

# AUCTION

**WEDNESDAY 25TH OCTOBER 2017**

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

Commencing at 12.00 p.m.

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



Tel: 020 8492 9449 Fax: 020 8492 7373

# Notice to all Bidders

1. Please note the **General Conditions of Sale** which are included with this catalogue and the **Special Conditions of Sale** which are available on request. An Addendum will be made available on the Auction Day and the bidder should check whether the lot which he/she is interested in bidding for is included.
2. Prospective purchasers are assumed to have inspected the properties in which they are interested and to have made all usual pre-contract searches and enquiries.
3. The successful Bidder is **Bound under Contract as soon as the Auctioneer's gavel falls** on his/her final bid. Immediately thereafter the successful Bidder will be handed a Form to fill out supplying details of his/her name and address together with (if different) the name and address of the purchaser and those of his/her solicitors. He/she must also supply a **cheque for the deposit**, which **we will hold** at our office. **The bidder will be given our bank account details and must arrange to transfer the deposit monies to our client bank account the following day by way of a 'same day CHAPS payment.'** Once these funds are received we will return the bidder's cheque by post.
4. The information from the Form will be used to complete a **memorandum of contract** similar to the one at the back of this catalogue which the **purchaser must sign and hand to** the Auctioneer's staff **prior to leaving the room.**
5. If the Purchaser's memorandum of contract is not signed, the Auctioneer, or any person authorised by them, will sign the memorandum of contract on behalf of the Bidder/Purchaser.
6. The Auctioneers endeavour to have copies of title documents, leases, licences etc. and a local search available for inspection at their offices and in the auction room. It is recommended that anyone wishing to inspect such documents should telephone first to ensure that the required documents are available.
7. **If any Bidders are intending to come to the Auction for a specific lot they are advised to check with the Auctioneers on the morning of the sale to ensure that the particular lot will be offered at the Auction as a lot can be sold or withdrawn at any time prior to being offered.**
8. Some plans or extracts from plans in this catalogue are based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office Crown Copyright reserved.
9. **RESERVE:**  
The 'Reserve' is the minimum figure for which a property can be sold as agreed between the Seller and the Auctioneer. The 'Reserve' is not disclosed and remains confidential between the Seller and the Auctioneer.

## **GUIDE:**

Where a 'Guide' is stated, it is an indication of the Seller's current minimum acceptable price ('Reserve') at auction. A 'Guide' is published to assist prospective buyers in deciding whether or not to pursue a purchase. A 'Guide' does not represent an anticipated sale price or a valuation and the eventual sale price may be higher or lower. The sale price is determined at auction and as such cannot be predicted in advance.

The 'Guide' can be published as follows:

- a. 'Reserve below' which means the 'Reserve' will be below the shown amount.
- b. A single price figure where the 'Reserve' is not to exceed it.
- c. A single price figure with a + symbol where the 'Reserve' is not to exceed that figure by more than 10%.
- d. A minimum and maximum price range where the 'Reserve' is to be within that range.

The Seller's expectation as to the sale price may change during the marketing period as a result of interest received from prospective Buyers. Therefore, the Seller may increase or decrease the 'Reserve' at any time up to just before bidding commences. If the 'Reserve' becomes fixed at a level that makes the 'Guide' misleading, the Auctioneers will subsequently issue a revised 'Guide' as soon as is practicable. Accordingly, prospective bidders should monitor the 'Guide' with the Auctioneers prior to the Auction taking place via our website at [www.barnettross.co.uk](http://www.barnettross.co.uk)

10. In addition to the purchase price the Buyer or Bidder will be liable to pay Barnett Ross Ltd a non-refundable administration fee as specified on the Particulars of Sale and there may also be additional non-optional fixed or variable fees and costs. To establish the full cost of purchasing a property please inspect the special conditions of sale and all other documentation in the legal pack. Please also refer to the addendum at [www.barnettross.co.uk](http://www.barnettross.co.uk) for updates.

11. **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.**
12. 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.
13. 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.
14. In respect of Lots 7, 11 & 13 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)

**Further checks in accordance with current Money Laundering Regulations may be required if the purchaser is not an individual such as a company, partnership or trustee.**

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## 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.

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## 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](http://www.barnettross.co.uk) or telephone the Auction Team on 020 8492 9449.

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## Follow the Auction Live on the Internet

On the day of the auction, visit [www.barnettross.co.uk](http://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

A	214 High Street	<b>Sutton</b>	Surrey
1	112 High Street	<b>Orpington</b>	Kent
2	16 King Edward Buildings, Bury Old Road	<b>Salford</b>	Manchester
3	71 High Street	<b>New Malden</b>	Surrey
4	271 Wood Lane	<b>Dagenham</b>	Essex
5	171 High Street	<b>Rochester</b>	Kent
6	2 & 2b1/2 Rainbow Street	<b>Leominster</b>	Herefordshire
7	2 Station Parade, Victoria Road	<b>Romford</b>	Essex
8	95/95a Golborne Road	<b>North Kensington</b>	London W10
9	65a High Street	<b>Edenbridge</b>	Kent
10	Flat 4 Castle Court (incl. Flats 2-3, 5-9 & 12), Denmark Place	<b>Hastings</b>	East Sussex
11	39 Pride Hill	<b>Shrewsbury</b>	Shropshire
12	12 Prince Arthur Road	<b>Hampstead</b>	London NW3
13	184 Main Road	<b>Gidea Park</b>	Essex
14	140 Shenley Road (incl. Jasmine Court)	<b>Borehamwood</b>	Hertfordshire
15	104-110 (Even) Hermitage Road	<b>Woking</b>	Surrey
16	172 Deptford High Street	<b>Deptford</b>	London SE8
17	38 High Street	<b>Pershore</b>	Worcestershire
18	91 Whitechapel High Street	<b>Whitechapel</b>	London E1
20	118 High Street	<b>Northwood</b>	Middlesex
21	21/21a Copsewood Avenue	<b>Nuneaton</b>	Warwickshire
22	817 Osmaston Road	<b>Derby</b>	Derbyshire
23	1/3 Ayres Drive, Stanground	<b>Peterborough</b>	Cambridgeshire
24	44/44a/46 West Street & 2a Rainbow Street	<b>Leominster</b>	Herefordshire
25	74 High Street	<b>Ruislip</b>	Middlesex
26	16 and 17 Warwick Row	<b>Coventry</b>	West Midlands
27	25-29 Campbell Court, Campbell Road, Bramley	<b>Tadley</b>	Hampshire
28	146 Church Road, Yardley	<b>Birmingham</b>	West Midlands
29	73-75 Babbacombe Road	<b>Torquay</b>	Devon

## Lot

30	72 Lee High Road
31	57 The Broadway
32	19 Market Place & 3b, 3c, 3d Three Horseshoes Walk
33	126-128 High Street
34	112 High Street
35	114 High Street
36	10-12 Waterloo Square
37	100-102 Queen Street
38	27/27a High Street
39	7-8 Old Market Place
40	58 High Street
41	6 Montague Street
42	216 Kingston Road
43	12/12a Sea Road, Boscombe
44	96 & 106 High Street
45	25 Pool Street
46	Flat C, 366 Green Street
47	6 Upper High Street
48	125 London Road, Hazel Grove
49	10 Campbell Court, Campbell Road, Bramley
50	181 Longford Road, Longford
51	20, 22 & 22a Commercial Street
52	115 London Road North & 2 Gordon Road
53	25b Station Road
54	Flat B, 366 Green Street
55	25b Market Place, Falloden Way
56	5 Rosebery Court, Rosebery Avenue
57	60 Gibson Gardens
58	303 Hale Lane

<b>Lewisham</b>	London SE13
<b>Thatcham</b>	Berkshire
<b>Warminster</b>	Wiltshire
<b>Penge</b>	London SE20
<b>Poole</b>	Dorset
<b>Poole</b>	Dorset
<b>Bognor Regis</b>	West Sussex
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<b>Ventnor</b>	Isle of Wight
<b>Grimsby</b>	South Humberside
<b>New Malden</b>	Surrey
<b>Worthing</b>	West Sussex
<b>Teddington</b>	Middlesex
<b>Bournemouth</b>	Dorset
<b>Wednesfield</b>	West Midlands
<b>Caernarfon</b>	Gwynedd
<b>Plaistow</b>	London E13
<b>Epsom</b>	Surrey
<b>Stockport</b>	Cheshire
<b>Tadley</b>	Hampshire
<b>Coventry</b>	West Midlands
<b>Camborne</b>	Cornwall
<b>Lowestoft</b>	Suffolk
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<b>Clerkenwell</b>	London EC1
<b>Stoke Newington</b>	London N16
<b>Edgware</b>	Middlesex

# 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](http://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\*) .....

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..... Post code .....

\*Delete as appropriate

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Card number

Card security code    The final 3 digit number on the back of your card, on the signature strip.

Name as it appears on the card ..... Signature .....

Expiry date ..... / .....

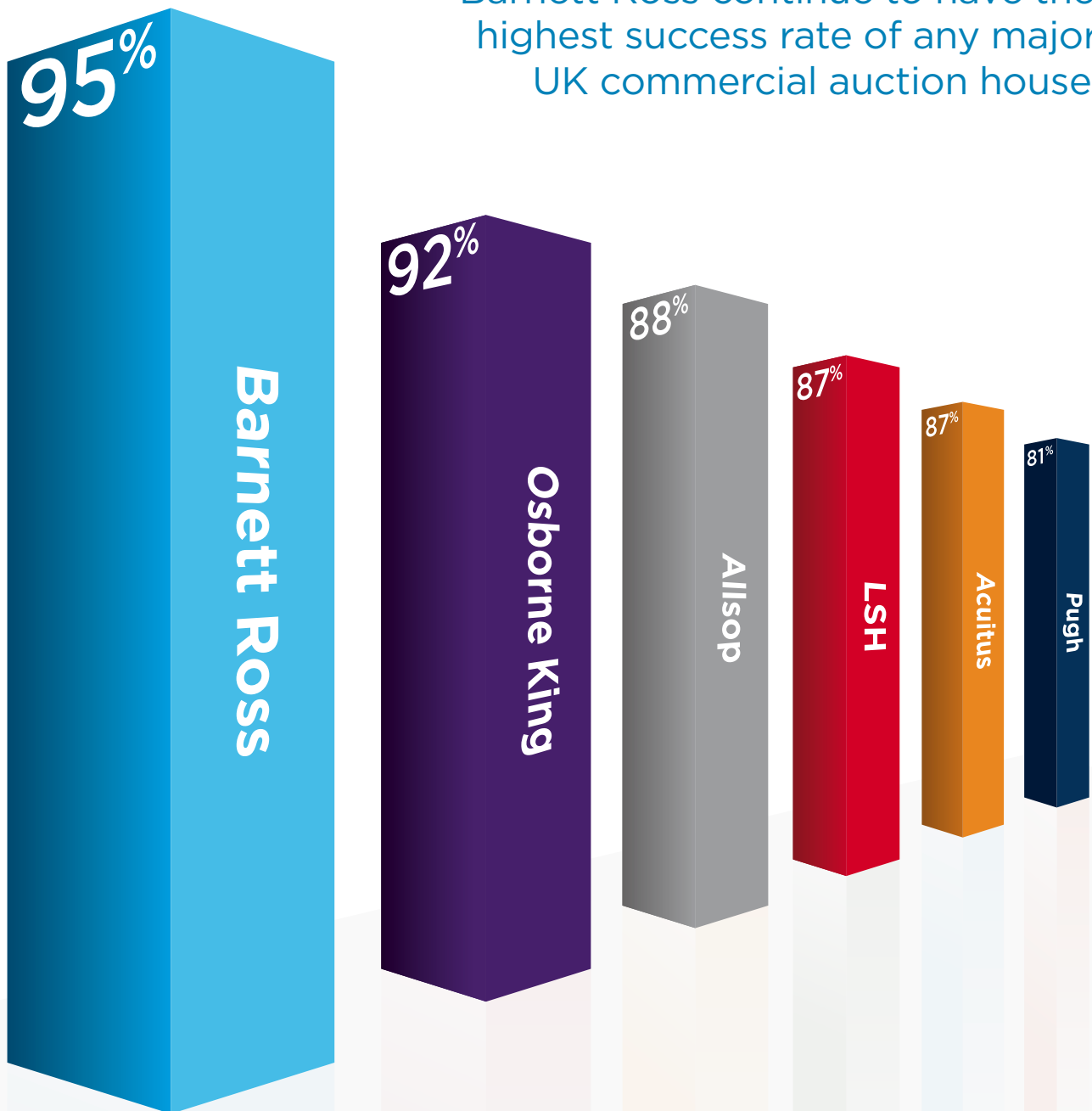
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\* Based on commercial property sold in 2016 • Source: EI Group



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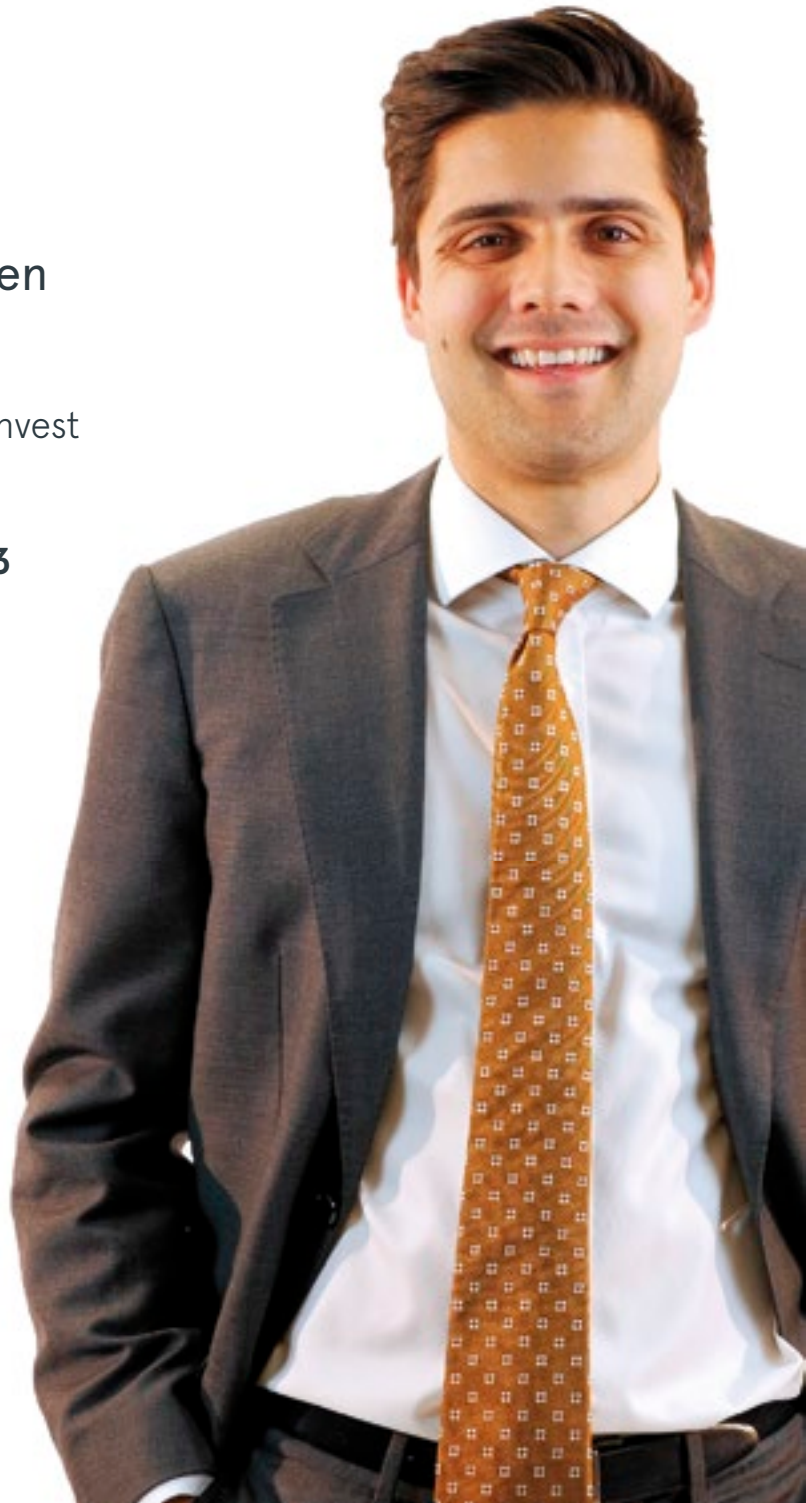
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[www.cpatax.co.uk](http://www.cpatax.co.uk)

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- 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](mailto: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](mailto:jbarnett@barnettross.co.uk)



[www.barnettross.co.uk](http://www.barnettross.co.uk)  
**020 8492 9449**

# Paying too much for buildings insurance?

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Regards,

Jonathan Ross

Barnett Ross Insurance Services

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LOT  
A

214 High Street, Sutton,  
Surrey SM1 1NU

\*Reserve below £750,000

6 WEEK COMPLETION



FREEHOLD FOR SALE BY PUBLIC AUCTION  
WEDNESDAY 25TH OCTOBER 2017 AT 1 PM  
(UNLESS SOLD PRIOR)  
(MAIN AUCTION COMMENCES 12 PM)  
AT THE RADISSON BLU PORTMAN HOTEL,  
22 PORTMAN SQUARE, LONDON W1H 7BG

## SITUATION

Located in this busy pedestrianised section of the High Street, adjacent to **Betfred** and **RBS** and amongst other multiples such as **Greggs**, **Oxfam**, **Argos**, **Bon Marche** and an **Asda Superstore**. Sutton Rail Station (Thameslink and Southern Lines), which provides fast access to London, is a short walk away.

Sutton lies some 10 miles south-west of central London and benefits from excellent road and rail links.

## PROPERTY

A mid terrace building comprising a **Deep Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** on the first and second floors.

**VAT is NOT applicable to this Lot**

## FREEHOLD

**Note: No 182 High Street (shop & 2 flats) sold in May 2017 at a 4.94% Gross Yield**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 214 (Ground Floor Shop)	Gross Frontage 17'7" Internal Width 16'11" Shop Depth 42'0" Built Depth 70'10" 2 WCs plus Kitchen	<b>The Congregation of the Daughters of the Cross of Liege</b> t/a <b>St Raphael's Hospice</b> (See <b>Tenant Profile</b> )	10 years from 20th April 2015	£35,000	FRI <b>Rent Review 2020.</b> <b>Tenant's Break 2021.</b>
Flat 214A (First Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC (GIA Approx. 549 sq ft <sup>1</sup> )	<b>Individual</b>	1 year from 2nd February 2017	£10,200	AST. <b>£1,176.92 Rent Deposit held.</b>
Flat 214B (Second Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC (GIA Approx. 527 sq ft <sup>1</sup> )	<b>Individual</b>	1 year from 5th May 2016	£10,200	AST. Holding Over. <b>£1,176.92 Rent Deposit held.</b>

<sup>1</sup> Not inspected. Area from EPC

**TOTAL**

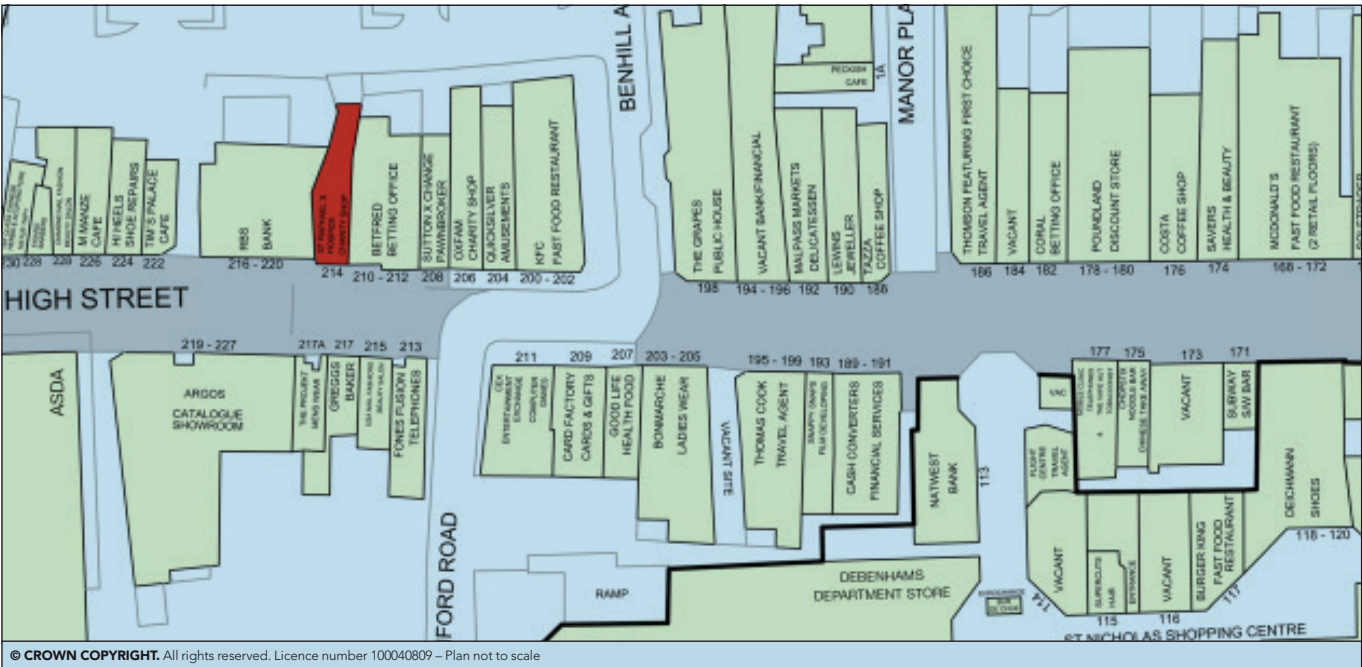
**£55,400**

## TENANT PROFILE

St Raphael's Hospice was established in 1987 and now operates from 12 Charity Shops employing around 200 paid staff plus over 680 Volunteers. The Charity receives almost 25% Government funding via an NHS Trust. Accounts for the Y/E 31/3/17 reported Total Income of £5.167m and Total Assets of £7.721m. (Visit: [www.straphaels.org.uk](http://www.straphaels.org.uk)).

