **6 Self-Contained Flats** on the three upper floors.

FREEHOLD

Note 1: 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.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Ground Floor Shop¹ Gross Frontage 28'0" Return Frontage 49'3" Internal Width 24'10" Shop Depth 49'9" 2 WCs	Niha Cuts and Beauty Ltd (Hair & Beauty Salon having 2 branches)	15 years from 11th July 2016 (see Note 2)	£35,000	FRI Rent Reviews 2021 and 2026. Tenant's Break 2021 Note 2: The tenant was previously trading in nearby Derby Road, Croydon for 9 years prior to taking this lease.
First, Second & Third Floors (6 Flats)	6 Flats – Not inspected	Various	Each 125 years from 24th June 2013	£1,500 (£250 per flat)	Each FRI Rents double every 21 years.
TOTAL				£36,500	

¹Not inspected by Barnett Ross. Measurements provided by Vendor.

£36,500 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



JOINT AUCTIONEERS

Metrus – Tel: 020 7079 3976

Ref: S. Zulman – Email: saul.zulman@metrus.co.uk

VENDOR'S SOLICITORS

Blake Morgan LLP – Tel: 020 7405 2000

Ref: Ms Louise Uphill – Email: louise.uphill@blakemorgan.co.uk

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SITUATION

Occupying a prominent position close to the junction with Collier Row and forming part of a well-established retail parade being amongst such multiple retailers as **Boots Pharmacy, Coral, Betfred, Lloyds Bank, NatWest, Greggs, Tesco Metro** and many others.

Romford Lies approximately 13 miles east of central London via the A12 (Eastern Avenue).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop (A3 & A5 Use)** 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 allowing vehicular access.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'0" Internal Width 15'6" Built Depth 60'0" 2 WCs Area Approx. 796 sq ft ¹ (¹ Area taken from VOA)	K. Sebarajah (Restaurant & Hot Food Take-Away)	20 years from November 2013	£21,500	FRI Rent Reviews 2017 and 4 yearly. £5,375 Rent Deposit held.
First & Second Floor Flat	4 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 1st December 2016	£9,600	AST Mutual Break after 6 months.
TOTAL				£31,100	

£31,100 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

Macrory Ward – Tel: 020 8440 3258
Ref: Ms Martina Ward – Email: martina@macroryward.co.uk

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6 WEEK COMPLETION



SITUATION

Located on the corner of Tower Street and the High Street in the heart of the town centre, with nearby multiples such as **Tesco Express, Lloyds Bank, Boots Pharmacy** as well as a variety of local traders.

Brightlingsea is an attractive coastal town located approximately 10 miles south of Colchester, 25 miles from Ipswich and 70 miles north-east of London.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop**.

VAT is NOT applicable to this Lot

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'1"
Internal Width	15'4"
Shop Depth	14'1"
WC	

FREEHOLD

TENANCY

The property is let on a Law Society lease to **Ms S Graham as a Gift Shop** for a term of 2 years from 1st March 2017 (**in occupation since 2015**) at a current rent of **£4,800 per annum** exclusive.

Tenant's Break March 2018

Note: The first floor is owned as a separate flying freehold and is not included with this sale.

£4,800 per annum

The Surveyors dealing with this property are
JONATHAN ROSS and **ROY TAMARI**

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

VENDOR'S SOLICITORS

Axiom Stone - Tel: 020 8422 1181
Ref: Ms Jaymini Ghelani - Email: jg@axiomstone.co.uk

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

SITUATION

Located close to the junction with Sutherland Avenue in this highly sought after residential area approximately 2 miles north-west of the West End.

PROPERTY

A mid terraced building comprising **4 Self-Contained Flats** together with a Rear Garden.

VAT is NOT applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Basement Flat and Garden	Not inspected	Individual(s)	125 years from 24th June 1987	£50 (rising to £100 in June 2017)	FRI Rent rises by £50 every 30 years. Valuable Reversion in approx. 95 years.
Raised Ground Floor Flat	Not inspected	Individual(s)	125 years from 25th December 2008	£300	FRI Rent rises to £600 in 2033 and £1,200 in 2058.
First Floor Flat	Not inspected	Individual(s)	999 years from 25th November 2016	£400	FRI Rent rises to £600 in 2041, £1,200 in 2066 and £2,400 in 2091.
Top Floor Flat (2nd & 3rd Floors)	Not inspected	Individual(s)	125 years from 25th December 2008	£300	FRI Rent rises to £600 in 2033, £1,200 in 2058 and £2,400 in 2083.

£1,050 per annum
rising to £1,100 in June 2017

FREEHOLD

Note 1: 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.

