

AUCTION – WEDNESDAY 19TH JULY 2017
ADDENDUM

The following Lots have been sold prior:

51

The following Lots have been withdrawn:

10, 21, 49

LOT 1 – 14 CHINGFORD ROAD, WALTHAMSTOW, LONDON E17

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £950 + VAT towards the Vendor's legal fees.

LOT 3 – 74 AUBERT PARK, Highbury, LONDON N5

*Revised Special Conditions of Sale available at the Document Desk.

Shop – There is a £6,200 Rent Deposit being held.

LOT 4 – 51 HIGH STREET, REDCAR, CLEVELAND

*Revised Special Conditions of Sale available at the Document Desk.

LOT 5 – 53 HIGH STREET, REDCAR, CLEVELAND

*Revised Special Conditions of Sale available at the Document Desk.

LOT 9 – 7/9 ST JOHN STREET, NEWPORT PAGNELL, BUCKINGHAMSHIRE

*Revised Special Conditions of Sale available at the Document Desk.

LOT 11 – 4/4A & 4B LONDON ROAD, BOGNOR REGIS

The deposit shall be £2,500 or 100% of the purchase price, whichever is the lower.

LOT 12 – FLATS 1-4 ROWNTREE HOUSE, 16/18 ABERDEEN WALK, SCARBOROUGH

First Floor Flat – The red edging on the photograph depicting the first floor flat should only extend as far back as the second floor flat. A revised version of the draft 999 year lease is available in the legal pack.

LOT 13 – 311 UPPER RICHMOND ROAD WEST, EAST SHEEN, LONDON SW14

The Built Depth is approx. 64'0" and the Site Depth is approx. 84'3".

Refer to correspondence in the legal pack from Richmond Council relating to the upper part.

Completion to be 16th August 2017.

A section 26 Notice has been served by Sheen Tyres & Exhaust Ltd for a new lease from 10th July 2018 (Copy available in legal pack).

In 18.4 of CPSE1, the word 'now' should read 'not'.

This agreement is Personal to the purchaser and the Vendor will not without the consent of the Vendor (the granting or withholding of which consent shall be at the entire and unfettered discretion of the Vendor) transfer the Property except by one transfer of the whole Property to the Purchaser.

LOT 14 – 173 BALLS POND ROAD & 20/21 CULFORD MEWS, ISLINGTON, LONDON N1

The Ground & Lower Ground office lease is outside s.24-28 of the Landlord & Tenant Act 1954.

LOT 17 – 11/13 ST JOHN STREET, NEWPORT PAGNELL, BUCKINGHAMSHIRE

*Revised Special Conditions of Sale available at the Document Desk.

No. 13a (Flat) – The flat has been let on an AST to an individual for a term of 6 months from 13th June 2017 at £6,300 p.a. There is a £525 Rent Deposit held. Total income is now £38,100 p.a.

LOT 20 – 12-14 DIMOND STREET, PEMBROKE DOCK, PEMBROKESHIRE

Shop & Basement – It appears there was no 2016 break clause in the lease.

LOT 22 – 29 KING STREET, BRIDLINGTON

Reference to 'Rent Review Feb 2017 (Outstanding)' should be deleted.

LOT 23 – 15/15A ST JOHN STREET, NEWPORT PAGNELL, BUCKINGHAMSHIRE

*Revised Special Conditions of Sale available at the Document Desk.

LOT 25 – 17D TOWN CENTRE, HATFIELD, HERTS

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £995 + VAT towards the Vendor's legal fees.

LOT 26 – 131 GRIMSBY ROAD, CLEETHORPES, LINCS.

Shop – The lease is IRI plus shop front and contribution to party structures, yards and things used or shared with other property.

LOT 28 – 434 FINCHLEY ROAD, CHILDS HILL, LONDON NW2

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,500 + VAT towards the Vendor's legal fees. In accordance with the Special Conditions of Sale, completion will be 20 working days from exchange of contracts.