214 High Street, Sutton,  
Surrey SM1 1NU

LOT  
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VENDOR'S SOLICITORS  
Gunnercooke LLP - Tel: 03330 143 401  
Ref: E. Lopian  
Email: [eliot.lopian@gunnercooke.com](mailto:eliot.lopian@gunnercooke.com)



Tel: 020 8492 9449  
The Surveyors dealing with this property are  
**JONATHAN ROSS** and **NICHOLAS LEIGH**

General Conditions and Memorandum  
As per Barnett Ross Catalogue  
25th October 2017

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

\*Refer to Points 9 & 10 in the 'Notice to all Bidders' page in the Catalogue



### SITUATION

Close to the junction with White Hart Road and occupying a prominent trading position, nearby such multiples as **Pizza Express**, **Peacocks** and **Greggs** plus a variety of local restaurants, independent traders and the **Walnut Shopping Centre**.

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

### PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first and second floor levels. In addition, the property includes a **Rear Yard**.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	16'6"
Internal Width	16'1"
Shop Depth	45'6"
Built Depth	61'10"
WC	

#### First & Second Floor Flat

3 Bedrooms, Living Room, Kitchen, Bathroom, WC

### TENANCY

The entire property is let on a full repairing and insuring lease to **Foxfones UK Limited as a Phone & Tablet Repairer** for a term of 6 years from 23rd February 2017 at a current rent of **£22,000 per annum** exclusive.

#### Rent Review 2020

**Note 1: A £5,000 Rent Deposit is held.**

**Note 2: The Tenant sublets the Flat on an AST.**

**£22,000 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

#### VENDOR'S SOLICITORS

DWFM Beckman – Tel: 020 7408 8888  
Ref: D. Freedman – Email: david.freedman@dwfmbeckman.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

Occupying a busy trading position opposite **NatWest** and **TSB** and amongst other such multiple retailers as **Betfred**, **Santander**, **Card Factory**, **Ladbrokes** and more, being within close proximity to the **Cheetham Hill Shopping Centre**. The property lies approx. 2 ½ miles north of Manchester City Centre and benefits from good road links via the M62, M60 (Junctions 18) and M66 (Junction 4).

## PROPERTY

A mid terrace building comprising a **Ground Floor Shop and Basement** with internal access to an **Ancillary/Store** on the first and second floors. In addition, the property benefits from a metal open tread staircase from the first floor leading to a **Rear Yard**.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	13'6"
Internal Width	13'2"
Shop Depth	32'2"
Built Depth	51'5"
WC	

**Basement** 1 Room (max height 6'3")

**First Floor** 3 Rooms Area Approx. 380 sq ft plus Kitchen

**Second Floor** 1 Room Area Approx. 140 sq ft

**VAT is applicable to this Lot**

**£9,000 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **Akshar Rup Ltd (with personal guarantor) t/a Cake Box** (see **Note 1**) for a term of 15 years from 6th August 2006 at a current rent of **£9,000 per annum** exclusive.

**Rent Review August 2016 (not actioned)**

**Note 1: The tenant owns 2 of the 72 Cake Box franchise outlets – Visit: [www.eggfreecake.co.uk](http://www.eggfreecake.co.uk)**

**Note 2: £3,972 Rent Deposit held.**

**Note 3: The property is subject to a perpetual yearly rent charge of £7.**

## VENDOR'S SOLICITORS

Stevens & Bolton LLP - Tel: 01483 302 264  
Ref: Ms Sarah Kirwan - Email: [sarah.kirwan@stevens-bolton.com](mailto:sarah.kirwan@stevens-bolton.com)

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts



### SITUATION

Located opposite the junction with Kings Avenue occupying a prime trading position in this popular High Street amongst such multiples as **HSBC, NatWest, Your Move, McDonald's, Waitrose, Peacocks, William Hill, Cancer Research UK** and many others, with New Malden Rail Station being within close proximity. New Malden lies approximately 6 miles south-east of Richmond and 12 miles south-west of central London and enjoys good road links via the A3.

### PROPERTY

An attractive mid terraced property comprising a **Ground Floor Restaurant** with separate rear access to **Self-Contained Offices** on the first floor. The property includes a large rear parking area accessed via a service road.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£25,000 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

### ACCOMMODATION

#### Ground Floor Restaurant

Gross Frontage	17'4"
Internal Width	16'7"
Restaurant Depth	36'8"
Built Depth	81'8"
Restaurant Area	Approx 608 sq ft
Kitchen Area	Approx 223 sq ft
Ladies, Gents & Disabled WCs	

#### First Floor Offices

Not inspected – 3 Rooms, WC

### TENANCY

The entire property is let on a full repairing and insuring lease to **Tonghouk Limited (with 2 personal guarantors)** (see **Note 1**) as **Tree Stone Kitchen (Steakhouse)** for a term of 15 years from 11th November 2015 at a current rent of **£25,000 per annum** exclusive.

#### Rent Reviews 2020 & 2025

**Note 1: The tenant also trades from the adjoining shop.**

**Note 2: There is a £12,500 Rent Deposit held.**

**Note 3: There is potential to create an additional floor, subject to obtaining the necessary consents.**

#### VENDOR'S SOLICITORS

DWFM Beckman – Tel: 020 7408 8888  
Ref: D. Freedman – Email: david.freedman@dwfmbeckman.com

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6 WEEK COMPLETION



## SITUATION

Located close to the junction with Winmill Road in this well established parade amongst such multiples which include **William Hill, Lloyds Pharmacy, Post Office, Co-Op Food** and **Day 1**.

Dagenham is a densely populated residential area being approximately 3 miles south-east of Ilford and 3 miles south-west of Romford benefitting from good road links to the A406 North Circular and only 5 miles from London City Airport.

## PROPERTY

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

In addition, the property benefits from use of a rear service road.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	17'9"
Internal Width	15'4"
Shop Depth	29'3"
Built Depth	38'3"
WC	

### First and Second Floor Flat

3 Rooms, Kitchen, Bathroom/WC

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **E N Jones (Sublet to a Hair Salon)** for a term of 99 years from 29th September 1926 at a current rent of **£12.50 per annum** exclusive.

**Valuable Reversion in approx. 8 years**

**£12.50 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

## VENDOR'S SOLICITORS

Janet Auckland Solicitor – Tel: 01392 210 152  
Ref: Ms Janet Auckland – Email: ja@janetaucklandsolicitor.com

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### SITUATION

Located in the eastern end of the High Street and amongst such multiples as **Johnsons Dry Cleaners**, **Paddy Power** and **Sue Ryder** as well as a variety of local retailers, restaurants, cafés and pubs. Rochester Rail Station is within close proximity.

Rochester is famous for its Cathedral and Castle as well as its connections to Charles Dickens and the Huguenots, lying some 28 miles east of central London and 8 miles north of Maidstone, with easy access to the M2 (Junction 2).

### PROPERTY

A Grade II Listed mid terrace building comprising a **Ground Floor Shop** with internal access to **Office/Store** on the first and second floors. In addition, the property benefits from a small rear garden.

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage 12'6"

Internal Width 11'0"

Shop Depth 33'4"

Built Depth 54'7"

2 WCs

#### First Floor

Offices Approx. 268 sq ft

#### Second Floor

Storage Approx. 320 sq ft

**VAT is NOT applicable to this Lot**

### FREEHOLD

### TENANCY

The entire property is let on a full repairing and insuring lease to **your-move.co.uk Limited as Estate Agents (having over 270 branches)** (T/O for Y/E 31/12/16 £89m, Pre-Tax Profit £346,000 and Shareholders' Funds £27.5m) for a term of 5 years from 15th May 2017 (**Renewal of a previous lease – in occupation for over 10 years**) at a current rent of **£12,600 per annum** exclusive.

#### Tenant's Break 2020

**Note: The Purchaser will receive a personal signed cricket bat by the Vendor, former England Cricket Captain Alec Stewart, following completion of the sale.**

## £12,600 per annum

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

\* Refer to Points 9 & 10 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 West Street and being within a few hundred yards of the High Street within the town centre. Nearby multiple retailers include **Halifax, Martins, Specsavers, Spar, Sue Ryder** and **Scrivens**. There is also a **Public Car Park** nearby.

Leominster is an attractive and historic market town which lies approximately 15 miles north of Hereford and 22 miles west of Kidderminster.

### PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to **2 Self-Contained Flats** on the first floor.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 2 (Ground Floor Shop)	Gross Frontage 36'8" Internal Width 36'4" Shop Depth 20'4" Built Depth 23'9" Kitchenette, WC	<b>J. Thomas (Ladies Hairdresser &amp; Barber Shop)</b>	6 years from 1st December 2014 <b>(In occupation for over 10 years)</b>	<b>£6,250</b>	FRI <b>Rent Review December 2017</b>
Nos. 2b1/2 (2 First Floor Flats)	2 Flats – Not inspected	Various	Each 150 years from completion	<b>£100</b> (£50 per flat)	Each FRI
<b>TOTAL</b>				<b>£6,350</b>	

**£6,350 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



**JOINT AUCTIONEERS**  
Barbers, 1 Church Street, Wellington, Telford TF1 1DD  
Tel: 020 7405 4631 – Ref: S. Beedles

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

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### SITUATION

Located close to the busy junction with South Street in this established local parade close to **The Money Shop, Fitness First, Haart Estate Agents, Ladbrokes** and **Lidl**, approx. 500 yards to **The Liberty Shopping Centre** and approx. 150 yards to Romford Station (Overground & Greater Eastern Main Line).  
Romford lies approx. 13 miles east of central London with easy access to the North Circular Road A406 and the M25 (Junction 29) via the A12 Eastern Avenue.

### PROPERTY

A mid-terraced building forming part of a parade comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** at first and second floor level which are both in need of modernisation.

**VAT is applicable to this Lot (on commercial element only)**

**FREEHOLD offered with VACANT POSSESSION**

## Vacant Shop & 2 Flats

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



The Property

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	18'4"
Internal Width	16'6"
Built Depth	56'10"
3 WCs	

#### First Floor Flat

3 Rooms, Kitchen, Bathroom/WC

#### Second Floor Flat

3 Rooms, Kitchen, Bathroom/WC

### VENDOR'S SOLICITORS

Laytons LLP – Tel: 020 7842 8000  
Ref: M. Reis – Email: mark.reis@laytons.com

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## SITUATION

Close to the junction with Portobello Road and Bevington Road in this popular and fashionable location, amongst a host of restaurants, bistros, cafés and independent retailers and within close walking distance of Portobello Market and Notting Hill. Golborne Road is easily reached by road via the A40 (Westway) and by public transport via Ladbroke Grove and Westbourne Park Underground Stations (Circle and Hammersmith & City Lines).

## PROPERTY

A Victorian mid terrace building comprising a **Ground Floor Café (having approx. 30 covers)** with separate front access to a **Self-Contained Flat** on the first and second floors with central heating.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Café	Gross Frontage 19'1" Internal Width 13'10" widening to 17'7" Shop & Built Depth 59'9" 2 WCs	<b>Papa John's (GB) Ltd</b> (See <b>Tenant Profile and Note 1</b> )	15 years from 8th November 2011	£34,500	FRI <b>Rent Review and Tenant's Break 2021.</b> <b>Note 1: The Café is sublet at £34,500 p.a. to Kipferl Ltd as an Austrian Coffee House and Kitchen with 2 branches.</b>
First & Second Floor Flat	<b>First Floor</b> 2 Rooms, Kitchen, Bathroom, sep. WC <b>Second Floor</b> 3 Rooms (Flat GIA Approx. 1,217 sq ft)	Individual	Regulated	£17,046	<b>EDR 06/01/16</b> <b>Note 2: As at 28th September 2017 the vacant first and second floor flat at No. 42 Golborne Road is being offered for sale by Chesterton Notting Hill with a quoted area of 1,172 sq ft at an asking price of £1,300,000.</b>
<b>TOTAL</b>				<b>£51,546</b>	

## TENANT PROFILE

For Y/E 27/12/15 Papa Johns (GB) reported a T/O of £50.53m, Pre-Tax Profit of £3.9m and Shareholders' Funds of £7.44m.

**£51,546 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

## VENDOR'S SOLICITORS

Richard Pearlman LLP – Tel: 020 7739 6100  
Ref: R. Pearlman – Email: rkp@rpandco.com

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### SITUATION

Located in a prominent position in the centre of this affluent town, 12 miles west of Tonbridge and 8 miles north-east of East Grinstead and within 14 miles of the M25.

Nearby multiple traders include **Costa**, **Coral** and **Lloyds Bank** and is directly opposite **Eden Valley Museum**.

### PROPERTY

An attractive corner building (ex-Bank) comprising a **Ground Floor Take-Away** with internal access to **2 Upper Floors** used for preparation and staff areas. In addition, there is drive-in access to a private rear yard for **parking a minimum of 5 vehicles**.

### ACCOMMODATION

#### Ground Floor Take-Away

Gross Frontage	30'0"
Internal Width	27'0"
Shop Depth	17'0"
Built Depth	40'7"

#### First Floor

1 Office, 2 Store Rooms, 1 Prep Room, Cloakroom/WC

#### Second Floor

2 Rooms

**VAT is NOT applicable to this Lot**

### FREEHOLD

### TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **DP Realty Limited (having 858 branches)** (T/O for Y/E 25/12/16 £22.48m Pre-Tax Profit £2.13m and Shareholders' Funds £3.36m) for a term of 20 years from 25th November 2014 at a current rent of **£14,500 per annum** exclusive.

**Rent Reviews 2019 and 5 yearly**

**Tenant's Break 2025**

**Note 1: The tenant has an option to renew the lease for a further 20 years from 2034.**

**Note 2: The property has been sublet to a franchise at £14,500 p.a.**

**Note 3: The Purchaser will receive a personal signed cricket bat by the Vendor, former England Cricketer Mark Ramprakash, following completion of the sale.**

**£14,500 per annum**

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

\* Refer to Points 9 & 10 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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## VACANT 3 BED MAISONETTE

### SITUATION

Located close to the junction with Albert Road, directly on the seafront and just a few hundred yards from the town's pedestrianised retail thoroughfare (Wellington Place) which houses a variety of multiple retailers including **Costa**, **McDonald's**, **Milleys**, **Lloyds Bank** and **Sports Direct**. The Priory Meadow Shopping Centre and Hastings Railway Station are within close proximity.

Hastings is a popular south-coast seaside resort lying on the A259 and A21 some 14 miles north-east of Eastbourne and 32 miles east of Brighton.

### PROPERTY & ACCOMMODATION

- **Flat 4 – Vacant 3 Bed Self-Contained Maisonette** (GIA Approx. 820 sq ft) planned on first and second floors accessed via an enclosed communal courtyard comprising:

3 Bedrooms  
Living Room with Juliette Balcony  
Dining Area  
Kitchen  
Bathroom  
Separate WC

Flat 4 benefits from double glazing, electric heating and boasts some of the best views in the town of the seafront promenade, the beach, the sea and angled views towards Hastings Pier.

- **Flats 2–3, 5–9 & 12 (8 Flats) – see 'Note 1'**

**VAT is NOT applicable to this Lot**

### TENURE

**Flat 4 – A sublease for a term of 189 years from 25th December 1960 at a peppercorn ground rent (thus having approx. 132 years unexpired) to be offered with VACANT POSSESSION**

**Note 1: The Head Lease of Flats 2–9 & 12 (9 Flats), which is held for a term of 96 years (less 2 days) from 25th December 1963 at a fixed ground rent of £93.32 p.a. (thus having approx. 42 year unexpired) will be included with this Lot.**

**This Head Lease is subject to the sublease of Flat 4 and the following 7 subleases:**

**Flats 2–3, 5–7 & 12 (6 Flats) are sublet to various individuals each for a term of 99 years (less 3 days) from 25th December 1960 and Flats 8 & 9 (2 Flats) are sublet for a term commencing 12th March 2010 and expiring on 22nd December 2149 (thus each having approx. 42 years unexpired). The combined ground rent for the 7 subleases is £190 p.a. therefore, the Purchaser will benefit from a current profit rent of £96.68 p.a.**

**Note 2: There is an offer from a respectable tenant with excellent references to take an AST on Flat 4 after completion for at least one year at £9,900 p.a. (£825 pcm).**

**Note 3: In accordance with Section 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 the auction.**

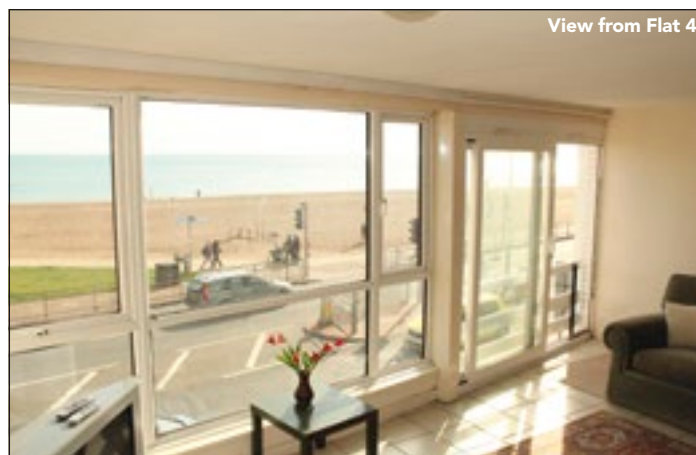
**View from Flat 4**



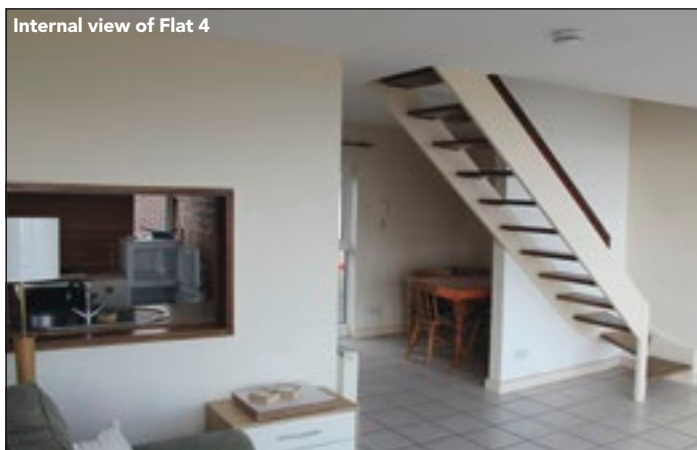
**View from Flat 4**



**View from Flat 4**



**Internal view of Flat 4**



**Rear of Castle Court**



**VENDOR'S SOLICITORS**

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

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



6 WEEK COMPLETION

## SITUATION

Located in the prime pedestrianised shopping centre of this famous market town which has historic connections with William the Conqueror and has a Cathedral and Castle. Nearby multiples include **Marks & Spencer, Little Waitrose, Tesco Express, Thomas Cook, Body Shop, EE, Boots, Holland & Barratt, Superdrug, Greggs** and others. In addition, **the property is located directly between the entrances to the Pride Hill Shopping Centre and The Darwin Shopping Centre.**

Shrewsbury lies approx. 46 miles west of Birmingham and 12 miles from Junction 7 of the M54 Motorway.

