

AUCTION – TUESDAY 27TH FEBRUARY 2018
ADDENDUM

The following Lots have been sold prior:

3, 16, 48, 52, 53, 54, 55, 56, 60

The following Lot has been withdrawn:

42

LOT 4 – GROUND RENT PORTFOLIO IN BIRMINGHAM, NORWICH & SHEFFIELD

408 Unthank Road is not included in the freehold. Therefore, the combined ground rent for Nos. 410, 426, 428 & 464 Unthank Road is £42.75 p.a. Total income is now £156.30 p.a.

Contrary to the information contained under the description in the Particulars, a number of the leases are below 999 years. This lot is not being offered on behalf of executors. No arrears, if any, will be charged to the Purchaser.

LOT 5 – 17/17A LOVE LANE, PINNER, MIDDX

The area of the garage is 150 sq. ft.

LOT 8 – 81/82 FERNWOOD DRIVE, RUGELEY, STAFFS.

If vacant possession is not obtained by the completion date then the Buyer must still complete the purchase notwithstanding that vacant possession has not been obtained.

The Buyer warrants to the Seller that no claim for dilapidations will be made against Barnardo's or their predecessors in title.

LOT 9 – 9/9A/9B COURT PARADE, EAST LANE, WEMBLEY, MIDDX

The correct postcode is HA0 3HU.

LOT 14 – 307 WOOD LANE, DAGENHAM, ESSEX

Contrary to the Special Conditions of Sale, completion shall take place six weeks after the date of exchange of the Auction Contract.

LOT 15 – 309 WOOD LANE, DAGENHAM, ESSEX

Contrary to the Special Conditions of Sale, completion shall take place six weeks after the date of exchange of the Auction Contract.

LOT 17 – 25 BENLAND, BRETTON, PETERBOROUGH, CAMBS.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,500 + VAT and disbursements towards the Vendor's legal costs.

LOT 18 – 133 CROW LANE, HENBURY, BRISTOL

The deposit shall be 20% of the purchase price.

LOT 19 – 38/38A HIGH STREET, RUSHDEN, NORTHAMPTONSHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1.5% of the purchase price towards the Vendor's costs.

LOT 21 – 34/34A BRENDON AVENUE, NEASDEN, LONDON NW10

The deposit shall be 20% of the purchase price.

Contrary to Extra Special Condition 1.1, the Purchaser's contribution towards the Vendor's legal costs has been reduced to £750.

No. 34A – Accommodation: Reference to 'Extension providing study/bedroom 2' should be deleted.

LOT 22 – 2-7 & 14-15 THE PRECINCT, STATION LANE, FEATHERSTONE, PONTEFRACT, WEST YORKS.

Nos. 5 & 6 – The lessee is D Ruzicka with J Sykes acting as surety. No. 7 – The 999 year lease will commence from completion.

LOT 23 – 18 NEW ROAD, ROCHESTER, KENT

The property is Grade II Listed.

LOT 24 – 1 & 3 MILL STREET AND 7 & 9 DUKE STREET, CONGLETON, CHESHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £500 + VAT towards the Vendor's legal costs.

1 Mill Street – The lease is IRI plus a contribution towards the cost of maintaining, repairing, renewing, rebuilding and cleaning various walls and service media – refer to lease.

LOT 25 – 169 HALCOT AVENUE, BEXLEYHEATH, KENT

Lot 25 will be offered immediately after Lot 26.

Clauses 18 and 24 in the previous version of the Special Conditions of Sale which related to additional fees have been deleted.

Accordingly, there are Revised Special Conditions of Sale available at the Document Desk.

LOT 26 – 97 LENSURRY WAY, ABBEY WOOD, LONDON SE2

Lot 26 will be offered immediately before Lot 25.

The First Floor balcony is accessed from one of the rooms and is therefore not communal.

Clauses 18 and 24 in the previous version of the Special Conditions of Sale which related to additional fees have been deleted.

Accordingly, there are Revised Special Conditions of Sale available at the Document Desk.