LOT 31 – 128 COWBRIDGE ROAD EAST & 1A SEVERN ROAD, CARDIFF

Contrary to the Special Conditions of Sale, the deposit will be held by the Auctioneers as Stakeholder. The current lease to Superdrug Stores refers to the schedule of condition annexed to the 1991 lease. However, there is no schedule of condition attached to the 1991 lease and it appears that twenty six years ago a schedule of dilapidations for a neighbouring property (130 Cowbridge Road East) was attached to the 1991 lease in error instead of the schedule of condition. The 1991 lease is available to view in the legal pack.

LOT 32 – 17/17A ST JOHN STREET, NEWPORT PAGNELL, BUCKINGHAMSHIRE

*Revised Special Conditions of Sale available at the Document Desk.

LOT 34 – 14 HIGH STREET, WHITCHURCH, SHROPSHIRE

Upper Part – The Special Conditions of Sale state that the Vendor will either grant a 999 year lease of the upper part to a third party before completion or they will direct the buyer to give a leaseback for a term of 999 years to the Vendor. Contrary to the Special Conditions of Sale, the deposit will be held by the Auctioneers as agent for the Vendor.

LOT 35 – 30 HIGH STREET, DAWLEY, TELFORD

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £750 + VAT towards the Vendor's legal fees. Shop – The ATM unit has now been installed.

LOT 37 – 1/1A LYNTON PARADE, CROMWELL ROAD, GRIMSBY

*Revised Special Conditions of Sale available at the Document Desk.

LOT 38 – 2/2A LYNTON PARADE, CROMWELL ROAD, GRIMSBY

*Revised Special Conditions of Sale available at the Document Desk. The March 2017 Rent Review was settled at £14,250 p.a. which is now the current rent.

LOT 39 – 3/3A LYNTON PARADE, CROMWELL ROAD, GRIMSBY

*Revised Special Conditions of Sale available at the Document Desk.

LOT 40 – 4/4A LYNTON PARADE, CROMWELL ROAD, GRIMSBY

*Revised Special Conditions of Sale available at the Document Desk.

LOT 41 – 5/5A & 6/6A LYNTON PARADE, CROMWELL ROAD, GRIMSBY

*Revised Special Conditions of Sale available at the Document Desk.

LOT 42 – 177 HIGH STREET, LEWES, EAST SUSSEX

Please refer to the addendum in the legal pack regarding the service charge information.

LOT 43 – 11 HAMMERTON STREET, BURNLEY, LANCs.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,000 towards the Vendor's legal fees.

LOT 44 – 6/6A MARKET STREET, LISKEARD, CORNWALL

Contrary to the Special Conditions of Sale, completion will be 6 weeks from exchange of contracts. Extra Special Condition 2 now reads "Upon the Completion Date, the Buyer shall contribute £1,500 + VAT towards the Vendor's legal costs."

LOT 45 – 95 BOWES ROAD, LONDON N13

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £750 + VAT towards the Vendor's legal fees.

LOT 47 – 24 ST FRANCIS CLOSE, POTTERS BAR, HERTFORDSHIRE

The tenants made an advance payment to the Vendor of £3,850 which reduced their monthly rent from £1,200 pcm to £850 pcm for the period up to 5th December 2017. Accordingly, the Vendor will top up the rental payments on completion to the equivalent of £1,200 pcm for the period up to 5th December 2017.

LOT 50 – 62 FAIRFAX ROAD, HARRINGAY, LONDON N8

Ground Floor Flat - The lease term will be for 200 years from 19th July 2017 at an initial ground rent of £100 p.a. Total income is now £7,011.07.

LOT 52 – REAR ROADWAYS IN NEW SOUTHGATE, LONDON N11

The deposit shall be £2,500 or 100% of the purchase price, whichever is the lower. Some of the Roadways shown on the Particulars in the catalogue are not included in the sale. Please refer to the Rostrum for the 'Revised Particulars'. Completion is 18th August 2017.