## PROPERTY

A mid terraced Grade II Listed building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the 3 upper floors.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	11'9"
Internal Width	9'8" widening to 10'6"
Shop Depth	41'2"
Built Depth	48'6"

**First Floor Area** Approx. 444 sq ft  
WC

**Second Floor Area** Approx. 475 sq ft

**Third Floor Area** Approx. 336 sq ft

VAT is applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Vape Depot Ltd (having approx. 5 branches)** for a term of 5 years from 24th August 2017 at a current rent of **£38,500 per annum exclusive**

**Tenant's Break August 2020**

**Note: Planning Consent was granted in September 2016 for A5 (Take-away Use).**



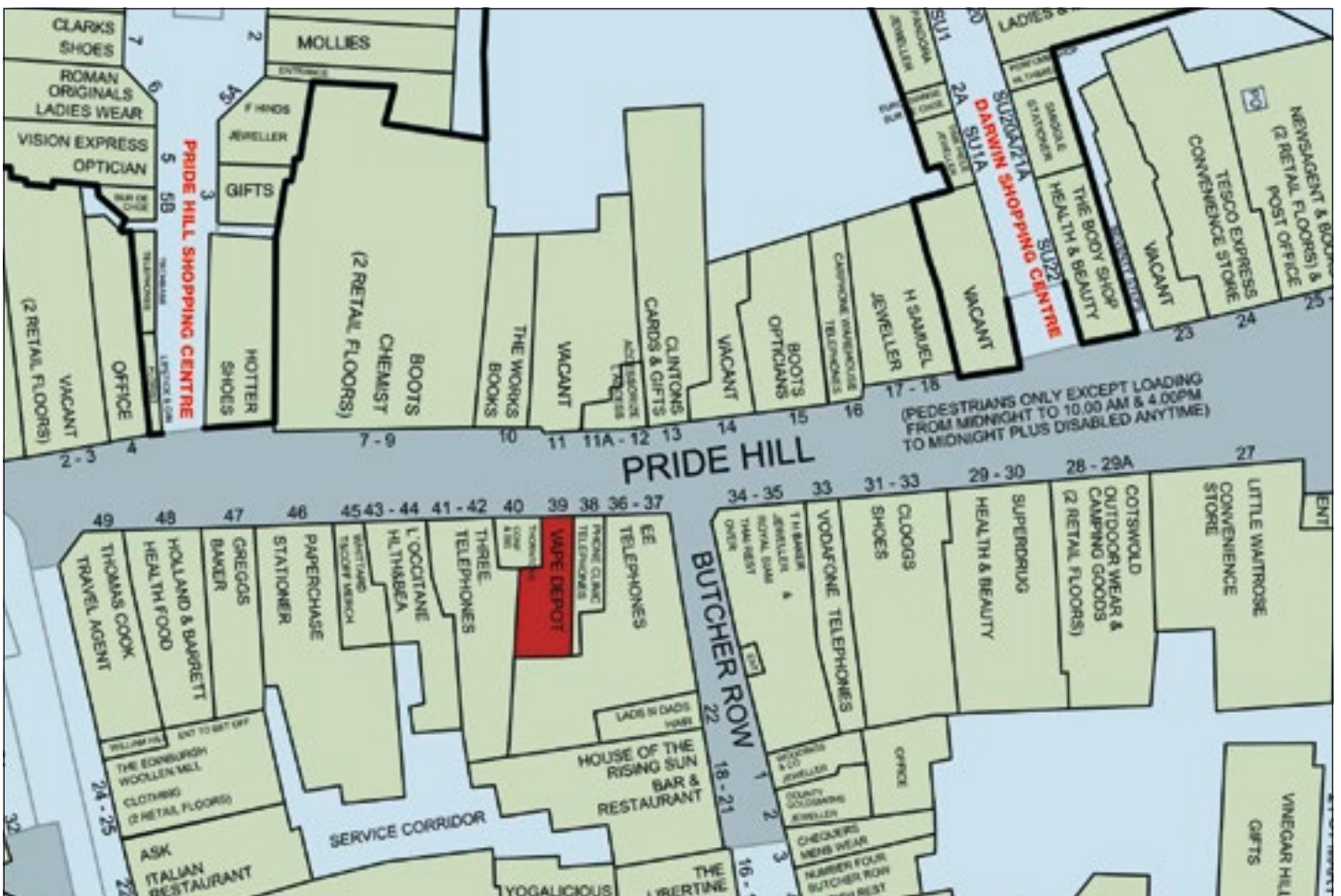
The Surveyors dealing with this property are  
**JOHN BARNETT** and **STEVEN GROSSMAN**

\* Refer to Points 9 & 10 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](mailto:martina@macroryward.co.uk)

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### 6 WEEK COMPLETION



#### SITUATION

Located in this exclusive part of Hampstead, only a few yards from Heath Street and Hampstead High Street as well as Hampstead Underground Station (Northern Line). Hampstead Heath is within a short walk and the West End is barely 3 miles to the south with excellent views from the upper floors.

#### PROPERTY (Plans available from Auctioneers)

A late Victorian semi-detached house believed to have been built for the Post Master General (the Duke of Norfolk in 1895) and later converted into **5 Self-Contained Flats** each with gas central heating. In addition, there is a small **Front Garden with Car Parking for 1 car** and a **92 foot Rear Garden**.

**VAT is NOT applicable to this Lot**

#### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Remarks
Lower Ground Floor Flat	3 Rooms, Kitchen, Laundry Room, Bathroom/WC (GIA Approx. 1,174 sq ft)		<b>TO BE VACANT</b> The Lower Ground Flat and the Ground Floor Flat are currently let on an AST at £30,000 p.a. A Section 21 Notice was served October 2017 requesting possession 3 months thereafter – see Special Conditions.
Ground Floor Flat	2 Rooms, Kitchen, Shower Room/WC (GIA Approx. 973 sq ft)		
First Floor Flat	2 Rooms, Kitchen, Bathroom/WC (GIA Approx. 868 sq ft)		<b>TO BE VACANT</b> Currently let on an AST at £17,400 p.a. A Section 21 Notice was served October 2017 requesting possession 3 months thereafter – see Special Conditions.
Second Floor Flat	3 Rooms, Kitchen, Bathroom/WC (GIA Approx. 913 sq ft)		<b>VACANT</b>
Third Floor Flat	2 Rooms, Kitchen, Bathroom/WC (GIA Approx. 629 sq ft)		<b>VACANT</b>
<b>GIA APPROX. 5,170 SQ FT</b>			

#### TENURE

**Leasehold for a term of 67 years from 29th September 1962 (thus having nearly 12 years unexpired) at a fixed ground rent of £100 p.a. excl. on a full repairing and insuring lease.**

**Note 1: The Vendors will, after exchange of contract and prior to completion, serve any Notices drafted by the Purchaser's solicitor upon the Freeholder in order to Enfranchise the Freehold (see Special Conditions).**

**Note 2: The Leaseholder insures.**

**Note 3: The adjoining property at No. 14 (which includes an extra section of land) is for sale at £7,250,000.**

#### VENDOR'S SOLICITORS

Solomon Taylor Shaw - Tel: 020 7431 1912  
Ref: G. Phillips - Email: gary@solts.co.uk

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

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## SITUATION

In this popular and affluent suburb with neighbouring traders including **Costa Coffee, TSB, Co-Op Funeral Care, Richer Sounds, Majestic Wines** and **Barclays** as well as a number of Estate Agents. Gidea Park Station is approx. ½ mile distant which will hugely benefit from becoming a Cross Rail route giving quick and easy access to central London. Gidea Park lies just over a mile east of Romford with easy access to the A12 and being approx. 3½ miles from Junction 28 of the M25.

## PROPERTY

An imposing corner building comprising a **Ground Floor Shop and Basement** with separate side access to a **Self-Contained Maisonette** on the two upper floors.

**Note 1: There may be potential to convert the maisonette into 2 flats, subject to obtaining possession and the necessary consents.**

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£22,500 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	17'10"
Internal Width	16'5"
Shop Depth	11'6"
Built Depth	42'4"
WC	

### Basement

Area Approx. 575 sq ft

### First & Second Floor Maisonette

First Floor – 2 Rooms & Bathroom

Second Floor – 3 Rooms & WC

## TENANCY

The entire property is let on a full repairing and insuring lease to **Y. F. Wong as a Chinese Takeaway** for a term of 12 years from 31st January 2014 at a current rent of **£22,500 per annum** exclusive.

**Rent Reviews January 2018 (Landlord quoted £26,000 p.a.) and 2022**

**Note 2: The shop has traded as a Chinese takeaway for approx. 40 years and there is currently an application to assign for same user.**

## VENDOR'S SOLICITORS

Macrory Ward – Tel: 020 8440 3258

Ref: Ms Martina Ward – Email: martina@macroryward.co.uk

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### SITUATION

Located at the junction of Shenley Road and Whitehouse Avenue in the heart of the town centre, amongst multiples such as **Lloyds Bank, Boots, Barnardo's, KFC, a Large Tesco Extra, McDonald's, Domino's, Betfred** and **Halifax** as well as the famous **Elstree Studios**. The property is within ½ mile of Elstree & Borehamwood Station (22 minutes to King's Cross).

Borehamwood is a popular commercial and residential area only 11 miles north-west of central London and within easy reach of the M1 (Junction 4). and the M25.

**VAT is NOT applicable to this Lot**

### FREEHOLD

**Note: Following conversion and new build, the 8 Flats have the benefit of a buildings defects insurance policy for £1,100,000 which expires on 23/8/2021.**

## £91,912 p.a. Plus Vacant Flat & Double Garage

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

### PROPERTY

A prominent corner building comprising a **Ground Floor Shop** with separate side access to **4 Self-Contained Flats** on the first and second floors.

In addition, there is a rear 3 storey building fronting Whitehouse Avenue known as **Jasmine Court** (built circa 2008) comprising **4 Self-Contained Flats** accessed via a side courtyard and a **Double Garage**.

The Title includes a **Strip of Land** approx. 11'6" wide to the right side of Jasmine Court.

There are 2 Store Areas currently undemised.

### All flats benefit from:

- Central heating
- uPVC double glazed windows
- Intercom system
- Fitted kitchens with hob/oven, washing machine (except Flat No. 140D) & fridge
- Communal courtyard with bin store

**3H PROPERTY CONSULTANTS**

### JOINT AUCTIONEERS

3H Property Consultants – Tel: 020 7286 8363  
Ref: R. Hayim – Email: roy@threeh.co.uk

### VENDOR'S SOLICITORS

Royds Withy King – Tel: 020 7583 2222  
Ref: R. Lake – Email: richard.lake@roydswithyking.com

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### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 26'6" Internal Width 23'7" Shop Depth 24'1" Built Depth 40'0" WC	<b>H.O. Tran (Nail Bar)</b>	10 years from 14th January 2011	<b>£25,000</b>	FRI <b>£4,750 Rent Deposit held.</b>
Flat 140A (First Floor)	Studio plus open plan Kitchen, Bathroom/WC	<b>Individual</b>	6 months from 22nd May 2017	<b>£7,980</b>	AST <b>£649 Rent Deposit held.</b> <b>Note: Tenant vacating on 21/10/17</b>
Flat 140B (First Floor)	1 Bedroom, Living Room with open plan Kitchen, Bathroom/WC	<b>Individuals</b>	6 months from 7th April 2017	<b>£9,948</b>	AST Holding Over <b>£809 Rent Deposit held.</b>
Flat 140C (Second Floor)	Studio plus open plan Kitchen, Bathroom/WC	<b>Individual</b>	6 months from 15th April 2017	<b>£8,040</b>	AST Holding Over <b>£645 Rent Deposit held.</b>
Flat 140D (Second Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC	<b>Individuals</b>	1 year from 12th April 2017	<b>£9,948</b>	AST <b>£819 Rent Deposit held.</b>
Flat 1 Jasmine Court (Ground Floor)	1 Bedroom, Living Room plus open plan Kitchen, Bathroom/WC	<b>Individuals</b>	6 months from 30th September 2017	<b>£10,020</b>	AST <b>£835 Rent Deposit held.</b>
Flat 2 Jasmine Court (First Floor)	1 Bedroom, Living Room plus open plan Kitchen, Bathroom/WC and Juliette Balcony	<b>Individual</b>	6 months from 14th November 2016	<b>£10,428</b>	AST Holding Over <b>£869 Rent Deposit held.</b>
Flat 3 Jasmine Court (First Floor)	1 Bedroom, Living Room plus open plan Kitchen, Bathroom/WC and Juliette Balcony	<b>Individuals</b>	6 months from 3rd July 2017	<b>£10,548</b>	AST <b>£879 Rent Deposit held.</b>
Flat 4 Jasmine Court (Second Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC	<b>VACANT</b>			<b>Previously let at £10,260 p.a.</b>
Double Garage (Jasmine Court)	19'8" x 16'2"	<b>VACANT</b> (Lettable Ancillary to Flat Tenants)			Up & over roller shutter door.

**TOTAL**

**£91,912 plus  
Vacant Flat &  
Double Garage**

### UNBROKEN PARADE WITH FUTURE DEVELOPMENT POTENTIAL



#### SITUATION

Occupying a prominent position on the corner of Hermitage Road and Amis Road and opposite the junction with Raglan Road, in this sought after residential area, close to local schools and recreational facilities approximately 2 miles from Woking town centre.

Woking is an affluent Surrey town situated midway between Weybridge and Guildford and has established itself as one of Surrey's major commercial and retail centres which benefits from its proximity to the A3, M3 and M25.

#### PROPERTY

A detached parade comprising **4 Ground Floor Shops** with separate side access via a communal staircase to **3 Self-Contained Flats** on the first floor.

In addition there is a car park and a terrace of **7 Lock-up Garages** at the rear of the property.

VAT is NOT applicable to this Lot

#### FREEHOLD

**Note: There may be potential for development on part or on all of the site, subject to obtaining possession and the necessary consents.**



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## £44,000 per annum rising annually to £47,000 by March 2020

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

#### VENDOR'S SOLICITORS

SCJ Solicitors - Tel: 01286 677897  
Ref: Ms Samantha Jones - Email: [samantha.jones@scjsolicitors.co.uk](mailto:samantha.jones@scjsolicitors.co.uk)

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## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 104/104a (Shop & Flat)	<b>Ground Floor Shop</b> Gross Frontage 24'9" Front Internal Width 18'7" Rear Internal Width 25'7" (incl. side extension) Shop Depth 24'6" Built Depth 33'5" WC <b>First Floor Flat</b> 2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 485 sq ft) <b>2 Garages</b>	Jayling Ltd (with 2 personal guarantors) (Fish & Chip Shop)	13 years from 24th March 2016	£14,000	FRI Rent Reviews 2019 & 2024. Note: The Flat is occupied by staff.
Nos. 106/106a (Shop & Flat)	<b>Ground Floor Shop</b> Gross Frontage 15'8" Internal Width 14'9" Shop Depth 30'0" Built Depth 33'5" WC <b>First Floor Flat</b> 2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup> <b>2 Garages</b>	R. Vimalendran (Food & Wine)	15 years from 26th March 2015	£12,000 (rising to £13,000 in March 2018, £14,000 in March 2019 & £15,000 in March 2020)	FRI Rent Review 2025.
No. 108 (Shop)	<b>Ground Floor Shop</b> Gross Frontage 15'8" Internal Width 14'7" Shop Depth 30'0" Built Depth 33'5" WC <b>1 Garage</b>	S. Pushpakaran (Café/Sandwich Bar)	10 years from 1st November 2016	£7,000	FRI Rent Review and Tenant's Break 2021. A Rent Deposit of £3,500 is held.
Nos. 110/110a (Shop & Flat)	<b>Ground Floor Shop</b> Gross Frontage 25'2" Front Internal Width 17'1" (max) Rear Internal Width 14'6" Shop Depth 30'5" Built Depth 33'5" WC <b>First Floor Flat</b> 2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup> <b>2 Garages</b>	T. Mcaleese & V. Pelham (Hair Salon)	15 years from 25th March 2017	£11,000	FRI Rent Reviews 2022 & 2027. Note: The Flat is sublet on an AST.

<sup>1</sup> Not inspected by Barnett Ross

**TOTAL**

**£44,000 (rising by £1,000 annually to £47,000 by March 2020)**



## SITUATION

Located close to the junction with Mary Ann Gardens with nearby traders including **Keatons**, **Paddy Power** and **Morley's** as well as a variety of local traders. Deptford High Street is currently benefitting from a street improvement programme and Deptford Main Line Station is just a few hundred yards away.

Deptford is located between Surrey Quays and Greenwich, some 4 miles south-east of central London.

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	<b>Ground Floor Shop</b> Gross Frontage 14'9" Internal Width 9'8" (max) Shop Depth 26'5" <b>Basement</b> Area Approx. 435 sq ft plus WC	<b>O. Sall</b> (Tailor/Clothes designer)	5 years from 1st March 2017 (in occupation over 4 years)	£11,000 (rising to £12,000 in 2020)	Effectively FRI <b>Note: The tenant trades from the Basement and informally sub-lets the Ground Floor Shop.</b>
Rear Ground Floor Flat	Studio Room, Kitchen, Shower Room/WC plus Rear Yard	2 individuals	1 year from 13th July 2017	£9,300	AST <b>£918 Rent Deposit held.</b>
First Floor Flat	Studio Room with long internal hallway to Kitchen, Shower Room, WC	Individual	1 year from 12th March 2017	£10,500	AST <b>£1,211.53 Rent Deposit held.</b>
Second & Third Floor Flat	Not inspected	Individual	125 years from 11th October 2013	Peppercorn	Effectively FRI
<b>TOTAL</b>				<b>£30,800</b>	

## PROPERTY

A mid terraced building comprising a **Ground Floor Shop and Basement** with separate front access to **2 Self-Contained Flats** planned at rear ground and first floor levels and separate side access to a **Self-Contained Flat** on the second and third floors.

**VAT is NOT applicable to this Lot**

## FREEHOLD

**£30,800 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



**JOINT AUCTIONEERS**  
Keatons, 186a Deptford High Street, London SE8 3PR  
Tel: 020 8692 0555  
Ref: J. Cannon – Email: jason@cannonkallar.co.uk  
**VENDOR'S SOLICITORS**  
Freemans Solicitors – Tel: 020 7935 3522  
Ref: H. Freeman – Email: hf@freemanssolicitors.net

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## SITUATION

Close to the junction with Church Street and occupying a prominent trading position, opposite a large **Asda Supermarket** and car park and amongst such multiples as **Boots, Tesco Express, Savers, TSB, Ladbroke's** and **Oxfam**. Persnore is an attractive market town located some 7 miles south-east of Worcester and enjoys good road access via the M5 (Junction 7) and A44.

## PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Storage** at first floor level.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	21'0"
Internal Width	20'0" (max)
Shop & Built Depth	42'0"

### First Floor Storage

Store Area	Approx. 285 sq ft
WC	

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£12,000 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

## TENANCY

The entire property is let on a full repairing and insuring lease to **Holland & Barrett Retail Ltd (having 715 branches)** (T/O for Y/E 30/09/16 £444m, Pre-Tax Profit £112.8m and Shareholders' Funds £252m) for a term of 5 years from 28th August 2017 (**renewal of a previous lease**) at a current rent of **£12,000 per annum** exclusive.

### Tenant's Break 2020

**Note: The Purchaser will receive a personal signed cricket bat by the Vendor, former England Cricket Captain Alec Stewart, following completion of the sale.**

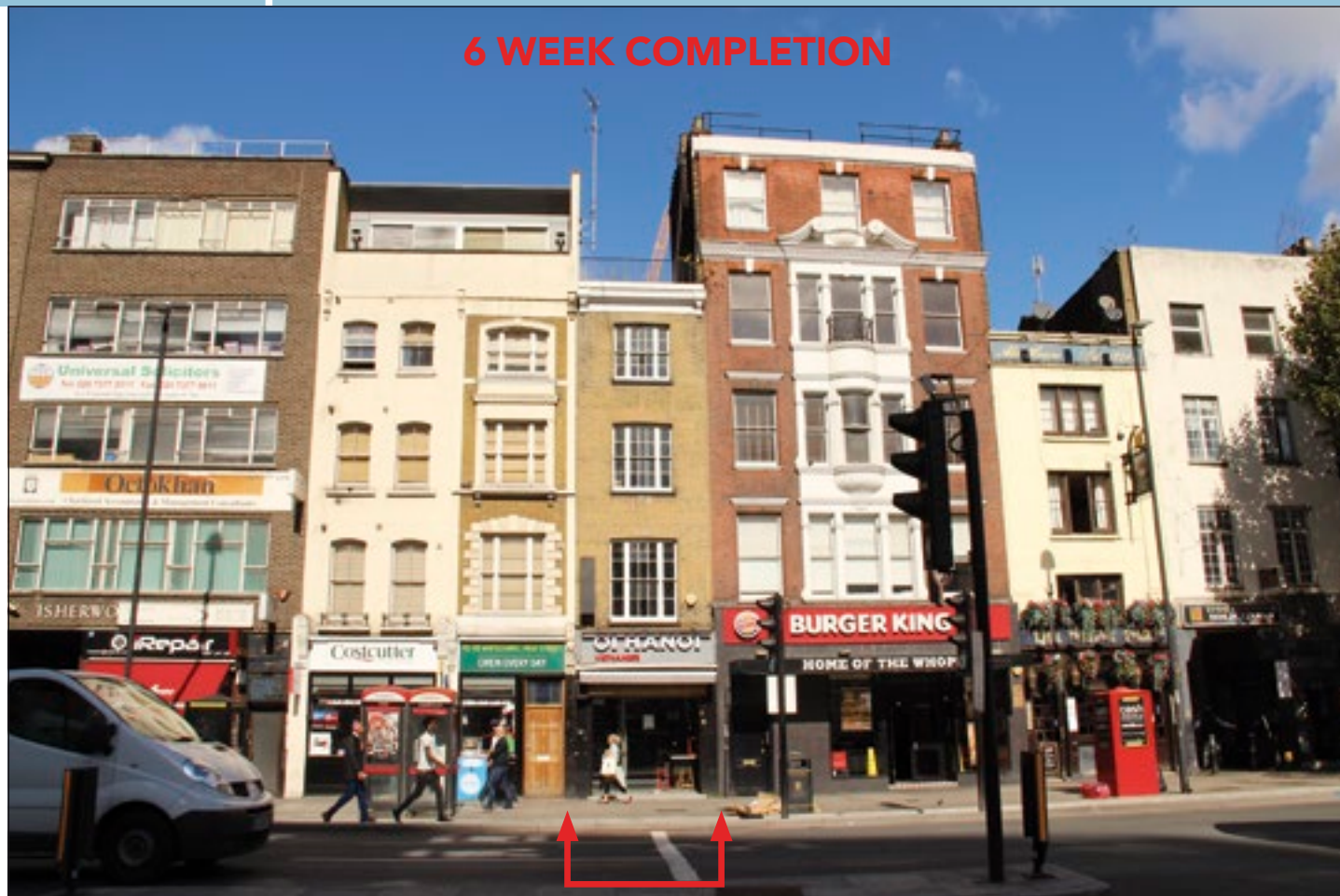


## VENDOR'S SOLICITORS

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

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6 WEEK COMPLETION



### SITUATION

In this famous central London location, close to Aldgate East Underground Station (Hammersmith & City and District Lines) and the Whitechapel Art Gallery and under 300 yards to the City of London boundary. **Directly opposite is the new Aldgate Place residential development which, when completed, will create 463 new homes.**

### PROPERTY

A late Victorian terraced building comprising a **Ground Floor Restaurant with Basement** and a **Self-Contained 3 Storey Upper Part** previously used as solicitors offices.