Note 2: The Freeholder currently appoints management and insures. Current sum insured £1,270,000. Current premium circa £2,300.

TOTAL

£1,050
(rising to £1,100 in June 2017)

VENDOR'S SOLICITORS

Watson Farley & Williams LLP – Tel: 020 7814 8000
Ref: Alice Bushell – Email: abushell@wfw.com

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

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

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6 WEEK COMPLETION



SITUATION

Located on the flank wall of a parade of shops and facing both the entrance to a Co-operative Food Supermarket Car Park and the busy Westwood Lane. Sidcup lies approximately 5 miles east of Bromley and 14 miles south-east of central London.

PROPERTY

Comprising a **48 Sheet Advertising Hoarding**.

VAT is NOT applicable to this Lot

TENURE

A Licence for a term of 99 years from 15th May 2008 (thus having approx. 90 years unexpired) at a peppercorn ground rent.

TENANCY

The advertising hoarding is let on licence to **Palmtree Enterprises Ltd (For Y/E 31/05/15 – Pre-Tax Profit of £329,500 and Net Assets of £8.26m)** for a term of 3 years from 25th March 2017 at a rent of **£2,600 per annum** exclusive.

Tenant's Break June 2019

£2,600 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

KHH Law LLP - Tel: 020 8800 8866
Ref: N. Hanan - Email: nigelhanan@khhlaw.co.uk

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SITUATION

Located on the southern side of the A23 Brighton Road, close to the junction with the Longbridge Roundabout, adjacent to a **Texaco Petrol Garage** which houses a **Co-Op Food Store** and approx. ½ mile south from **Gatwick Airport's North Terminal** and being in the vicinity of major brand hotels such as **Travel Lodge, Airport Inn, Holiday Inn** and **Premier Inn**.

Horley lies some 23 miles south of London and approx. 1 mile from the M23 which links with the M25.

PROPERTY

Comprising a **rectangular shaped parcel of Land of approx. 0.27 acres (11,930 sq ft)** upon which currently stands overgrown vegetation and trees.

VAT is NOT applicable to this Lot

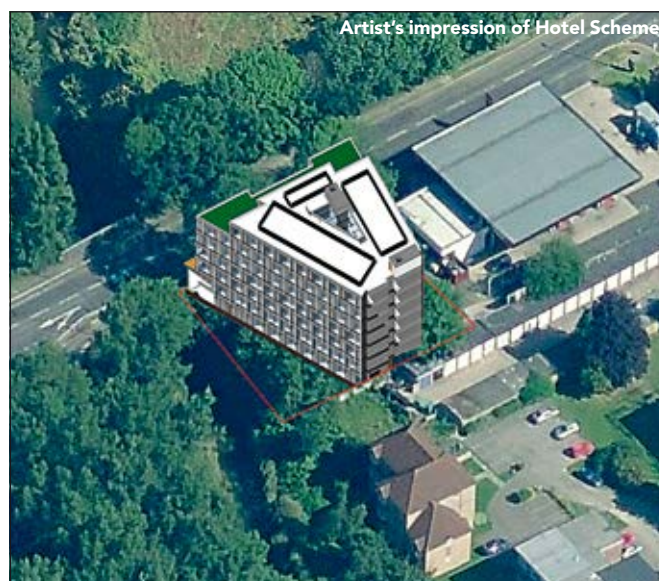
FREEHOLD offered with VACANT POSSESSION
(subject to any rights that may exist thereon)

Vacant Land with Development Potential

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

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

Note: Subject to obtaining access to the land directly from Brighton Road, there may be potential for a hotel scheme (see photo below) or other development projects, subject to obtaining the necessary consents – Refer to Planning Department at Reigate & Banstead Borough Council (01737 276 000).



VENDOR'S SOLICITORS

Sabeers Stone Greene LLP - Tel: 020 8740 7007
Ref: Ms Layla Alkhoe - Email: layla@sabeers.co.uk

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SITUATION

Located in a residential area to the north of the city centre, nearby Shire Business Park, approached from Lodgefield via Knightsfield and close to the busy Bessemer Road. Welwyn Garden City is a popular Hertfordshire town located approximately 25 miles north of London and benefits from good rail links and road access via the A1(M) (Junctions 4, 5 & 6).

PROPERTY

Land comprising the Roadways, Pathways, Grass Verges and Parking Areas serving the residential estate known as Nursery Gardens.



VAT is NOT payable in respect of this Lot

FREEHOLD – subject to any rights which may exist thereover.