LOT 27 – 291 WOOD LANE, DAGENHAM, ESSEX

Contrary to the Special Conditions of Sale, completion shall take place six weeks after the date of exchange of the Auction Contract.

LOT 28 – 1-3 WEYLOND ROAD, DAGENHAM, ESSEX

Contrary to the Special Conditions of Sale, completion shall take place six weeks after the date of exchange of the Auction Contract.

LOT 31 – GROUND RENT PORTFOLIO, BURY & DARWEN, LANCs

Contrary to the information contained under the description in the Particulars, a number of the leases are below 999 years. No arrears, if any, will be charged to the Purchaser.

LOT 32 – 66 HIGH STREET & 2A/2B LINGFIELD ROAD, EDENBRIDGE, KENT

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £2,000 + VAT towards the Vendor's costs.

LOT 33 – 242 WICKHAM ROAD, SHIRLEY, CROYDON, SURREY

The lease has been assigned to M. R. Hussaini.

LOT 34 – 482/482A ST ALBANS ROAD, WATFORD HERTS.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £950 + VAT towards the Vendor's legal costs. Contrary to the Special Conditions, the deposit will be held as Stakeholder.

The freehold of No. 482 includes some land to the rear of No. 480. The freeholder of No. 480 has the right to park one private motor vehicle on this land.

LOT 35 – 91-86 HIGH ROAD, ICKENHAM, MIDDx

No. 97 – There is a tenant's break in October 2022.

LOT 38 – 14-18 LONDON ROAD, SEVENOAKS, KENT

Contrary to the Particulars, VAT in **NOT** applicable to this Lot.

First & Second Floor Offices - The 999 year lease commenced 20th February 2018.

LOT 39 – 416 UXBRIDGE ROAD, SHEPHERDS BUSH, LONDON W12

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

LOT 40 – 52A & 54 MARKET STREET, LOUGHBOROUGH, LEICs.

Note 1: Reference to 'Freehold' should be replaced with 'Long Leasehold'.

The lease commencement date of the 2000 year lease is 25th December 2017.

LOT 41 – 1/1A STATION ROAD & 1702/1704 WARWICK ROAD, KNOWLE, SOLIHULL, WEST MIDLANDS

Revised Special Conditions of Sale available at the Document Desk. The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,250 + VAT towards the Vendor's legal costs.

LOT 43 – 36 & 48 HIGH STREET, WEDNESFIELD, WOLVERHAMPTON

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

LOT 44 – FLATS 1-46 NETHER CLOSE, NETHER STREET, FINCHLEY, LONDON N3

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,200 + VAT towards the Vendor's legal costs. Flats 17-22 – The lessee is an individual and not as stated on the Particulars.

LOT 45 – 17 MOORLAND ROAD, BURLSEM, STOKE-ON-TRENT

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

Advertising Hoarding – The lessee is Insite Poster Investments (C) Limited.

The space on the gable wall where the advertising hoarding is erected is excluded from the shop tenant's repairing obligations.

However, the skin of that space on the gable wall and its repairing obligations is included in the lease to the tenant of the advertising hoarding.

LOT 46 – 83/83A MAGDALEN WAY, GORLESTON-ON-SEA, NORFOLK

Flat – The Landlord has just installed a new combination boiler at a cost of £2,600 + VAT.

LOT 47 – 10D EAST STREET, EPSOM, SURREY

Revised Special Conditions of Sale available at the Document Desk. The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,500 + VAT towards the Vendor's legal costs.

LOT 50 – 56 MIDDLEWOOD ROAD, HILLSBOROUGH, SHEFFIELD

The Property includes the land at the rear shown on the Leasehold Title Plan which measures approx. 56 ft by 26 ft (measured to maximum points). The plan from 1879 shows there was a bakery on the land.

LOT 57 – GROUND RENT PORTFOLIO IN THE NORTH OF ENGLAND

No arrears, if any, will be charged to the Purchaser.

LOT 61 – 3 WILLOWBAY CLOSE, BARNET, HERTS

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1% of the purchase price plus VAT towards the Vendor's legal costs.