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

### ACCOMMODATION

#### Ground Floor Restaurant

Gross Frontage	11'3"
Internal Width	6'6" widening to 9'0"
Shop Depth	33'2"
Built Depth	64'2" and rear cold store
<b>Basement</b> (with WC)	Approx. 332 sq ft
<b>First Floor</b>	Approx. 470 sq ft
<b>Second Floor</b> (with WC)	Approx. 470 sq ft
<b>Third Floor</b> (with Bathroom/WC)	Approx. 390 sq ft

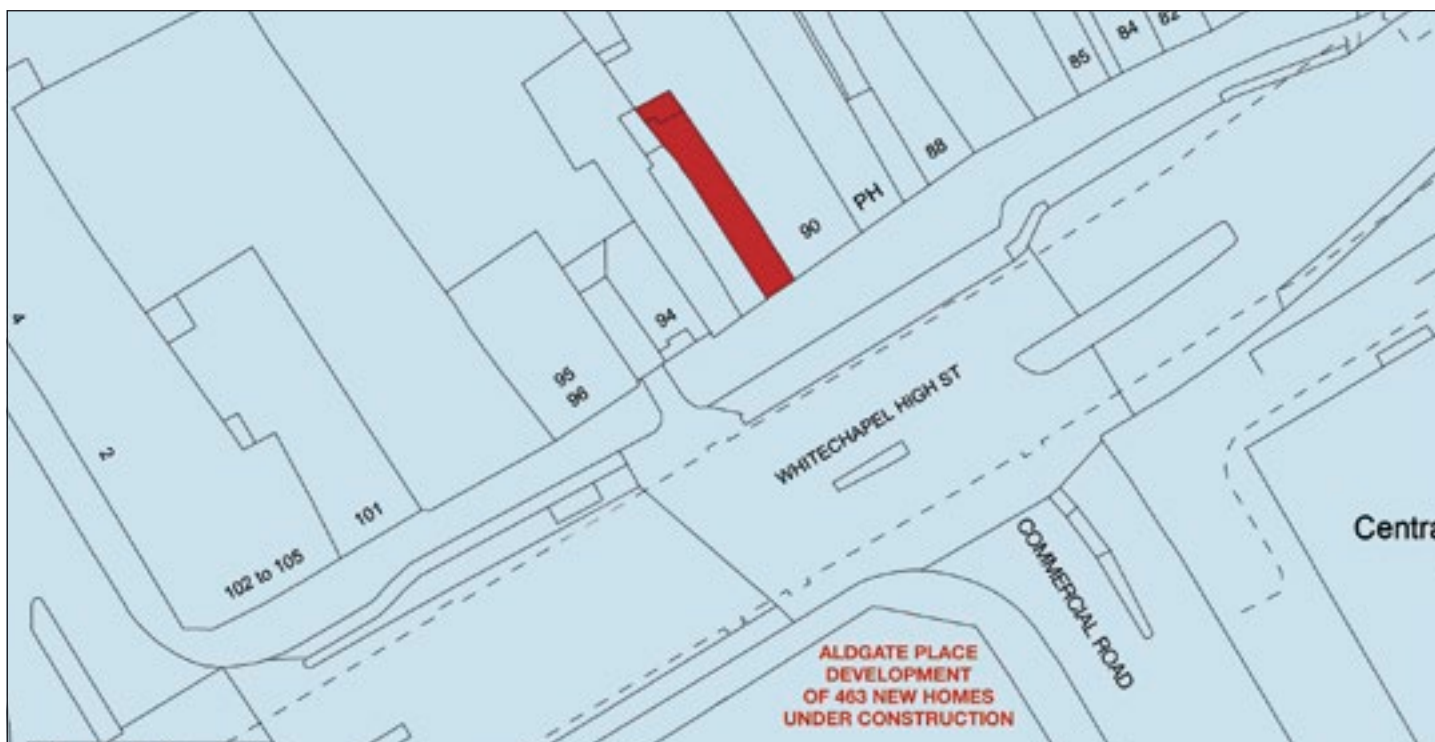
**Note 1: Planning Permission was granted on 29/5/02 (now lapsed) for converting the existing upper part to 3 self-contained flats plus a new 4th floor flat with balcony.**

**Note 2: An offer has been received from a Dry Cleaners to lease the ground floor and basement for a term of 10 years (without breaks) at £30,000 p.a. exclusive with a 3 month rent-free period and a rent review at the end of the 5th year.**

## Vacant Restaurant & Uppers with potential Residential Use (see Note 1)

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



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**JOINT AUCTIONEERS**

Williamson Dace Brown - Tel: 020 8886 4407  
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**VENDOR'S SOLICITORS**

Longmores - Tel: 01992 300 333  
Ref: Ms Victoria Sandberg - Email: vjs@longmores-solicitors.co.uk

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## SITUATION

Located at the junction with Emmanuel Road in this well established parade and only a short walk from Northwood Underground Station (Metropolitan Line - approx. 30 minutes to Baker Street).

Northwood is a prosperous and sought after residential suburb which lies approx. 14 miles north-west of central London and being approx. 4 miles from the M25 (Junction 18).

## PROPERTY

A corner building comprising a **Ground Floor Corner Shop** with internal and separate side access to a **Large Self-Contained 2 Bed Flat** on the first floor and second floors with uPVC double glazing. There is also a **Front Forecourt**. In addition, there is a **large single story building used as a Clinic** at the rear with its own side entrance (see Note 1).

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£12,000 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	20'5"
Return Frontage	20'0"
Internal Width	18'8" (max)
Built Depth	76'0"
Front Shop Area	Approx. 295 sq ft
Treatment Room Area	Approx. 75 sq ft
Waiting Room Area	Approx. 95 sq ft
WC	

### Rear Single Story Clinic

Area	Approx. 560 sq ft
------	-------------------

### First & Second Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC	
GIA	Approx. 900 sq ft

## TENANCY

The entire property is let on a full repairing and insuring lease to **P & A Cook as a Health Shop and Therapy Centre** for a term of 10 years from 24th June 2007 (see Note 2) at a current rent of **£12,000 per annum** exclusive.

**Note 1: There is potential (if possession could be obtained) to convert the upper part into 2 flats subject to planning together with the opportunity to redevelop the rear single story clinic to either residential or a modern office building, subject to planning.**

**Note 2: The lessees are holding over and no Notices have been served.**



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**VENDOR'S SOLICITORS**

Axiom Stone - Tel: 020 8951 6984  
Ref: Ms Jaymini Ghelani - Email: [jg@axiomstone.co.uk](mailto:jg@axiomstone.co.uk)

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### SITUATION

Located within this local parade anchored by a **Costcutter** and several other local traders all serving the surrounding residential area being within 2 miles of the town centre. Nuneaton lies on the A44 some 8 miles north of Coventry and approx. 17 miles east of Birmingham with good road links via the M6 (Junction 3) and M69 (Junction 1).

**VAT is NOT applicable to this Lot**

### PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access via a communal staircase to a **Self-Contained Flat** on the first floor. In addition, the property includes a **Garage** accessed via a rear communal service area.

### TENURE

**Leasehold for a term of 2,000 years from 25th March 1987 at a peppercorn.**

**Note: 6 Week Completion (see Special Conditions of Sale).**

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 21 (Ground Floor Shop plus Garage)	<b>Ground Floor Shop</b> Gross Frontage 16'0" Internal Width 14'8" Shop Depth 30'7" Built Depth 40'2" WC <b>Plus Garage</b>				<b>VACANT</b> (Previously Let at £7,750 p.a.)
No. 21a (also known as No. 2) (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>(GIA Approx. 700 sq ft)</b>	Individual	6 months from 25th February 2017	£4,440	AST. Holding Over. <b>In the Vendor's opinion the flat is worth £70,000 vacant.</b>
<b>TOTAL</b>				<b>£4,440 plus Vacant Shop &amp; Garage</b>	

## £4,440 p.a. Plus Vacant Shop & Garage

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

### VENDOR'S SOLICITORS

Knights - Tel: 01865 811 700  
Ref: R. Goodlad - Email: richard.goodlad@knights1759.co.uk

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### SITUATION

Located close to the junction with Harvey Road (A5111), adjacent to **Bargain Booze** and **Papa Johns** as well as other multiples including **Lloyds**, **Co-op Travel**, **Heron Foods**, **Boots**, **Cancer Research**, **Subway**, **NatWest** and **Greggs** and being just over 2 miles south of Derby town centre. Derby is located approx. 13 miles west of Nottingham and benefits from excellent road links via the M1 (Junction 25) and the A52.

### PROPERTY

A semi-detached building comprising a **Ground Floor Betting Shop (currently being refitted)** 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 Betting Shop

Gross Frontage	18'5"
Internal Width	15'4"
Shop Depth	50'3"
Built Depth	61'10"
Sales Area	Approx 770 sq ft
Ladies & Gents WCs	

#### First Floor Flat

1 Bedroom, 1 Room (no windows), Living Room, Kitchen, Bathroom/WC (GIA Approx. 530 sq ft)

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£15,300 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

### TENANCY

The entire property is let on a full repairing and insuring lease to **Done Brothers (Cash Betting) Limited t/a Betfred (having 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 20 years from 6th October 1995 at a current rent of **£15,300 per annum exclusive (see Note 1)**.

**Note 1: The tenant is currently holding over and a Section 25 Notice has been served on the Tenant offering a new FRI lease for a term of 10 years from 14th December 2017 at a rental of £22,500 p.a. subject to an upward only rent review at the end of the 5th year.**

**Note 2: The tenant also trades from the adjoining shop.**



### VENDOR'S SOLICITORS

DWFM Beckman - Tel: 020 7408 8888  
Ref: D. Freedman - Email: david.freedman@dwfmbeckman.com

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### SITUATION

Located in an established local shopping parade, close to the junction with Coneygree Road, serving the surrounding residential area.

Stanground lies under 2 miles south of Peterborough town centre on the A605, which links to the A1(M) (Junction 17).

**VAT is applicable to this Lot**

### PROPERTY

An end of terrace building comprising a **Ground Floor Triple Shop** with separate rear access to **2 Self-Contained Flats** and a **Self-Contained Office Suite** on the first floor. In addition, the property benefits from use of a rear communal yard.

**FREEHOLD**

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 1/3 (Ground Floor Triple Shop)	Gross Frontage 55'5" Internal Width 54'1" Shop & Built Depth 39'3" Area Approx. 2,040 sq ft Kitchen, WC	<b>S. J. Clarke (Carpets)</b>	10 years from 1st May 2011 <b>(In occupation for 15 years)</b>	<b>£15,000</b>	FRI by way of service charge (capped at £5,000 p.a.) <b>Rent Review May 2016 (Outstanding).</b>
No. 1a (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 570 sq ft)	<b>Individual</b>	6 months from 20th November 2015	<b>£5,940</b>	AST <b>Holding over. £595 Rent Deposit held.</b>
No. 1b (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 685 sq ft)	<b>2 individuals</b>	6 months from 19th July 2017	<b>£6,600</b>	AST <b>£650 Rent Deposit held.</b>
No. 1c (First Floor Office)	2 Rooms, WC (GIA Approx. 505 sq ft)	<b>VACANT</b> <b>(There is potential to convert into a Flat, subject to obtaining the necessary consents).</b>			

**TOTAL**

**£27,540 plus  
Vacant Office**

## £27,540 p.a. Plus Vacant Office

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

### VENDOR'S SOLICITORS

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

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### SITUATION

Located at the junction with Rainbow Street and being within a few hundred yards of the High Street within the town centre. Nearby multiple retailers include **Halifax, Martins, Specsavers, Spar, Sue Ryder** and **Scrivens**. There is also a **Public Car Park** nearby. Leominster is an attractive and historic market town which lies approximately 15 miles north of Hereford and 22 miles west of Kidderminster.

### PROPERTY

A corner building comprising **2 Ground Floor Shops** with separate front access to **2 Self-Contained Flats** on the first and second floors (**see Note**).

**VAT is NOT applicable to this Lot**

**FREEHOLD**

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 44 West Street (Shop)	Internal Width 22'10" narrowing to 16'3" Shop Depth 59'11" Built Depth 68'0" Area Approx. 1,175 sq ft plus WC	<b>M. Badman (Bed Retailer)</b>	3 years from 1st July 2017	£7,500	FRI
No. 46 West Street (Corner Shop)	Internal Width 10'6" widening to 18'4" Shop Depth 25'3" Built Depth 29'10" WC	<b>VACANT</b> (Previously Let at £5,000 p.a.)			
No. 44a West Street (First & Second Floor Flat)	<b>Accessed from West Street:</b> 2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 910 sq ft)	2 individuals	1 year from 20th March 2015	£5,400	AST. Holding over.
No. 2a Rainbow Street (First Floor Flat)	<b>Accessed from Rainbow Street:</b> 1 Bedroom, Living Room, Kitchen, Bathroom/WC (GIA Approx. 710 sq ft)	Individual	1 year from 1st May 2016	£3,780	AST. Holding over.
<b>TOTAL</b>				<b>£16,680 plus Vacant Shop</b>	

**Note: There is potential to convert the 2 flats into 3 or 4 smaller flats, subject to obtaining the necessary consents. Flat 2B above 2 Rainbow Street (see Lot 6) was converted into 2 smaller flats and one of them is under offer for £75,000.**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



**JOINT AUCTIONEERS**  
Barbers, 1 Church Street, Wellington, Telford TF1 1DD  
Tel: 020 7405 4631 – Ref: S. Beedles

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

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### SITUATION

Occupying a prominent position close to the Junction with Ickenham Road, adjacent to **WH Smith** and amongst such other multiples as **M&S Simply Food, Halifax, Costa, Pizza Express, Boots Pharmacy, Tesco Express, KFC, NatWest, Lloyds Bank** and many others as well as being approx. 500 yards distance to Ruislip Underground Station (Piccadilly & Metropolitan Lines).

Ruislip is a busy commuter suburb lying approx. 12 miles north-west of Central London with good road links via the A40 (M) Western Avenue.

### PROPERTY

An attractive and substantial terraced building comprising a deep **Ground Floor Double Shop** with separate rear access to **2 Self-Contained Flats** on the first, second and third floors.

In addition, the property benefits from a rear service road for unloading and parking.

### TENANCY

The entire property is let on a full repairing and insuring lease (excluding latent or inherent defects) to **The Edinburgh Woollen Mill Limited as a Fashion Retailer (having 265 branches)** (T/O for Y/E 27/2/16 £168.7m, Pre-Tax Profit £24.68m and Shareholders' Funds £144.8m) for a term of 15 years from 25th December 2006 at a current rent of **£61,000 per annum** exclusive.

Rent Reviews 2016 outstanding.

## £61,000 per annum

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

**VAT is NOT applicable to this Lot**

### FREEHOLD

### ACCOMMODATION<sup>1</sup>

#### Ground Floor Double Shop

Gross Frontage	28'8"
Built Depth	109'10"
Area	Approx 2,423 sq ft <sup>2</sup>

#### First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC

#### Second & Third Floor Flat

3 Bedrooms, Living Room, Kitchen, Bathroom/WC

<sup>1</sup> Not inspected.

<sup>2</sup> Area from VOA.

**Note: There may be development potential on the rear flat roof, subject to obtaining the necessary consents.**





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**VENDOR'S SOLICITORS**

Axiom Stone – Tel: 020 8951 6989

Ref: Ms Jaymini Ghelani – Email: [jg@axiomstone.co.uk](mailto:jg@axiomstone.co.uk)

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### 6 WEEK COMPLETION



#### SITUATION

Occupying a prominent corner location within the City Centre, at the busy intersection with Greyfriars Road and Warwick Road, and surrounded by a mixture of period and modern office buildings. Warwick Row is a pedestrianised street immediately to the west of the B4544 (a continuation of the A429 and one of the main roads into Coventry City Centre), north of the Inner Ring Road A4053. Within close proximity is the City's prime retail shopping areas. Coventry is a major commercial city located some 18 miles east of Birmingham, 9 miles north of Warwick and enjoying easy access to the M6 (Junctions 2 and 3).

#### PROPERTY

Located within the Greyfriars Green Conservation Area comprising **2 intercommunicating Period Office Buildings** arranged on ground and two upper floors together with a **2 Storey Extension with Inner Courtyard** constructed circa 1985 to the rear. No.16 is Grade II Listed and No. 17, which is on the corner of Greyfriars Road, is on Coventry City's Local List of Buildings of Special Architectural or Historic Interest.

**VAT is NOT applicable to this Lot**

## £10,250 per annum

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

#### FREEHOLD

#### ACCOMMODATION

The following floor areas were adopted at the 2015 Rent Review:

##### Ground Floor

Gross Frontage	41'1"
Built Depth	96'3"
Front Office	775 sq ft
Side Office	451 sq ft
Rear Office	819 sq ft

##### First Floor

Front/Side Office	1,466 sq ft
Rear Office	849 sq ft
Stores	47 sq ft

##### Second Floor

Offices	788 sq ft
Stores	40 sq ft

**Courtyard** (Approx.) 745 sq ft

**Total 5,235 sq ft plus 745 sq ft Courtyard**

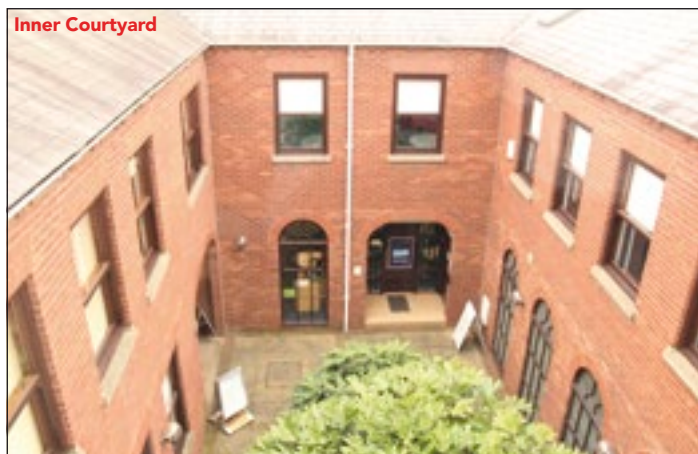
#### JOINT AUCTIONEERS

Michael Lever  
Tel: 01531 631892 - Email: help@michaellerver.co.uk

#### VENDOR'S SOLICITORS

DDO Solicitors - Tel: 020 7499 5353  
Ref: I. Essa - Email: iessa@ddo-law.co.uk

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### TENANCY

The entire property is let on a full repairing and insuring lease to **D. A. Holt, B. C. Holt, P. J. Holt & B. R. Holt as Surveyors & Estate Agents** for a term of 125 years from 23rd September 1985 at a current rent of **£10,250 per annum** exclusive.

**Rent Reviews September 2020 and 5 yearly thereafter, based on 15% of the Open Market Rent.**

**Note 1: Part of the property has been sub-let on various short term tenancies.**

**Note 2: The tenant occupies and owns the freehold of the neighbouring No. 15.**



# LOT 27

**25-29 Campbell Court,  
Campbell Road, Bramley, Tadley,  
Hampshire RG26 5EG**

**\*Reserve below  
£800,000  
6 WEEK COMPLETION**



## SITUATION

The property is located on a tree-lined business park in Bramley, approximately 13 miles from Reading and 6 miles from Basingstoke. Bramley Mainline Station offers direct service to Reading in 17 minutes and to Basingstoke in 9 minutes. Frequent trains from Reading to Paddington Station in London take under 30 minutes. Bramley will also benefit from the opening of the Elizabeth Line Crossrail hub in Reading in 2018. The office park also benefits from excellent road connections to the M3 (Junctions 6 and 7) and the M4 (Junction 11) via the A33.