Roadway & Land

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

Ms Alison Sandler – Tel: 020 8906 4411
Lawrence House, Goodwyn Avenue, London NW7 3RH

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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	38 Cannon Hill, Southgate, London N14 6LG	D, E
2	34 Buckland Road, Pen Mill Trading Estate, Yeovil, Somerset BA21 5HA	E
3	387–389 Upton Road, Noctorum, Birkenhead, Merseyside CH43 9SE	D
4	89 Commercial Road, Swindon, Wiltshire SN1 5PD	C
5	9/9a Southgate Street, Gloucester GL1 1TG	C
7	49–51 Blackburn Road, Accrington, Lancashire BB5 1JJ	D
8	10–14 Wilford Road, Ruddington, Nottinghamshire NG11 6EN	C
10	16/16a Thoroughfare, Halesworth, Suffolk IP19 8AH	C
14	1 & 1a Marsham Street, Maidstone, Kent ME14 1EW	D
17	114–116 Brighton Road, Coulsdon, Surrey CR5 2ND	E
19	8 Wellington Road, Rhyl, Denbighshire LL18 1BG	F
21	Clearbrook, 24 Mill Lane, Watlington, Kent ME18 5PE	E
22	30/31 Clerkenwell Green, London EC1R 0DU	D (2nd floor flat)
23	1 Bridge Street, Worksop, Nottinghamshire S80 1DS	D
24	Unit 5 Old Milton Green Parade, Old Milton Green, New Milton, Hampshire BH25 6QA	C
25	15 Bilbrook Road, Codsall, Wolverhampton WV8 1EU	C
26	87/87A Darlington Street, Wolverhampton, West Midlands WV1 4EX	E, D
27	42–44 High Street, Stone, Staffs. ST15 8AU	C
28	93 Holton Road, Barry, South Glamorgan CF63 4HG	E, E
29	Third & Fourth Floors, Union House, 89 Union Street, Torquay, Devon TQ1 3YA	C
31	1 Bell Street, Wellington, Telford, Shropshire TF1 1LS	F
32	9/11 Jameson Street, Kingston-upon-Hull HU1 3HR	F
33	30/30a North Parade, Chessington, Surrey KT9 1QF	D
34	63 Biggin Street, Dover, Kent CT16 1DD	D
35	64 Biggin Street, Dover, Kent CT16 1DD	E
36	7 Church Street, Lisson Grove, London NW8 8EE	C
37	25/25a & 26/26a Carlton Parade, Orpington, Kent BR6 0JB	E (26a)
39	18 Blackbird Hill, Neasden, London NW9 8SD	C
40	28 Blackbird Hill, Neasden, London NW9 8SD	E
41	5–7 Boston Street, Holyhead, Anglesey LL65 1BS	C, E, E
42	63b High Street, Leatherhead, Surrey KT22 8AQ	F
43	53/55 & 57 High Street North, Dunstable, Bedfordshire LU6 1JF	B, C, C
44	60–62 London Road, Croydon, Surrey CR0 2TB	C
46	34 High Street, Brightlingsea, Colchester, Essex CO7 0AQ	D

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'.