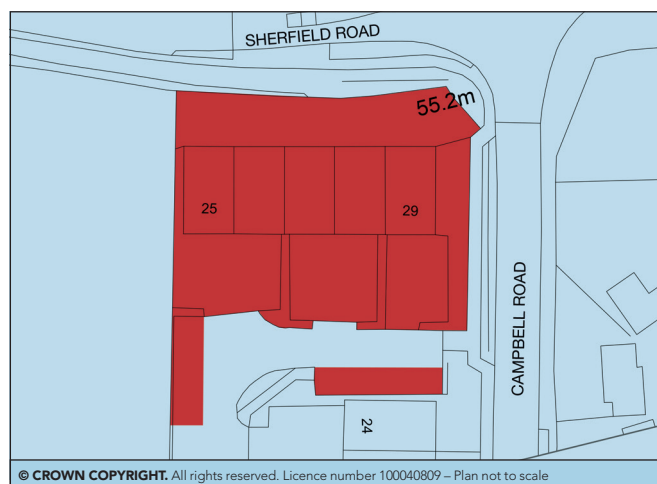
## PROPERTY

A detached building comprising **5 Adjoining Office Units** with allocated **Parking for 46 Cars**.

- Units 25 & 29 are arranged on Ground Floor only.
- Units 26, 27 & 28 are arranged on Ground and First Floor.
- Units 26 to 29 (4 Units) are interconnecting on Ground and First Floor levels.

**VAT is applicable to this Lot**

## FREEHOLD



**£67,100 per annum  
(see Note 1)**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

## VENDOR'S SOLICITORS

Fladgate LLP – Tel: 020 3036 7000  
Ref: Ms Aditi Sawjani – Email: asawjani@fladgate.com

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## TENANCIES & ACCOMMODATION

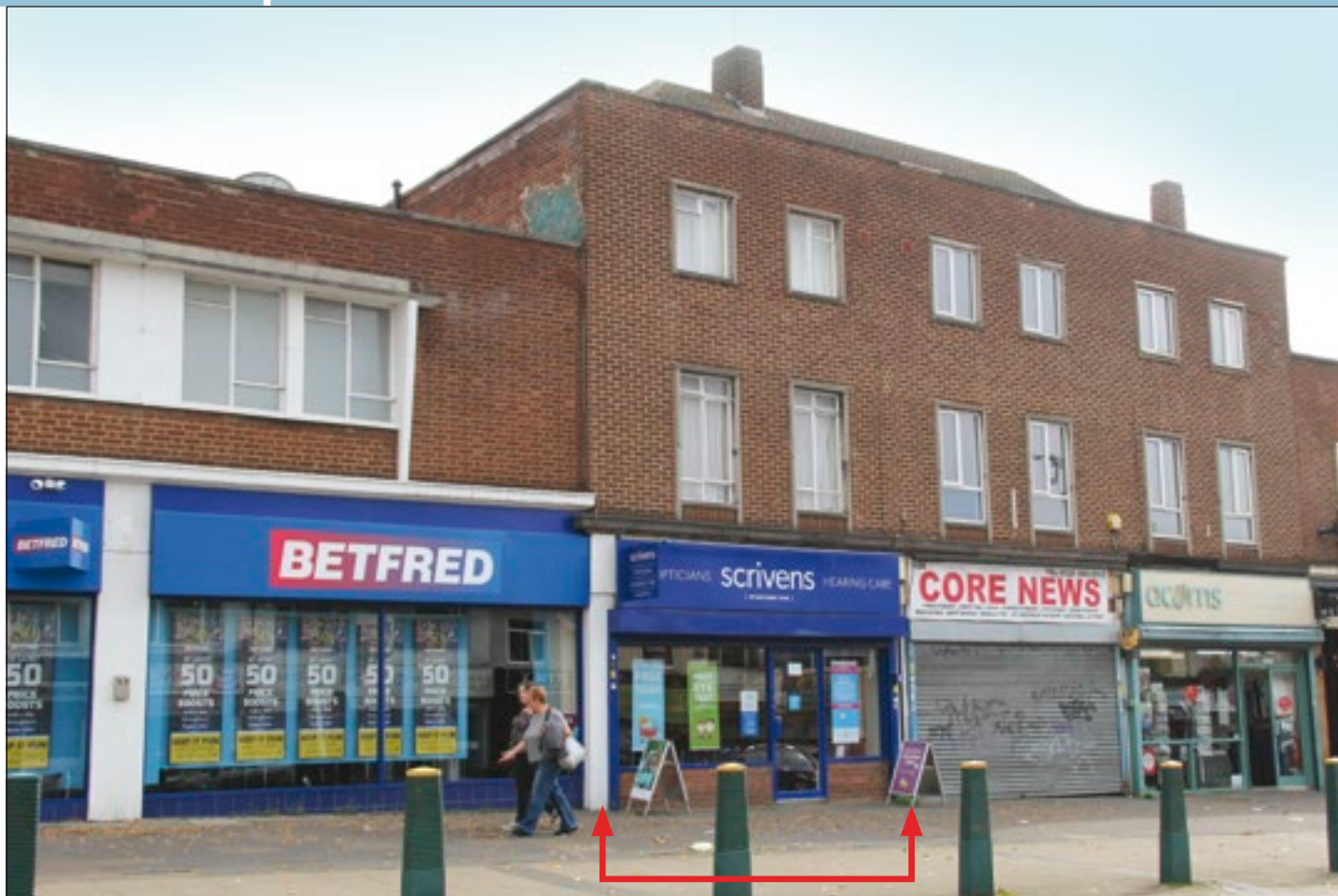
Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Unit 25	<b>Ground Floor Office</b> Not inspected <b>Plus 6 Parking Spaces</b>	<b>A. McGrath &amp; A. McGrath</b>	999 years from 20th February 2014	<b>£100</b>	FRI
Unit 26	<b>Ground Floor Office</b> N.I.A. Approx. 1,100 sq ft Plus Boiler Room, Kitchen & WCs <b>First Floor Office</b> N.I.A. Approx. 800 sq ft WC <b>Total N.I.A. Approx. 1,900 sq ft</b> <b>Plus 11 Parking Spaces</b>	<b>Zetron Inc</b> (See 'Tenant Profile')	10 years from 4th March 2013 (Outside L&T Act 1954)	<b>£18,800</b> (Currently £16,200 until 4th March 2018 –see Note 1)	FRI (subject to a photographic schedule of condition). <b>See Note 2</b>
Unit 27	<b>Ground Floor Office</b> N.I.A. Approx. 1,100 sq ft Plus Boiler Room, Kitchen & WCs <b>First Floor Office</b> N.I.A. Approx. 800 sq ft Plus WC <b>Total N.I.A. Approx. 1,900 sq ft</b> <b>Plus 11 Parking Spaces</b>	<b>Zetron Inc</b> (See 'Tenant Profile')	10 years from 4th March 2013 (Outside L&T Act 1954) <b>(in occupation since 2001)</b>	<b>£18,800</b> (Currently £16,200 until 4th March 2018 –see Note 1)	FRI <b>See Note 2</b>
Unit 28	<b>Ground Floor Office</b> N.I.A. Approx. 1,100 sq ft Plus Boiler Room, Kitchen & WCs <b>First Floor Office</b> N.I.A. Approx. 800 sq ft Plus WC <b>Total N.I.A. Approx. 1,900 sq ft</b> <b>Plus 11 Parking Spaces</b>	<b>Zetron Inc</b> (See 'Tenant Profile')	10 years from 4th March 2013 (Outside L&T Act 1954) <b>(in occupation since 2001)</b>	<b>£18,800</b> (Currently £16,200 until 4th March 2018 –see Note 1)	FRI <b>See Note 2</b>
Unit 29	<b>Ground Floor Office</b> N.I.A. Approx. 1,130 sq ft Plus Boiler Room, Kitchen & WCs <b>Plus 6 Parking Spaces</b>	<b>Zetron Inc</b> (See 'Tenant Profile')	10 years from 4th March 2013 (Outside L&T Act 1954) <b>(in occupation since 2001)</b>	<b>£10,600</b> (Currently £9,400 until 4th March 2018 –see Note 1)	FRI <b>See Note 2</b>
<b>TOTAL NIA</b> <b>APPROX 6,830 sq ft</b>			<b>TOTAL</b>	<b>£67,100</b> (See Note 1)	

## TENANT PROFILE

Zetron Inc has been designing and manufacturing control and communications systems since 1980 and is headquartered in Redmond, Washington, USA. The Bramley office is their Head Office for Europe, the Middle East and Africa – Visit: [www.zetron.com](http://www.zetron.com). The ultimate owner of Zetron Inc is JVC Kenwood.

**Note 1:** The combined rent for Units 26 to 29 is currently £58,000 rising to £67,000 from 4th March 2018 and the Vendor will make up this rent shortfall on completion.

**Note 2:** In respect of Units 26 to 29, the Tenant did not operate their March 2018 Break Option Clause, which required 12 months' prior notice.



### SITUATION

Located within this local shopping centre, adjacent to **Betfred** and nearby **Iceland**, **Reeds Rains** and **The Yew Tree Retail Park** as well as a host of local retailers all serving the surrounding residential area. Birmingham Airport lies just 2 miles distant.

Yadley is situated approx. 3 ½ miles east of Birmingham City Centre and 13 miles west of Coventry benefitting from good road links via the M42 (Junction 6) and M6 (Junction 4).

### PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with a **Rear Yard plus Parking for 1 Vehicle** together with separate rear access to a **Self-Contained Flat** on the first and second floors.

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	17'10"
Internal Width	15'9"
Shop Depth	39'5"
Built Depth	45'9"
Sales Area	Approx. 620 sq ft plus WC

#### First & Second Floor Flat

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

**£14,500 per annum**

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

**VAT is NOT applicable to this Lot**

### FREEHOLD

### TENANCY

The entire property is let on a full repairing and insuring lease to **Scrivens Limited as Opticians (having over 175 branches)** (T/O for Y/E 30/10/16 £36.3m, Pre-Tax Profit £3.09m and Shareholders' Funds £3.01m) for a term of 20 years from 25th March 1999 at a current rent of **£14,500 per annum** exclusive.

**Note: The Tenant did not operate their 2014 Break Clause.**



### VENDOR'S SOLICITORS

DWFM Beckman - Tel: 020 7408 8888  
Ref: D. Freedman - Email: david.freedman@dwfmbeckman.com

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View across Babbacombe Bay



### SITUATION

Located at the junction with Reddenhill Road amongst a variety of local traders being adjacent to **Tesco** and two doors from **Co-Op**, all serving the surrounding residential area, just 100 yards from the spectacular views across Babbacombe Bay and approx. 1 ¼ miles north of Torquay town centre.

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

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor & Basement Betting Shop	<b>Ground Floor Shop</b> Gross Frontage 26'2" Internal Width 22'7" Shop Depth 56'0" Built Depth 69'10" Sales Approx. 1215 sq.ft 3 WC's <b>Basement</b> Storage Approx. 1,170 sq.ft.	<b>William Hill (Western) Ltd</b> (a subsidiary of William Hill Organization Ltd who for Y/E 27/12/16 reported a T/O of £879m, Pre-Tax Profit £223.5m and Shareholders' Funds £134.3m)	20 years from 6th August 2001	£14,600	FRI <b>Note 1: The Tenant did not exercise their 2016 Break Clause.</b>
First Floor Flat	Not inspected	Individual	125 years from 29th September 2017	£100	FRI <b>Rent rises by £100 every 25 years.</b>
Advertising Hoarding		Grangeford Estates Ltd	3 years from 1st July 2017	£1,800	<b>Note 2: The Hoarding has been sublet to Primesight Ltd who have been advertising from this site for 15 years.</b>
<b>TOTAL</b>				<b>£16,500</b>	

### PROPERTY

A corner building comprising a **Ground Floor Betting Shop** with **large Basement** plus separate rear access to a **Self-Contained Flat** on the first floor, as well as a rear access for unloading.

In addition, the property includes an **Advertising Hoarding** on the flank wall.

**VAT is NOT applicable to this Lot**

### FREEHOLD

## £16,500 per annum

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

### VENDOR'S SOLICITORS

Hamilton Downing Quinn LLP – Tel: 020 7831 8939  
Ref: G. Stevenson – Email: guys@hamd.co.uk

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6 WEEK COMPLETION

View along Lee High Road

## SITUATION

Occupying a busy trading position close to the junction with Marischal Road, amongst a variety of local traders and multiple retailers such as **Lidl**, **Nando's**, **HSBC** and **Ladbrokes** and only a few minutes' walk from the prime retailing within Lewisham Town Centre.

Lee High Road connects with Lewisham High Street and is within ½ mile of Lewisham Station (DLR and South Eastern Railway Lines) and approx. 6 miles south-east of central London.

VAT is NOT applicable to this Lot

## PROPERTY

A mid terraced building comprising a **Deep Ground Floor Office/Retail Unit** with separate front entrance to a further **Self-Contained Office** at first and second floor levels (see Note).

## FREEHOLD

**Note: Plans have been drawn up to convert the upper part into 3 Flats (1 x 1 bed & 2 x Studios) subject to Permitted Development Rights and possession. Copy plans available from the Auctioneers.**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Office/Retail Unit	Gross Frontage 15'10" Internal Width 11'1" widening to 12'11" Built Depth 92'0" 2 WCs GIA Approx. 1,079 sq ft <sup>1</sup>	<b>VACANT</b>			
First & Second Floor Offices	<b>First Floor</b> 3 Offices, Kitchen, 2 WCs GIA Approx. 1,080 sq ft <b>Second Floor</b> 1 Office GIA Approx. 270 sq ft <b>Total GIA Approx. 1,350 sq ft</b>				
		<b>C. Amoah t/a Discount 24 UK (Security Training)</b>	7 years from 19th August 2013	£10,000	FRI <b>Rent Review 2018. Reversion 2020.</b>

<sup>1</sup>Not inspected by Barnett Ross. Area provided by Vendor.

TOTAL

£10,000  
plus Vacant  
Ground Floor

**£10,000 p.a. Plus  
Vacant Ground Floor**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

## VENDOR'S SOLICITORS

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

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### SITUATION

Located opposite the junction with High Street and within the heart of the town centre being amongst such multiple retailers as **The Co-Operative Food, Costa Coffee, Lloyds Bank, McColls and Barclays**. In addition, there is a large public car park at the rear leading to a **Waitrose** and the **Kingsland Shopping Centre**. Thatcham lies some 15 miles west of Reading and 30 miles east of Swindon with good road links to the M4 (Junction 13).

### PROPERTY

A Grade II Listed end of terrace building comprising a **Ground Floor Shop** with **Basement** plus internal access to a **3 Bedroom Flat** on part ground, first and second floors. In addition, the property includes a **74' Rear Garden** plus a **Garage**.

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	22'10"
Internal Width	20'7"
Shop Depth	23'11"
Built Depth	46'10"
Shop NIA	Approx. 640 sq ft

**Basement** – Not inspected

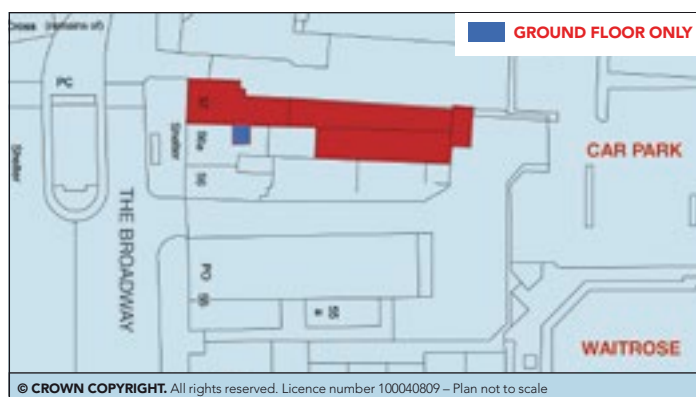
#### Part Ground, First and Second Floor Flat

3 Bedrooms, Living Room, Kitchen, Bathroom/WC	
GIA	Approx. 1,020 sq ft
<b>Garage</b> Area	Approx. 200 sq ft

**VAT is NOT applicable to this Lot**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



### FREEHOLD

### TENANCY

The entire property is let on an internal repairing and insuring lease (50% contribution towards the structure excluding the roof) to **T. Ahmed & S. Ahmed as a Newsagent** for a term of 15 years from 1st February 2017 (**In occupation since 2002**) at a current rent of **£15,000 per annum** exclusive.

**Rent Reviews and Tenant's Breaks 2020 and 3 yearly.**

**Note: There is a £5,000 Rent Deposit held.**

**Carter Jonas** **JOINT AUCTIONEERS**  
Carter Jonas LLP, Mayfield House,  
256 Banbury Road, Summertown, Oxford OX2 7DE  
Tel: 01865 404 474  
Ref: Ms Sarah Wyles – Email: sarah.wyles@carterjonas.co.uk  
**VENDOR'S SOLICITORS**  
Charles Lucas & Marshall - Tel: 01235 771 234  
Ref: D. Thomas – Email: davidthomas@coffinmew.co.uk

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### SITUATION

Located opposite the junction with Weymouth Street within the town's prime retail thoroughfare, adjacent to **Vision Express** and being amongst such other multiple retailers including **Costa**, **William Hill**, **The Edinburgh Woollen Mill**, **Boots Pharmacy** and **Lloyds Bank**. In addition, the entrance to the **Three Horseshoes Walk Shopping Arcade** is just a few doors away which includes **Superdrug**, **WH Smith**, **Peacocks** and **Greggs** as well as providing a direct thoroughfare from Market Place to a Public Car Park.

Warminster is a famous Army Town approx. 17 miles south-east of Bath and 10 miles south of Trowbridge.

### PROPERTY

A Grade II Listed mid terraced building comprising a **Ground Floor Shop** with separate rear access to **3 Self-Contained Flats** on the first and second floors with double glazing and electric heating. There are **2 Utility Rooms** at rear first floor level. In addition, the property benefits from use of a rear service road.

**VAT is NOT applicable to this Lot**

### FREEHOLD

**Note: Floor Plans available from Auctioneers.**

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 23'0" Internal Width 22'11" narrowing at rear to 10'7" Shop Depth 44'8" Kitchen, WC	<b>Coiffure Ltd</b> (Hairdresser having 3 branches)	5 years from 1st June 2015	£16,500	Effectively FRI (capped at £1,375 p.a. excluding building insurance). <b>Rent Review 2018 linked to RPI. £1,375 Rent Deposit held.</b>
Flat 3b (First Floor)	1 Bedroom with Study/Dressing Area, Living Room, Kitchen, Shower Room/WC	<b>Individual</b>	6 months from 13th July 2017	£6,480	AST <b>£810 Rent Deposit held.</b>
Flat 3c (Second Floor Front)	1 Bedroom, Living Room with Open Plan Kitchen, Shower Room/WC (Plus separate Utility Room on first floor).	<b>2 Individuals</b>	6 months from 4th December 2015	£6,000	AST Holding over <b>£742.50 Rent Deposit held.</b>
Flat 3d (Second Floor Rear)	Studio, Open Plan Kitchen, Shower Room/WC (Plus separate Utility Room on first floor).	<b>Individual</b>	6 months from 20th May 2017	£5,400	AST <b>£675 Rent Deposit held.</b>
<b>TOTAL</b>				<b>£34,380</b>	

## £34,380 per annum

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**19 Market Place &  
3b, 3c, 3d Three Horseshoes Walk,  
Warminster, Wiltshire BA12 9AY**

LOT 32



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**VENDOR'S SOLICITORS**

Forrester Sylvester Mackett – Tel: 01985 217464  
Ref: J. Riley Esq. – Email: johnriley@fsmnsolicitors.co.uk

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## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Unit 1 (Ground Floor Shop & Basement)	<b>Ground Floor Shop</b> Gross Frontage 19'0" Return Frontage 14'0" Internal Width 18'2" (max) Shop & Built Depth 47'3" WC <b>Basement</b> Area Approx. 143 sq ft	<b>S. Sarfraz (Phone repairs/ accessories)</b>	25 years from 25th December 1997	£20,000	FRI <b>Rent Review December 2017 (Landlord quoted £23,000 p.a.).</b>
Unit 2 (Ground Floor Shop & Basement)	<b>Ground Floor Shop</b> Gross Frontage 18'10" Internal Width 17'5" Shop & Built Depth 46'2" WC <b>Basement</b> Area Approx. 200 sq ft	<b>A. Yasinzadeh (Luggage &amp; shoe shop)</b>	10 years from 29th September 2010	£23,000	FRI <b>£5,500 Rent Deposit held.</b>
Unit 3 (Ground Floor Shop & Basement)	<b>Ground Floor Shop</b> Gross Frontage 19'3" Internal Width 17'5" Shop & Built Depth 46'4" WC Rear external covered store 15'7" x 8'10" <b>Basement</b> Area Approx. 170 sq ft	<b>KMP Taste Ltd t/a Pizza Hut (having 28 branches, part of KMP Group, visit: <a href="http://www.kmpgroup.co.uk">www.kmpgroup.co.uk</a>)</b>	20 years from 1st November 2015	£23,250	FRI <b>Rent Reviews 2020 and 5 yearly.</b>
Flats 1 & 2 (First & Second Floors)	2 Flats – Not Inspected	Various	Each 125 years from between 2012 and 2014	£200	Each FRI <b>Rent rises every 25 years.</b>
Flat 3 (First Floor)	1 Flat – Not Inspected	Individual	99 years from 31st July 1998	£75	FRI <b>Rent rises every 33 years. Valuable Reversion in approx. 79¼ years.</b>
Flats 4, 5, & 6 (Second Floor)	3 Flats – Not Inspected	Various	Each 99 years from 1990	£250	Each FRI <b>Rent rises every 33 years. 3 Valuable Reversions in approx. 71¼ years.</b>
<b>TOTAL</b>				<b>£66,775</b>	



## SITUATION

Located within the town centre in the pedestrianised High Street, opposite **Bon Marche** and **Peacocks**, adjacent to **Age UK** and amongst other multiples such as **Iceland**, **Halfords**, **Santander**, **McDonald's**, **Robert Dyas** and many others. Poole is a prosperous Dorset town located approx. 30 miles south-west of Southampton, 5 miles west of Bournemouth and benefits from good road links via the A35 and Ringwood Road which links with the A31 and M27. Poole also has a direct rail service to London (Waterloo) with a train time of just 128 minutes.

## TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
<b>Lot 34</b> <b>*Reserve below £250,000</b>	No. 112 (Ground Floor Shop & First Floor Storage)	<b>Ground Floor Shop</b> Gross Frontage 20'1" Internal Width 19'3" Shop Depth 30'1" Built Depth 50'5" Storage (incl Shower) <b>First Floor Ancillary</b> Area Approx. 445 sq ft WC	<b>T J Graham Limited (Sandwich Bar)</b>	15 years from 12th August 2008	£29,000	FRI
<b>Lot 35</b> <b>*Reserve below £250,000</b>	No. 114 (Ground Floor Shop & First & Second Floor Flat)	<b>Ground Floor Shop</b> Gross Frontage 17'11" Internal Width 16'1" Shop Depth 28'1" Built Depth 36'11" External WC <b>First &amp; Second Floor Flat</b> 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	<b>Mrs Hubbard's Sweet Cupboard Limited (Sweet Shop)</b>	5 years from 17th March 2017	£22,000	FRI Tenant's Break 2020

## PROPERTIES

2 mid terrace buildings comprising:

**No. 112** – A **Ground Floor Shop** with internal access to **Storage Accommodation** (previously used as a Flat) on the first floor.

**No. 114** – A **Ground Floor Shop** with separate rear access to a **Self-Contained 2 Bed Flat** on the first and second floors.

Both properties benefit from rear servicing via Chapel Lane.

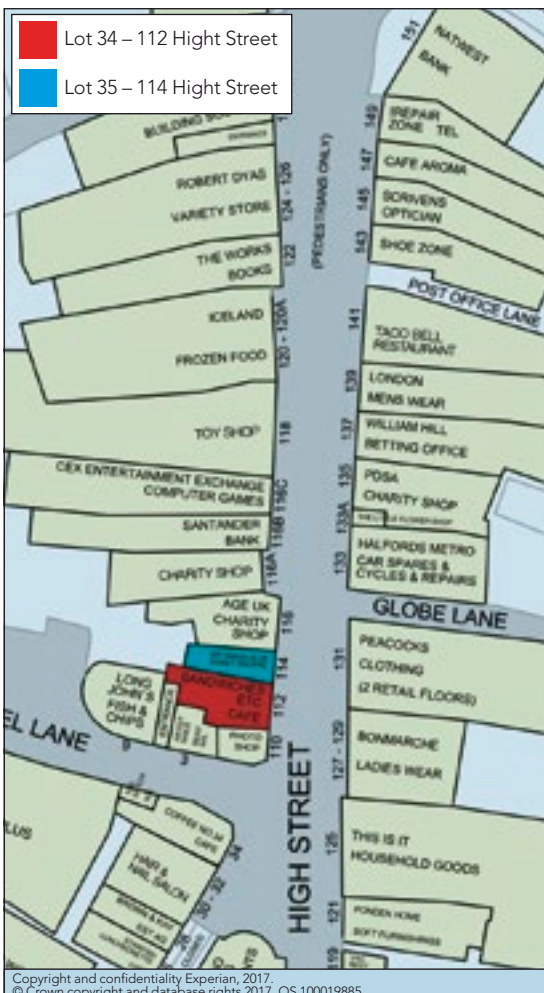
**VAT is NOT applicable to these Lots**

## FREEHOLD

**Note: There is a basement running below both shops which is not demised to either lessee and has not been inspected.**

The Surveyors dealing with these properties are  
**JONATHAN ROSS** and **NICHOLAS LEIGH**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



**VENDOR'S SOLICITORS**

Darlingtons - Tel: 020 8951 6666  
Ref: J. Green - Email: jgreen@darlingtons.com

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### SITUATION

Located between The Esplanade and the junction with the High Street, overlooking Waterloo Square's Bowling Green and Mini Golf, in sight of Bognor Regis Pier and being within close walking distance of the town centre. Bognor Regis is a popular seaside resort town and tourist destination, located just off the main A27 (via the A259) some 6 miles east of Chichester and 26 miles west of Brighton.

### PROPERTY

A mid terrace building comprising a **Ground Floor Take-Away** with separate front access to a **Self-Contained Flat** on the first floor.

VAT is NOT applicable to this Lot

### FREEHOLD

View from the Property towards the Pier and Sea Front



### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Take-Away	Gross Frontage 25'11" Internal Width 21'10" Shop Depth 28'3" (max) Built Depth 36'0" WC	B. Ahamad t/a Peri Peri House (Pizza/Kebab Take-away)	21 years from 27th April 2011	£11,000	FRI Rent Reviews 2022 and 5 yearly. £2,250 Rent Deposit held.
First Floor Flat	Not Inspected	Individual	125 years from 28th July 2004	£100	FRI Rent rises by £100 every 33 years.
TOTAL				£11,100	

**£11,100 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

### VENDOR'S SOLICITORS

Bennett Oakley - Tel: 01444 235232  
Ref: I. Newell - Email: in@bennettoakley.co.uk

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6 WEEK COMPLETION



SITUATION

Occupying a busy trading position in the heart of the town centre, close to the junction with Seaside Road, amongst nearby multiples such as **Boots, Post Office, Aldi, McColls, Cooplands, Coral, Heron Foods** and **Lloyds Bank** as well as a variety of local traders.

The coastal town of Withernsea is a popular tourist destination lying approx. 24 miles east of Hull and enjoying good road access via the A1033.

PROPERTY

A mid terrace building comprising a **Ground Floor Triple Betting Shop** with separate rear access to **2 Self-Contained Flats** at first floor level.

In addition, the property benefits from 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 Triple Shop	Gross Frontage 47'7" Internal Width (front) 46'3" Rear Width 30'4" Shop Depth 29'2" Built Depth 64'0" Sales Area Approx. 1,100 sq.ft. Kitchen Area Approx. 95 sq.ft. 2 Customer WCs Approx. 230 sq.ft. 1 Staff WC	<b>Done Brothers (Cash Betting) Ltd t/a Betfred (Having approx. 1,380 branches)</b> (T/O for Y/E 25/09/16 <b>£320.07m, Pre-Tax Profit £29.29m and Shareholders' Funds £35.29m</b> )	15 years from 18th April 2007	£18,500	FRI
First Floor (2 Flats)	2 Flats - Not inspected	Various	Each 999 years from completion	Peppercorn	Each FRI
<b>TOTAL</b>				<b>£18,500</b>	

**£18,500 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS

Lanyon Bowdler - Tel: 01952 379047  
Ref: P. Chaudhari - Email: praveen.chaudhari@lblaw.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

Occupying a prominent trading position on the High Street, near to the junction with Marlborough Road, close to branches of **Boots, Post Office, Co-operative Food, Tesco Express, RSPCA** and a host of independent retailers, restaurants and coffee shops.

Ventnor is a popular seaside town on the south coast of the Isle of Wight, which can be accessed across the Solent from Southampton, Portsmouth and Lymington via regular ferry services.

### PROPERTY

A mid terrace building comprising a **Ground Floor Restaurant** with 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
No 27 (Ground Floor Restaurant)	Gross Frontage 19'2" Internal Width 15'2" Shop Depth 29'0" Built Depth 47'6" 2 WCs	<b>M. Miah</b> (Red Chilli Indian Cuisine)	20 years from 20th February 2009	£10,000	FRI Rent Reviews 2021 & 2025
No 27a (First & Second Floor Flat)	Not Inspected – believed to be 3 Bedrooms, Living Room, Kitchen, Bathroom/WC	<b>Individual</b>	999 years from 1st December 2003	£50	FRI
<b>TOTAL</b>				<b>£10,050</b>	

**£10,050 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



### VENDOR'S SOLICITORS

Mincoffs Solicitors LLP - Tel: 0191 281 6151  
Ref: M. Wood - Email: mwood@mincoffs.co.uk

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## SITUATION

Located in this pedestrianised town centre retail thoroughfare, close to the junction with Victoria Street West and the modern Freshney Place Shopping Centre, being amongst such multiple retailers including **Halifax, Wilco, House of Fraser, Specsavers, Subway, Cooplands** and many others.

Grimsby is an established port and commercial centre which lies on the main A180 some 18 miles south-east of Hull.

## PROPERTY

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

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & First Floor Office	<b>Ground Floor Shop</b> Internal Width 16'8" widening to 25'1" Shop Depth 33'6" Built Depth 46'8" 3 WCs <b>First Floor Office</b> Area Approx. 615 sq ft plus 2 WCs	<b>Coral Racing Limited</b> (Having approx. 1,600 branches) (T/O for Y/E 26/09/15 £667.8m, Pre-Tax Profit £81.1m and Shareholders' Funds £409.98m)	15 years from 11th June 2008	£20,000	Effectively FRI <b>Rent Reviews 2018 and 2023</b>
Second Floor Office	Area Approx. 730 sq ft plus 2 WCs	<b>Sarah Knight</b> (Beauty Therapist)	3 years from 13th June 2016	£2,600	Effectively FRI <b>Tenant's Break June 2018</b>
Third Floor Office	Area Approx. 750 sq ft plus WC	<b>Milestone Finance Limited</b> (Debt Collectors)	Periodic Tenancy (in occupation since 2010)	£2,600	IRI
<b>TOTAL</b>				<b>£25,200</b>	

**Note: Completion 30th November 2017.**

**£25,200 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

## VENDOR'S SOLICITORS

DMH Stallard LLP - Tel: 020 7822 1610  
Ref: M. Harris - Email: mervyn.harris@dmhstallard.com

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## SITUATION

Occupying a busy trading position close to the junction with Kings Avenue amongst a variety of local traders and multiples such as **McDonald's, Waitrose, Boots Opticians, Peacocks, NatWest, HSBC, William Hill, Lloyds Bank, Specsavers,** and many others.

New Malden lies approximately 6 miles south-east of Richmond and 12 miles south-west of central London with excellent road links via the A3.

## PROPERTY

A mid terrace building comprising a **Ground Floor Coffee Shop** with a separate rear access to a **Self-Contained Flat** on the first and second floors. In addition the property includes a **Rear Yard with parking for approx. 2 cars**, accessed via a service road at the rear.

**VAT is NOT applicable to this Lot**

**£35,000 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

## FREEHOLD

## ACCOMMODATION

### Ground Floor Coffee Shop

Gross Frontage	19'10"
Internal Width	18'3"
Shop Depth	47'10"
Built Depth	56'7"
Sales Area	Approx. 810 sq ft
Store Area	Approx. 120 sq ft
WC	

### First & Second Floor Flat

3 Bedrooms, Living Room, Kitchen, Bathroom/WC

## TENANCY

The entire property is let on a full repairing and insuring lease to **Kyeong Ja Park as a Coffee Shop** for a term of 10 years from 23rd October 2012 at a current rent of **£35,000 per annum** exclusive.

**Rent Review October 2017 (Outstanding)**

**Note 1: £17,500 Rent Deposit Held.**

**Note 2: There is clear potential to extend at the rear, subject to obtaining planning and possession.**



**VENDOR'S SOLICITORS**

Axiom Stone - Tel: 020 8951 6989  
Ref: Ms Jaymini Ghelani- Email: [jg@axiomstone.co.uk](mailto:jg@axiomstone.co.uk)

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### SITUATION

Occupying a prime retail pitch in the pedestrianised section of the town centre, between South Street and Montague Place, adjacent to **W H Smith** and **Rush Hair**, diagonally opposite the **Royal Arcade** and close to branches of **Debenhams**, **Beales Dept Store**, **Waterstones**, **H. Samuel**, **Topshop**, **Starbucks** and only a minute's walk from the Sea Front and Pier.

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

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

**VAT is applicable to this Lot**

**FREEHOLD**

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	15'8"
Internal Width	12'3"
Shop Depth	40'3"
Built Depth	50'9"
Sales Area	Approx 460 sq ft
Store Area	Approx 180 sq ft

#### First Floor Ancillary

Area	Approx 325 sq ft
2 WCs	

#### Second Floor Ancillary

Area	Approx 395 sq ft
------	------------------

#### Total Area

**Approx 1,360 sq ft**

### TENANCY

The entire property is let on a full repairing and insuring lease (subject to a photographic schedule of condition) to **Virgin Media Limited (having 135 branches)** (T/O for Y/E 31/12/15 £504.9m, Pre-Tax Profit £627.8m and Shareholders' Funds £5.18bn) for a term of 5 years from 20th February 2015 at a current rent of **£30,000 per annum** exclusive.

**Note: The tenant did not operate their February 2018 Break Clause.**

**£30,000 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



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**VENDOR'S SOLICITORS**

Threowans LLP - Tel: 01722 412512

Ref: Ms Biddy Walker - Email: biddy.walker@threowans.com

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The Property

## SITUATION

Located close to the junctions with Bushy Park Road and Holmesdale Road, in this well established parade amongst a host of local retailers serving the surrounding residential area. Langdon Park is opposite, whilst Kew Gardens, Richmond Park and Hampton Court Palace are all within a few miles of the property.

Teddington lies approximately 1½ miles north of Kingston upon Thames, 2 miles south of Twickenham and 13 miles south-west of central London.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	<b>Ground Floor Shop</b> Gross Frontage 20'6" Internal Width 14'9" Shop Depth 32'2" Built Depth 38'11" <b>Basement</b> Area Approx. 370sq ft <b>Plus Rear Yard</b>	<b>Brenray Industries Ltd (t/a Moore's Cycles having 3 branches)</b> <b>(See Note 1)</b>	10 years from 1st October 2015 <b>(renewal of a previous lease – in occupation since 2000)</b>	£13,200	FRI <b>Rent Review and Tenant's Break 2020.</b> Tenant uses Rear Yard as a show area for selling Garden Sheds.
Flats 216 a/b/c	3 Flats – Not inspected	<b>Various</b>	Each 125 years from between 21st October 2011 and 4th January 2012	£350	Each FRI <b>Rent rises by £150 (£50 per flat) every 25 years.</b>

## PROPERTY

An end of terrace property comprising a **Ground Floor Shop and Basement** with separate front and side access to **3 Self-Contained Flats** on part ground, first and second floor levels. In addition the property includes a **Rear Yard**.

**Note 1: The tenant of the shop also trades from the adjoining shop which interconnects with No.216.**

**Note 2: In accordance with section 5A and 5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal.**

**TOTAL**

**£13,550**

**£13,550 per annum**

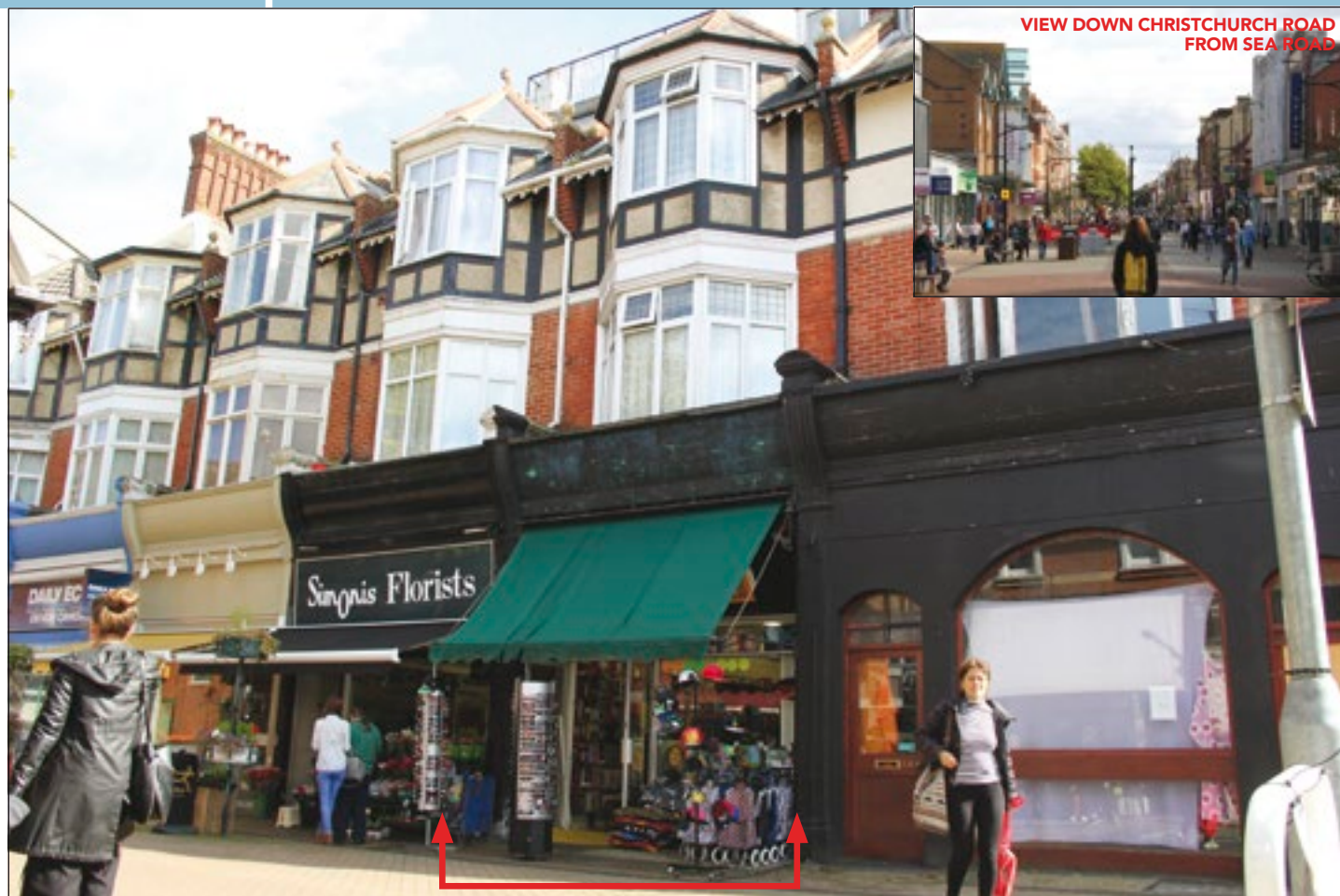
The Surveyors dealing with this property are  
**ELLIOTT GREENE and STEVEN GROSSMAN**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

## VENDOR'S SOLICITORS

Starck Uberoi – Tel: 020 8840 6640  
Ref: Ms Taj Rayat – Email: rayat@starckuberui.co.uk

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### SITUATION

Located close to the junction with Hawkwood Road in this pedestrianised thoroughfare just off the principal retailing pitch in Christchurch Road and close to branches of **KFC, McDonalds, Post Office, Coral** and many established independent retailers.

Boscombe is a popular suburb and seaside resort lying between Bournemouth town centre to the west and Southbourne to the east, enjoying easy access via the A35 and A338.

### PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Basement** (see Note 1) and a **Large Self-Contained Flat** on the first, second and third floors. In addition there is a **Rear Yard**.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 12 (Ground Floor Shop & Basement)	<b>Ground Floor Shop</b> Gross Frontage 13'8" Internal Width 12'5" Shop Depth 36'10" Built Depth 45'1" WC <b>Basement</b> GIA Approx. 467 sq ft	<b>N. Singh (Novelty Goods)</b>	10 years from 12th September 2017	£7,200	Effectively FRI <b>Rent Review 2022.</b> Tenant's Breaks 2020 & 2022 on 3 months notice.
No.12a (First, Second & Third Floor Flat)	3 Bedrooms, Lounge, Kitchen/Diner, Bathroom/WC and Store Room <b>(GIA Approx. 1,275 sq ft)</b> <b>Floor Plan available from Auctioneers</b>	Individual	Regulated	£7,904	<b>EDR 6/10/2015 – Due for Re-registration</b>
<b>TOTAL</b>				<b>£15,104</b>	

**Note 1: The Ground Floor Tenant is currently in the process of converting the basement into a studio flat, which is similar to a number of properties in the parade.**

**Note 2: The open Rear Yard area has potential to create off-street parking.**

## £15,104 per annum

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

### VENDOR'S SOLICITORS

Gunnercooke LLP - Tel: 0161 667 7015  
Ref: E. Lopian - Email: eliot.lopiam@gunnercooke.com

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## SITUATION

Located in the town's main retailing thoroughfare, adjacent to **Boots** and **Shoe Zone** and amongst such other multiple retailers as **Lloyds Pharmacy, Betfred, Greggs, Co-operative Funeral, Barclays, Nationwide, NatWest, Post Office** and **Heron Foods**. In addition, there is an **Outdoor Market** along the High Street on Tuesdays, Wednesdays, Fridays and Saturdays.