January 2012

RESULTS OF AUCTION HELD ON 28TH FEBRUARY 2017

Lot	Property	Sale Price	Available Price (Subject to contract)	Lot	Property	Sale Price	Available Price (Subject to contract)
1	12/12a High Street, Sidcup, Kent DA14 6EZ	£355,000		21	386 Finchley Road, Childs Hill, London NW2 2HP	£250,000	
2	285 High Street, Slough, Berkshire SL1 1BD	£490,000		22	46 High Street, New Romney, Kent TN28 8AT	£182,000	
3	48 High Street, New Romney, Kent TN28 8AT	£166,000		23	26 High Street, Heathfield, East Sussex TN21 8LS	£165,000	
4	124 Brighton Road, Coulsdon, Surrey CR5 2ND	£475,000		24	22/30 North Street, Leatherhead, Surrey KT22 7AT	£580,000	
5	96/96a Central Road, Worcester Park, Surrey KT4 8HU	£276,000		25	14 Sandy Park Road, Brislington, Bristol, Avon BS4 3PE	£125,000	
6	371/385 (odd) Ware Road, Hoddesdon, Hertfordshire SG13 7PE	£1,725,000		26	12 Liscard Way, Wallasey, Merseyside CH44 5TP	£85,000	
7	38 Market Place, Reading, Berkshire RG1 2DE	£360,000		27	59 High Street, Penge, London SE20 9HW	£75,000	
8	33 Bridge Street, Evesham, Worcestershire WR11 4SQ	£170,000		28	10a Angel Pavement, Royston, Hertfordshire SG8 9AS	£150,000	
10	The Church House, Horsefair & 2/3 North Bar Street, Banbury, Oxfordshire OX16 0TB	£1,160,000		29	50 High Street, New Romney, Kent TN28 8AT	£128,000	
11	160 Station Road, Chingford, London E4 6AN	£850,000		30	19 Commercial Street, Aberdare, Mid Glamorgan CF44 7RW	£95,000	
12	82 Croydon Road, Caterham, Surrey CR3 6QD	£113,000		31	39-41 and 43 Station Road, Redhill, Surrey RH1 1QH	£170,000	
13	13/15 Dimond Street, Pembroke Dock, Pembrokeshire SA72 6JA	£185,000		32	16 The Terrace, Market Jew Street, Penzance, Cornwall TR18 2HR	£277,000	
14	55 Castle Street, Edgeley, Stockport, Cheshire SK3 9AT	£108,000		33	Unit 4 Northgate House, 28/38 Market Street, Eckington, South Yorkshire S21 4EH	£63,000	
15	18/18a The Springs, Wakefield, West Yorkshire WF1 1QE	£148,000		34	4 Frith Road, Leyton, London E11 4EY	£392,000	
16	Flat G Heath Park Gardens, 18 Templewood Avenue, Hampstead, London NW3 7XD	£3,380,000		35	12c The Parade, Delta Gain, Carpenders Park, Watford, Hertfordshire WD19 5BL	£160,000	
17	123/127 (odd) & 123a/125a Kenton Road, Harrow, Middlesex HA3 0AZ	£705,000		36	1296b High Road, Whetstone, London N20 9HJ	Withdrawn	
18	673-675 Green Lane, Dagenham, Essex RM8 1UU	£340,000		37	15 Cross Street, Oswestry, Shropshire SY11 2NF	Sold After	
19	10-12 Oxford Street, Workington, Cumbria CA14 2AH	£185,000		38	4 Baguley Shopping Precinct, Petersfield Drive, Baguley, Greater Manchester M23 9PS	Sold Prior	
20	37 Lombard Street, Stourport-on-Severn, Worcestershire DY13 8DX	£565,000		39	14 Garages r/o 124/162 West Way, Stafford, Staffordshire ST17 9YF	£5,000	
				40	6-16 Market Street, Denton, Manchester M34 2XW	Sold Prior	

38 Lots offered – 38 Lots sold – Total raised £14,870,000

MEMORANDUM AUCTION 10TH MAY 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

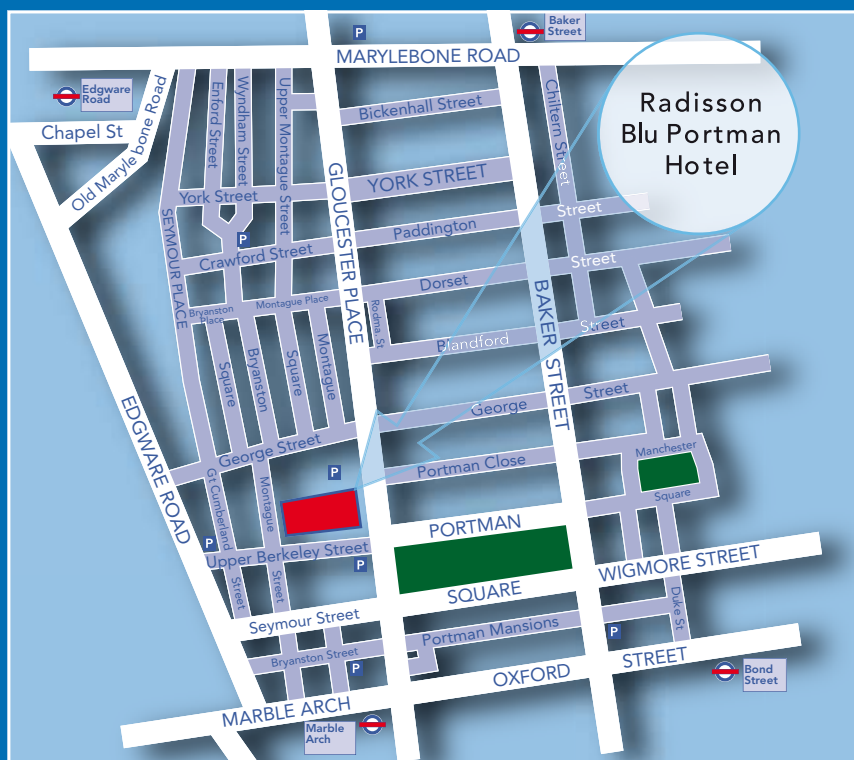
Address

Telephone Capacity

Following Auction – Wednesday 19th July 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

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