Wednesfield forms part of the Black Country area of the West Midlands conurbation approximately 3 miles north-east of Wolverhampton town centre with easy access to the both the M6 (Junction 10) and the M54 (Junction 1).

## PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Storage** on the first floor. In addition, there is separate rear access to a **Self-Contained Flat** on the second floor. The property benefits from use of a rear service area.

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 96 (Ground Floor Shop & First Floor Store)	<b>Ground Floor Shop</b> Gross Frontage 18'8" Built Depth 61'11" Area Approx. 1,029 sq ft <sup>1</sup> <b>First Floor Store</b> Area Approx. 434 sq ft <sup>1</sup>	<b>Extra Care Charitable Trust Ltd</b> (Charity having over 60 branches – Visit: <a href="http://www.extracare.org.uk">www.extracare.org.uk</a> )	5 years from 15th March 2017 <b>(Renewal of a previous lease – in occupation approx 15 years)</b>	£14,500	FRI <b>Tenant's Break 2020</b> <b>Note 1: The first floor store in some of the other units in the parade have been converted into a flat.</b>
No. 106 (Second Floor Flat)	Not inspected – 1 Bedroom, Living Room, Kitchen, Bathroom/WC	<b>VACANT</b> (Previously let at £4,500 p.a.)			<b>Note 2: We understand the flat has been redecorated and recarpeted.</b>

<sup>1</sup>Not inspected by Barnett Ross. Areas from VOA.

**£14,500 p.a. Plus Vacant Flat**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

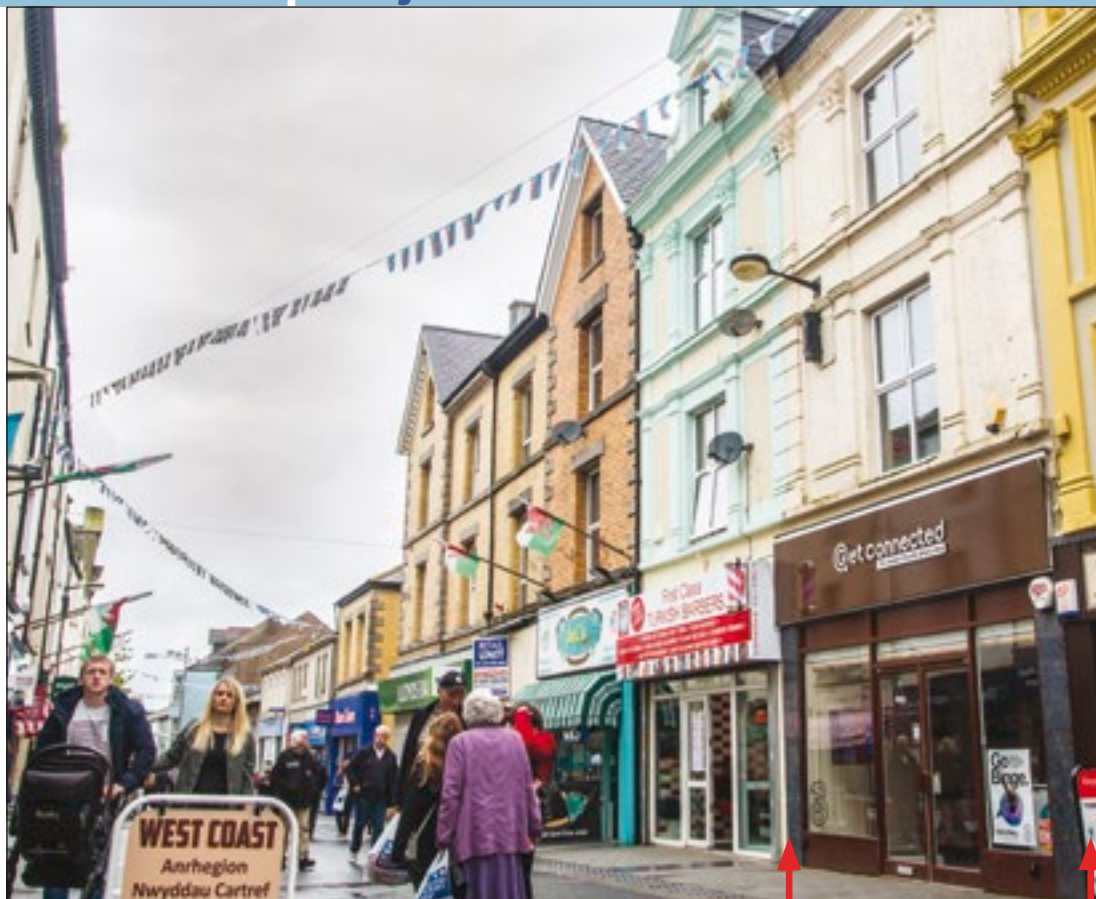
**TOTAL**

**£14,500 Plus Vacant Flat**

## VENDOR'S SOLICITORS

Axiom Stone - Tel: 020 8951 6984  
Ref: Ms Jaymini Ghelani - Email: [jg@axiomstone.co.uk](mailto:jg@axiomstone.co.uk)

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### SITUATION

Located in a prominent trading position in the heart of the town centre, opposite **Savers** and amongst other such multiples as **Boots**, **Lloyds Bank**, **Holland & Barrett**, **Shoe Zone**, **WH Smith**, **New Look**, **Card Factory** and **Nationwide**. The famous **Caernarfon Castle** is only a few minutes walk away.

Caernarfon is a popular tourist resort on the North Wales coast where in 1284 the first English Prince of Wales was born.

### PROPERTY

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

VAT is applicable to this Lot

FREEHOLD

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	<b>Ground Floor Shop</b> Gross Frontage 16'6" Internal Width 13'9" Shop & Built Depth 34'11" <b>Basement</b> 2 Rooms Area Approx. 200 sq ft WC	<b>Oasis Communication Services Ltd</b> (mobile phone retailer t/a Get-connected with 55 branches. T/O for Y/E 31/03/16 £16.2m, Pre-Tax Profit £1.1m and Shareholders' Funds £3m. Visit <a href="http://www.get-connected.com">www.get-connected.com</a> )	5 years from 24th June 2016 (Renewal of a previous lease)	£8,000	IRI plus shop front.
First, Second and Attic Floor Flat	Not inspected.	Individual	125 years from 29th September 2017	£100	FRI
<b>TOTAL</b>				<b>£8,100</b>	

## £8,100 per annum

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

### VENDOR'S SOLICITORS

Hamilton Downing Quinn LLP – Tel: 020 7831 8939  
Ref: A. Taylor – Email: [alant@hamd.co.uk](mailto:alant@hamd.co.uk)

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## SITUATION

Located along the vibrant Green Street amongst a vast host of multiple traders such as **Greggs, Boots Pharmacy, Holland & Barrett, Shoe Zone, Iceland Foods, Tesco Metro** and many more, being within 0.1 miles of Upton Park Underground Station (District and Hammersmith & City Lines) providing fast access to Liverpool Street Station (approx. 16 minutes). The famous **Queen Street Market** is also just 0.1 miles distant. Canary Wharf lies approx. 3 ¼ miles to the south-east and London City Airport is only 2 miles south.

## PROPERTY

Comprising a **2 Bed Self-Contained Flat** at front first floor level which is accessed from the rear of the building and benefitting from gas central heating and double glazed windows.

**The former West Ham Football Stadium which lies just a short walk of the property is currently being developed by Barrett Homes which is set to deliver 842 new homes with 1 bed flats starting at £370,000 and will contribute to the major regeneration occurring in the area.**

## ACCOMMODATION

### First Floor Flat (Front)

Bedroom 1	16'1"	×	10'4"
Bedroom 2	16'1"	×	7'8"
Living Room	16'1"	×	11'8"
Kitchen	8'9"	×	7'3"
Bathroom/WC			

**GIA Approx. 650 sq ft**

**VAT is NOT applicable to this Lot**

## TENURE

**Leasehold for a term of 99 years from 1st July 1986 at a ground rent of £75 p.a. doubling every 33 years (thus having approx. 68 years unexpired – see Note)**

**Offered with VACANT POSSESSION**

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

# Vacant 2 Bed Flat

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

## VENDOR'S SOLICITORS

YVA Solicitors – Tel: 020 8445 9898  
Ref: S. Patel – Email: sp@yvasolicitors.com

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### SITUATION

Located in this town centre position, close to the junction with High Street and Church Street, opposite **Co-op Food** and amongst such other multiple retailers including **Domino's, Odeon Cinema, Dreams** and **Barnard Marcus**. Epsom is a busy and prosperous suburban town located approximately 7½ miles south of Kingston-upon-Thames and 16 miles south-west of central London and enjoys excellent road access via the M25 (Junction 9) and the A24.

### PROPERTY

Forming part of a mid terraced building comprising a **Ground Floor Café and Basement**. In addition, the Café benefits from use of a rear service road.

### ACCOMMODATION

#### Ground Floor Café

Gross Frontage	19'0"
Internal Width	17'8"
Shop Depth	21'3"
Built Depth	30'6"

#### Basement

WC

**VAT is NOT applicable to this Lot**

**£10,000 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

### TENURE

**Leasehold for a term of 999 years from 29th September 2017 at a peppercorn ground rent.**

### TENANCY

The property is let on a full repairing and insuring lease to **M. Shafei as a Café** for a term of 5 years from 29th September 2017 **(in occupation circa 6 months following an assignment from the previous tenant)** at a current rent of **£10,000 per annum** exclusive.



View opposite the Property

### VENDOR'S SOLICITORS

Penman Sedgwick LLP - Tel: 01923 225 212  
Ref: J. Marchant - Email: jmarchant@penmansedgwick.com

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

Located opposite the junction with Cooke Street, adjacent to **Barnardo's** and amongst other such multiples as **Lloyds**, **Barclays**, **Cancer Research UK** and a host of local traders all serving the surrounding residential area. Hazel Grove lies approx. 2 ½ miles south-east of Stockport, 9 miles south-east of Manchester and enjoys good road links via the M60 (Junction 1).

### PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal and separate rear access to a **Beauty Salon/Treatment Area** on the first floor. In addition, the property benefits from use of a rear service road.

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	16'3"
Internal Width	14'10"
Shop Depth	42'3"
Built Depth	46'7"
WC	

#### First Floor Beauty Salon/Treatment Area

3 Rooms & Hall/Sitting Area	Approx 430 sq ft
Plus Kitchen & WC	

## £8,000 per annum

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



**VAT is applicable to this Lot**

### TENURE

**Leasehold for a term of 2000 years from 24th June 1989 at a peppercorn.**

### TENANCY

The entire property is let on a full repairing and insuring lease to **S. Kanhai as a Hair and Beauty Salon** for a term of 10 years from 11th February 2014 at a current rent of **£8,000 per annum** exclusive.

**Rent Review 2019**

### VENDOR'S SOLICITORS

DWFM Beckman - Tel: 020 7408 8888  
Ref: D. Freedman - Email: david.freedman@dwfmbeckman.com

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### SITUATION

The property is located on a tree-lined business park in Bramley, approximately 13 miles from Reading and 6 miles from Basingstoke. Bramley Mainline Station offers direct service to Reading in 17 minutes and to Basingstoke in 9 minutes. Frequent trains from Reading to Paddington Station in London take under 30 minutes. Bramley will also benefit from the opening of the Elizabeth Line Crossrail hub in Reading in 2018. The office park also benefits from excellent road connections to the M3 (Junctions 6 and 7) and the M4 (Junction 11) via the A33.

### PROPERTY

Comprising a mid terrace **Office Building** arranged over ground and first floors with **Parking for 10 Cars**.

**VAT is applicable to this Lot**

### FREEHOLD

## £23,000 per annum

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

### ACCOMMODATION

#### Ground Floor Offices

Area Approx 1,100 sq ft  
Plus Kitchen & WCs

#### First Floor Offices

Area Approx 1,175 sq ft  
Plus Kitchen

**Total Area** **Approx 2,275 sq ft**

### TENANCY

The entire property is let on a full repairing and insuring lease (subject to a photographic schedule of condition and excluded from sections 24-28 of the L&T Act 1954) to **Rubicon Workflow Solutions Ltd as IT support providers (Visit: [www.rubicon-solutions.co.uk](http://www.rubicon-solutions.co.uk))** for a term of 10 years from 11th November 2015 at a current rent of **£23,000 per annum** exclusive.

**Rent Review and Tenant's Break November 2020**

#### VENDOR'S SOLICITORS

Fladgate LLP - Tel: 020 3036 7000  
Ref: Ms Aditi Sawjani - Email: [asawjani@fladgate.com](mailto:asawjani@fladgate.com)

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6 WEEK COMPLETION



## SITUATION

Occupying a prominent position on this main road, close to the junction with Longford Square, serving this predominantly residential suburb of Coventry only 4 miles from the City Centre.

The Ricoh Arena, now home to Wasps Rugby Club, is located less than ½ a mile to the east, whilst the M6 (Junction 3) is located approximately 1 mile to the north.

## PROPERTY

Forming part of a modern development comprising a **Large Ground Floor Convenience Store** with separate side access to **3 Self-Contained Flats** on the first floor. In addition the property benefits from a forecourt area to the front, some off street parking to the side and a service road for deliveries.

**VAT is NOT applicable to this Lot – please refer to Special Conditions.**

## FREEHOLD

## ACCOMMODATION

### Ground Floor Convenience Store

Gross Frontage	60'5"
Internal Width	57'10"
Shop Depth	54'2"
Built Depth	69'0"
Sales Area	Approx. 2,380 sq ft
Store Area	Approx. 690 sq ft plus WC
<b>Total Area</b>	<b>Approx. 3,070 sq ft</b>

### First Floor - Flat 1

2 Bedrooms, Living Room, Kitchen, Bathroom/WC<sup>1</sup>

### First Floor - Flat 2

1 Bedroom, Living Room, Kitchen, Bathroom/WC<sup>1</sup>

### First Floor - Flat 3

2 Bedrooms, Living Room, Kitchen, Bathroom/WC<sup>1</sup>

<sup>1</sup>Not Inspected by Barnett Ross

## TENANCY

The entire property is let on a full repairing and insuring lease to **B. Singh as a Premier Convenience Store** for a term of 3 years from 11th April 2017 at a current rent of **£24,000 per annum** exclusive.

**£24,000 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

## VENDOR'S SOLICITORS

Trethowans - Tel: 023 8032 1000  
Ref: M. Barker - Email: matt.barker@trethowans.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

Located at the junction with Church Street in this town centre position, amongst such multiples as **Costcutter, W H Smith, Your Move, Santander, Shoe Zone** and a **Lloyds Bank**. Camborne lies midway between Newquay and Penzance on the A30 some 3 miles west of Redruth and benefits from good transport links via Camborne Railway Station.

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 22a (Ground Floor Shop)	Gross Frontage 16'0" Built Depth 53'0" WC (Not Inspected)	<b>Maria Long (Letting Agent)</b>	5 years from 10th March 2014	£6,000	FRI
Nos. 20 & 22 (2 Shops)	(Not Inspected)	Various	Each 999 years from 2016	Peppercorn	Each FRI
1 Maisonette & 3 Flats	(Not Inspected)	Various	Each 999 years from between 2004 & 2007	£400 (£100 each)	Each FRI
<b>TOTAL</b>				<b>£6,400</b>	

**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.**

**£6,400 per annum**

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

\* Refer to Point s 9 & 10 in the 'Notice to all Bidders' page

## PROPERTY

A mid terrace building comprising **3 Ground Floor Shops** with separate front access to a **Self-Contained Maisonette and 3 Self-Contained Flats** on the upper floors.

**VAT is NOT applicable to this Lot**

## FREEHOLD

## VENDOR'S SOLICITORS

Jay Vadher & Co - Tel: 020 8519 3000  
Ref: R. Vadher - Email: r.vadher@jayvadher.co.uk

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

Located at the junction with the pedestrianised section of London Road North, just two doors from Tesco Metro, opposite **Clarks**, **Thomson** and **Bonmarche** and amongst such other multiple retailers as **Sports Direct**, **Brighthouse**, **Dorothy Perkins** and **Thomas Cook**.

Lowestoft is a busy Suffolk coastal town approximately 10 miles south of Great Yarmouth.

**VAT is NOT applicable to this Lot**

### PROPERTY

A corner building comprising:

- **Ground Floor Shop** with rear **Office**.
- Separate side access to **Self-Contained Offices** on the first and second floors with gas central heating (not tested) and uPVC double glazing (**see Note**).
- No. 2 Gordon Road – a single storey **Ground Floor Shop**.
- **Rear Parking Area for 4 cars** directly fronting Gordon Road.

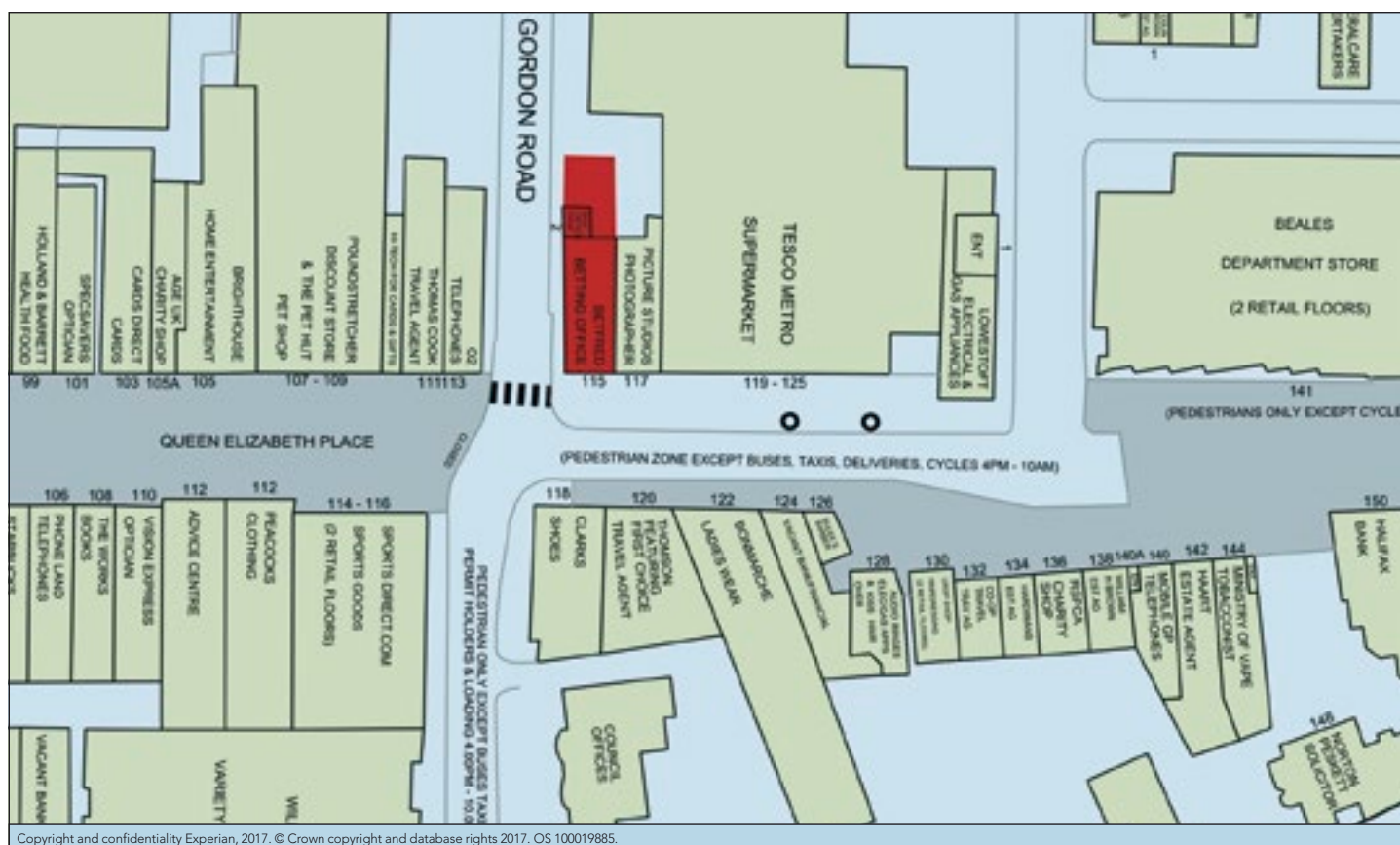
### FREEHOLD

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 115 (Shop & Rear Office)	<b>Ground Floor Shop</b> Gross Frontage 24'7" Internal Width 21'1" Shop Depth 40'1" Built Depth 55'8" Kitchen, 2 WCs <b>Rear Office</b> Area Approx. 215 sq ft <b>Plus 1 car space</b>	<b>Done Brothers Cash Betting Ltd t/a Betfred</b> (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)	10 years from 24th June 2016 (In occupation since 2012)	£24,000	Effectively FRI <b>Rent Review and Tenant's Break 2021</b>
No. 115 (First & Second Floor Offices)	<b>First Floor Offices</b> GIA Approx. 1,300 sq ft incl. 2 WCs <b>Second Floor</b> GIA Approx. 890 sq ft <b>Total GIA Approx. 2,190 sq ft</b> <b>Plus 2 car spaces</b>	<b>VACANT</b> (Note: There may be potential to convert into 4 x 1 bed flats or 2 x 2 bed flats, subject to obtaining the necessary consents – Floor plan available from Auctioneers)			
No. 2 Gordon Road (Shop)	Internal Width 10'3" Shop & Built Depth 12'5" <b>Plus 1 car space</b>	<b>H. Punchard (Barbers)</b>	6 years from 9th December 2013	£3,500	FRI
<b>TOTAL</b>				<b>£27,500 plus Vacant Upper Part</b>	

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



**VENDOR'S SOLICITORS**

DMH Stallard LLP – Tel: 020 7822 1610

Ref: M. Harris – Email: mervyn.harris@dmhstallard.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

Located close to the junction with Blawith Road within this established town centre position, amongst a variety of local traders and nearby Harrow & Wealdstone Station (Bakerloo, Southern, Overground & London Midland Lines) and a **Large Tesco Superstore**.

Harrow is a popular residential and commercial area which lies approximately 11 miles north-west of central London.

### PROPERTY

Forming part of a mid-terraced building comprising a second floor **2 Bed Self-Contained Flat** with a separate front access plus a secondary access at the rear via a communal balcony and staircase.

**VAT is NOT applicable to this Lot**

### ACCOMMODATION

#### Second Floor Flat

Living Room/Kitchen	18'2" x 15'10" (L-shaped)
Bedroom 1	12'11" x 9'1"
Bedroom 2	12'7" x 8'6"
Bathroom/WC	5'7" x 5'7"

**GIA Approx. 525 sq ft**

### TENURE

**Leasehold for a term of expiring 25th April 2116 (thus having approx. 98 years and 4 months unexpired) at a ground rent of £150 p.a. rising by £150 every 33 years.**

**Offered with VACANT POSSESSION**

## Vacant 2 Bed Flat

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

### VENDOR'S SOLICITORS

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

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Flat B overlooks the rear  
of 366 Green Street



366 Green Street

### SITUATION

Located along the vibrant Green Street amongst a vast host of multiple traders such as **Greggs, Boots Pharmacy, Holland & Barrett, Shoe Zone, Iceland Foods, Tesco Metro** and many more, being within 0.1 miles of Upton Park Underground Station (District and Hammersmith & City Lines) providing fast access to Liverpool Street Station (approx. 16 minutes). The famous **Queen Street Market** is also just 0.1 miles distant.

Canary Wharf lies approx. 3 ¼ miles to the south-east and London City Airport is only 2 miles south.

### PROPERTY

Comprising a **2 Bed Self-Contained Flat** at rear first floor level which is accessed from the rear of the building and benefitting from gas central heating and double glazed windows.

**The former West Ham Football Stadium which lies just a short walk of the property is currently being developed by Barrett Homes which is set to deliver 842 new homes with 1 bed flats starting at £370,000 and will contribute to the major regeneration occurring in the area.**

### ACCOMMODATION

#### First Floor Flat (Rear)

Bedroom 1	16'2"	×	9'9"
Bedroom 2	15'11"	×	7'5"
Living Room	15'1"	×	12'0"
Kitchen	8'10"	×	7'3"
Bathroom/WC			

**GIA Approx. 620 sq ft**

**VAT is NOT applicable to this Lot**

### TENURE

**Leasehold for a term of 99 years from 1st July 1986 at a ground rent of £75 p.a. doubling every 33 years (thus having approx. 68 years unexpired – see Note)**

**Offered with VACANT POSSESSION**

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

## Vacant 2 Bed Flat

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

### VENDOR'S SOLICITORS

YVA Solicitors – Tel: 020 8445 9898  
Ref: S. Patel – Email: sp@yvasolicitors.com

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

Located in this highly affluent north London suburb, surrounded by the local eateries and shopping facilities on Market Place and only 1 mile of East Finchley Underground Station (Northern Line). Lyttelton Playing fields are within close proximity and the property benefits from good road links via the North Circular Road providing access to the nearby Brent Cross Shopping Centre.

### PROPERTY

Comprising a **4 Bedroom Self-Contained Flat** within this mid terrace building benefitting from:

- Gas Central Heating
- Balcony to the rear
- Fitted Kitchen
- Entry phone system
- Double glazing

### ACCOMMODATION

#### Second & Third Floor Flat

4 Bedrooms, Living Room, Kitchen, Bathroom/WC

**GIA Approx. 1,020 sq ft**

**VAT is NOT applicable to this Lot**

## £27,360 per annum

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



### TENURE

Leasehold for a term of 189 years from 14th April 1992 at a peppercorn (thus having approx. 163½ years unexpired).

### TENANCY

The property is let to 4 individuals each on separate ASTs at a total combined rent of **£27,360 per annum** exclusive.

**Note 1: There is a £2,066 Rent Deposit held.**

**Note 2: Flat 27b, which is also a 4 Bed, Flat sold in April 2014 for £520,000 - Source: Zoopla.**

**Note 3: There may be potential to convert to 2 smaller flats, subject to obtaining the necessary consents.**

### VENDOR'S SOLICITORS

Whitehead Vizard – Tel: 01722 412 141  
Ref: Ms Caroline Parsons – Email: cp@whitehead-vizard.co.uk

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



### SITUATION

Located close to the junction with Farringdon Road and just yards of Exmouth Market which hosts a variety of fashionable cafés and eateries. Barbican, Russell Square and Chancery Lane Underground Stations are all within walking distance as well as King's Cross St Pancras Station being approx. ¾ mile away.

The City of London lies just over a mile to the south-east and Covent Garden approx. 1 mile south-west.

### PROPERTY

A **2 Bedroom Self-Contained Flat** on the first floor of this modern building built circa 1993 and benefitting from:

- Double Glazed Windows
- Communal Gardens
- Lift
- Day Porter
- Entry phone system

### ACCOMMODATION

#### First Floor Flat

2 Bedrooms

Living Room

Kitchen

Bathroom/WC (with underfloor heating)

Shower Room/WC (with underfloor heating)

GIA Approx. 604 sq ft

## Vacant 2 Bed Flat

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VAT is NOT applicable to this Lot

### TENURE

**Leasehold for a term expiring 1st May 2138 (thus having approx. 120 years unexpired) at a fixed ground rent of £25 p.a. PLUS SHARE OF FREEHOLD.**

**Offered with VACANT POSSESSION**

**Note: A similar flat at No. 22 Rosebery Court sold for £711,000 in November 2014 (Source: Zoopla.co.uk)**



### VENDOR'S SOLICITORS

Royds Withy King - Tel: 020 7583 2222  
Ref: A. Pawar - Email: aman.pawar@roydswithyking.com

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### SITUATION

Located just a short walk of Stoke Newington Overground Station and Stoke Newington High Street providing a host of shopping facilities as well as a number of Cafés and Restaurants serving the surrounding residential area. The open spaces of Abney Park are also just yards away. Stoke Newington is situated midway between Stamford Hill and Dalston and approx. 3 ½ miles north of the City of London.

### PROPERTY

Comprising a **1 Bed Ground Floor Flat** within this well-known gated purpose built Victorian development which benefits from use of an L-Shaped cobbled road and communal gardens.

### ACCOMMODATION

#### Ground Floor Flat

1 Bedroom, Open Plan Kitchen/Living Room, Bathroom, WC

GIA Approx. 450 sq ft

**VAT is NOT applicable to this Lot**

## Vacant 1 Bed Flat

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



### TENURE

Leasehold for a term of 99 years from 29th September 1979 (thus having approx. 61 years unexpired – **see Note**) at a ground rent of £50 p.a. rising to £75 in 2045.

### Offered with VACANT POSSESSION

**Note:** The immediate Landlord holds a lease for a term of 175 years from 25th December 1984 (thus having approx. 142 years unexpired) and will sell this interest for £35,000 (plus costs) subject to contract.

### VENDOR'S SOLICITORS

Macrory Ward – Tel: 020 8440 3258  
Ref: Ms Martina Ward – Email: [martina@macroryward.co.uk](mailto:martina@macroryward.co.uk)

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



### SITUATION

Located opposite the junction with The Drive in this established local shopping parade serving this popular and sought after north-west London. Edgware is located approximately 10 miles north-west of central London via the main A41.

### PROPERTY

A mid terraced 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.

**VAT is NOT applicable to this Lot**

### FREEHOLD

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Not inspected	Clifford North	250 years from 1st January 2015	Peppercorn	FRI
First & Second Floor Flat	Not inspected	4 individuals	250 years from 1st January 2015	Peppercorn	FRI

**Note: The Freeholder insures – current Sum Insured is £358,805 and the current Premium is £1,766.40.**

## Ground Rent Investment

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

### VENDOR'S SOLICITORS

Axiom Stone – Tel: 020 8951 6984  
Ref: Ms Jaymini Ghelani – Email: [jg@axiomstone.co.uk](mailto:jg@axiomstone.co.uk)

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## Energy Performance Certificate (EPC) Appendix

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

Lot	Address	EPC Asset Rating
2	16 King Edward Buildings, Bury Old Road, Salford, Manchester M7 4QJ	E
8	95/95A Golborne Road, London W10 5NL	B, D
9	65a High Street, Edenbridge, Kent TN8 5AP	D
10	Flats 2-9 & 12 Castle Court, Denmark Place, Hastings, East Sussex TN34 3DX	F
11	39 Pride Hill, Shrewsbury, Shropshire SY1 1DN	E
14	140 Shenley Road incl. Jasmine Court, Borehamwood, Herts WD6 1EQ	G, D, D, D, D
15	104-110 (even) Hermitage Road, Woking, Surrey GU21 8TQ	E, E, E, E, E, E, D
16	172 Deptford High Street, Deptford, London SE8 3PR	E, F, F
17	38 High Street, Pershore, Worcestershire WR10 1DP	E
18	91 Whitechapel High Street, London E1 7RA	F
20	118 High Street, Northwood, Middlesex HA6 1BJ	E
21	21/21a Copsewood Avenue, Nuneaton CV11 4TQ	D, G
23	1/3 Ayres Drive, Stanground, Peterborough, Cambridgeshire PE2 8JS	B, D, C, G
24	44/44A & 46 West Street and 2a Rainbow Street, Leominster, Herefordshire HR6 8ES	C, G
27	25-29 Campbell Court, Campbell Road, Bramley, Tadley, Hampshire RG26 5EG	C, D, C, C, B
30	72 Lee High Road, Lewisham, London SE13 5PT	C, D
31	57 The Broadway, Thatcham, Berkshire RG19 3HP	D
33	126-128 High Street, Penge, London SE20 7EZ	D, D, C
34	112 High Street, Poole, Dorset BH15 1DF	F
35	114 High Street, Poole, Dorset BH15 1DF	E
38	27 High Street, Ventnor, Isle of Wight PO38 1RZ	D
39	7-8 Old Market Place, Grimsby, South Humberside DN31 1DT	C
41	6 Montague Street, Worthing, West Sussex BN11 3HA	D
42	216 Kingston Road, Teddington, Middlesex TW11 9JF	D
43	12/12A Sea Road, Boscombe, Bournemouth, Dorset BH5 1DB	E, G
44	96 & 106 High Street, Wednesfield, Wolverhampton, West Midlands WV11 1SZ	E, E
46	Flat C, 366 Green Street, Plaistow, London E13 9AP	C
47	6 Upper High Street, Epsom, Surrey KT17 4QJ	E
49	Unit 10 Campbell Court, Campbell Road, Bramley, Tadley, Hampshire RG26 5EG	C
50	181 Longford Road, Coventry, West Midlands CV6 6EE	C
51	20, 22 & 22a Commercial Street, Camborne, Cornwall TR14 8JY	E, G
52	115 London Road North & 2 Gordon Road, Lowestoft, Suffolk NR32 1LZ	G, G, D
53	25b Station Road, Harrow, Middlesex HA1 2UA	E
54	Flat B, 366 Green Street, Plaistow, London E13 9AP	C
55	25B Market Place, Falloden Way, Hampstead Garden Suburb, London NW11 6JY	E
56	5 Rosebery Court, Rosebery Avenue, Clerkenwell, London EC1R 5HP	C
57	60 Gibson Gardens, Stoke Newington, London N16 7HD	F

**OUR NEXT AUCTION**

**IS ON**

**THURSDAY  
14TH DECEMBER  
2017**

**LIST STILL OPEN**

# 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

**Brook Point, 1412 High Road, Whetstone, London N20 9BH**  
**Telephone: 020 8492 9449 Fax: 020 8492 7373**

**RESULTS OF AUCTION HELD ON 19TH JULY 2017**

Lot	Property	Sale Price	Available Price (Subject to contract)	Lot	Property	Sale Price	Available Price (Subject to contract)
1	14 Chingford Road, Walthamstow, London E17 4PJ	£413,000		27	430 Downham Way, Bromley, Kent BR1 5HR	£365,000	
2	3/4 Blackfen Parade, Blackfen Road, Sidcup, Kent DA15 9LU	£435,000		28	434 Finchley Road, Childs Hill, London NW2 2HY	£530,000	
3	74 Aubert Park, Highbury, London N5 1TS	£181,000		29	6 St Michael's Terrace, Alexandra Park, London N22 7SJ	£836,000	
4	51 High Street, Redcar, Cleveland TS10 3BZ	£224,000		30	357-359 Walworth Road, Elephant & Castle, London SE17 2AL	£2,360,000	
5	53 High Street, Redcar, Cleveland TS10 3BZ	£249,000		31	128 Cowbridge Road East & 1A Severn Road, Cardiff, South Glamorgan CF11 9ND	£615,000	
6	91/93/95 Church Road, Hendon, London NW4 4DS		Refer	32	17/17a St John Street, Newport Pagnell, Buckinghamshire MK16 8HE	£308,000	
7	13-15 Cole Green Lane, Welwyn Garden City, Hertfordshire AL7 3PP	Withdrawn		33	30-34 Westgate, Pattingham, East Riding of Yorkshire HU12 0NB	£200,000	
8	5 Broadway Parade, Elm Park, Hornchurch, Essex RM12 4RS	£316,000		34	14 High Street, Whitchurch, Shropshire SY13 1AR	£115,000	
9	7/9 St John Street, Newport Pagnell, Buckinghamshire MK16 8HE	£416,000		35	30 High Street, Dawley, Telford, Shropshire TF4 2EX	£127,000	
10	61 Commercial Street, Hereford, Herefordshire HR1 2DJ	Withdrawn		36	The Boathouse, Embankment, Putney, London SW15 1LB	£1,820,000	
11	4/4a & 4b London Road, Bognor Regis, West Sussex PO21 1PY	£1,000		37	1/1a Lynton Parade, Cromwell Road, Grimsby, South Humberside DN31 2BD	£145,000	
12	Flats 1-4 Rowntree House, 16/18 Aberdeen Walk, Scarborough, North Yorkshire YO11 1XP	£125,000		38	2/2a Lynton Parade, Cromwell Road, Grimsby, South Humberside DN31 2BD	£186,000	
13	311 Upper Richmond Road West, East Sheen, London SW14 8QR	£1,005,000		39	3/3a Lynton Parade, Cromwell Road, Grimsby, South Humberside DN31 2BD	£143,000	
14	173 Balls Pond Road & 20/21 Culford Mews, Islington, London N1	£1,235,000		40	4/4a Lynton Parade, Cromwell Road, Grimsby, South Humberside DN31 2BD	£115,000	
15	14 Manor Hall Avenue, Hendon, London NW4 1NX		£1,400,000	41	5/5a & 6/6a Lynton Parade, Cromwell Road, Grimsby, South Humberside DN31 2BD	£210,000	
16	116 Marsh Road, Pinner, Middlesex HA5 5NA	£311,000		42	177 High Street, Lewes, East Sussex BN7 1YE	£360,000	
17	11/13 St John Street, Newport Pagnell, Buckinghamshire MK16 8HE	£452,000		43	11 Hammerton Street, Burnley, Lancashire BB11 1NA	£64,000	
18	8, 10 & 12 Railway Street, Hertford, Hertfordshire SG14 1BG		£1,249,000	44	6/6a Market Street, Liskeard, Cornwall PL14 3JJ	£166,000	
19	33 Salisbury Street, Blandford Forum, Dorset DT11 7AU	Sold After		45	95 Bowes Road, Bowes Park, London N13 4RU	£120,000	
20	12-14 Dimond Street, Pembroke Dock, Pembrokeshire SA72 6AH	£160,000		46	87 Mansfield Avenue, Cockfosters, Hertfordshire EN4 8QF	£500,000	
21	Viceroy Parade, East End Road, East Finchley, London N2 8AU		Withdrawn	47	24 St Francis Close, Potters Bar, Hertfordshire EN6 2RH	£325,000	
22	29 King Street, Bridlington, East Riding of Yorkshire YO15 2DN		£208,000	48	45 Caldecote Gardens, Bushey Heath, Hertfordshire WD23 4GP	Sold After	
23	15/15a St John Street, Newport Pagnell, Buckinghamshire MK16 8HE	Sold Prior		49	"Courteen", Queen Mary Road, West Norwood, London SE19 3NW	Withdrawn	
24	23/23a High Street, Dartford, Kent DA1 1DT	£731,000		50	62 Fairfax Road, Harringay, London N8 0NG	£330,000	
25	17d Town Centre, Hatfield, Hertfordshire AL10 0JZ	Withdrawn		51	12 Garages, St Mary's Close, Ullenhall, Henley-in-Arden, Warwickshire B95 5NA	Sold Prior	
26	131 Grimsby Road, Cleethorpes, Lincolnshire DN35 7DG	£83,000		52	Rear Roadways in New Southgate, London N11	£600	

**47 Lots offered – 43 Lots sold – Total raised £17,255,100**

# MEMORANDUM AUCTION 25TH OCTOBER 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 .....

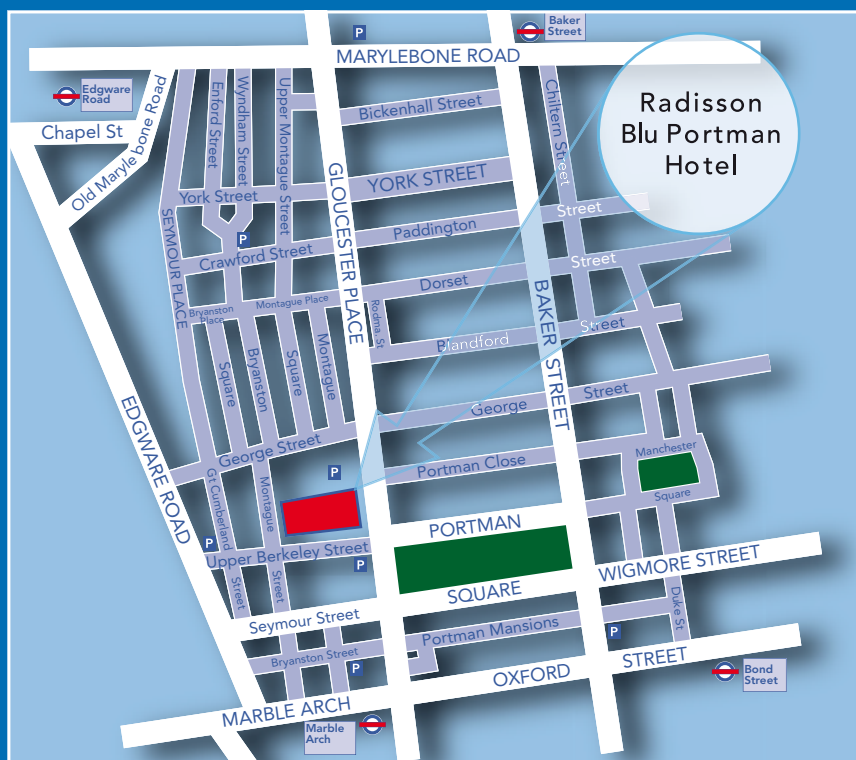
Address .....

Telephone ..... Capacity .....

# Following Auction – Thursday 14th December 2017

To enter your lots, please contact:

John Barnett FRICS	<a href="mailto:jbarnett@barnettross.co.uk">jbarnett@barnettross.co.uk</a>
Jonathan Ross MRICS	<a href="mailto:jross@barnettross.co.uk">jross@barnettross.co.uk</a>
Steven Grossman MRICS	<a href="mailto:sgrossman@barnettross.co.uk">sgrossman@barnettross.co.uk</a>
Nicholas Leigh	<a href="mailto:nleigh@barnettross.co.uk">nleigh@barnettross.co.uk</a>
Elliott Greene	<a href="mailto:egreene@barnettross.co.uk">egreene@barnettross.co.uk</a>



## VENUE

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



Brook Point, 1412 High Road, Whetstone, London N20 9BH  
Telephone: 020 8492 9449 Fax: 020 8492 7373  
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