

AUCTION

TUESDAY 27TH FEBRUARY 2018

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

Commencing at 12.00 p.m.

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

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



Tel: 020 8492 9449 Fax: 020 8492 7373

Notice to all Bidders

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on the morning of the sale to ensure that the particular lot will be offered at the Auction as a lot can be sold or withdrawn at any time prior to being offered.**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

GUIDE:

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

The 'Guide' can be published as follows:

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

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

10. 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 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.

Proof of Identity

The Purchaser (and the Bidder if different to the Purchaser) is to provide one original document from each column below:

Proof of name

- Passport
- Photocard Driving Licence

Proof of address

- Driving Licence (only supply if Passport is provided for 'Proof of name')
- A utility bill issued within the last three months (excluding mobile phone bill)

Further checks in accordance with current Anti-Money Laundering Regulations may be required if the Purchaser is not an individual such as a company, partnership or trustee – Contact Barnett Ross on 020 8492 9449 for further details.

Mailing List

To be added to our Mailing List, please email your request to info@barnettross.co.uk.

Telephone Bidding

If you wish to bid by telephone or instruct us to bid on your behalf, please download a Telephone Bidding Form from our website at www.barnettross.co.uk and return it to us, with your deposit cheque and ID, two days before the Auction

If you cannot download the Form or need assistance completing it, telephone the Auction Team on 020 8492 9449.

Follow the Auction Live on the Internet

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

It is not possible to bid from the screen.

ORDER OF SALE

COMMENCING 12.00 P.M.

Lot

1	267 Station Road
2	307/309 St Mary's Lane
3	18/18a Station Road
4	Ground Rent Portfolio
5	17/17a Love Lane
6	373 High Road
7	75 High Street
8	81/82 Fernwood Drive
9	9/9a/9b Court Parade, East Lane
10	19 Queen Street
11	3 High Street
12	The Mill, Upper Mills Trading Estate, Stonehouse
13	185/186 High Street
14	307 Wood Lane
15	309 Wood Lane
16	42 Lichfield Terrace, St Mary's Lane
17	25 Benland, Bretton
18	133 Crow Lane, Henbury
19	38/38a High Street
20	1 Bedford Road
21	34/34a Brendon Avenue
22	2-7 & 14-15 The Precinct, Station Lane, Featherstone
23	18 New Road
24	1 & 3 Mill Street and 7 & 9 Duke Street
25	169 Halcot Avenue
26	97 Lensbury Way
27	291 Wood Lane
28	1-3 Weylond Road
29	98 & 110 High Street, Wednesfield
30	Units A & B, 25 High Street, Loftus
31	Ground Rent Portfolio

Harrow	Middlesex
Upminster	Essex
Crayford	Kent
Birmingham, Norwich & Sheffield	
Pinner	Middlesex
Tottenham	London N17
Ashford	Kent
Rugeley	Staffordshire
Wembley	Middlesex
Ramsgate	Kent
Wellington	Somerset
Stroud	Gloucestershire
Dudley	West Midlands
Dagenham	Essex
Dagenham	Essex
Upminster	Essex
Peterborough	Cambridgeshire
Bristol	Avon
Rushden	Northamptonshire
Clapham	London SW4
Neasden	London NW10
Pontefract	West Yorkshire
Rochester	Kent
Congleton	Cheshire
Bexleyheath	Kent
Abbey Wood	London SE2
Dagenham	Essex
Dagenham	Essex
Wolverhampton	West Midlands
Saltburn-by-the-Sea	Cleveland
Bury & Darwen	Lancashire

Lot

32	66 High Street & 2a/2b Lingfield Road
33	242 Wickham Road, Shirley
34	482/482a St Albans Road
35	91–97 High Road
36	18 Gunnersbury Avenue
37	19 Ancaster Square
38	14–18 London Road
39	416 Uxbridge Road
40	52a & 54 Market Street
41	1/1a Station Road and 1702/1704 Warwick Road, Knowle
42	3 Farm Lane
43	36/48 High Street, Wednesfield
44	Flats 1 – 46 Nether Close, Nether Street
45	17 Moorland Road, Burslem
46	83/83a Magdalen Way
47	10D East Street
48	78 Bradshawgate
49	Flats 1–3, 156 Leighton, Orton Malborne
50	56 Middlewood Road, Hillsborough
51	273 Oakleigh Road North
52	4 Arnside Road, Southmead
53	10 Arnside Road, Southmead
54	1 Arnside Road, Southmead
55	159 Greystoke Avenue, Southmead
56	Heywood House, 14/16 High Street & 5/7 South Street
57	Ground Rent Portfolio
58	1 Church Street, Sidford
59	29 New Chapel Street
60	1 Bleasdale Avenue, Perivale
61	3 Willowbay Close

Edenbridge	Kent
Croydon	Surrey
Watford	Hertfordshire
Ickenham	Middlesex
Ealing	London W5
Llanrwst	Conwy
Sevenoaks	Kent
Shepherds Bush	London W12
Loughborough	Leicestershire
Solihull	West Midlands
Fulham	London SW6
Wolverhampton	West Midlands
Finchley	London N3
Stoke-on-Trent	Staffordshire
Gorleston-on-Sea	Norfolk
Epsom	Surrey
Leigh	Lancashire
Peterborough	Cambridgeshire
Sheffield	South Yorkshire
Whetstone	London N20
Bristol	Avon
Bristol	Avon
Bristol	Avon
Bristol	Avon
Great Torrington	Devon
	North of England
Sidmouth	Devon
Blackburn	Lancashire
Greenford	Middlesex
Barnet	Hertfordshire

Copy Legal Documentation

To obtain an immediate download:

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

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

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

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

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

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

To obtain a paper copy by post:

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

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

the Ark
design & print

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

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

In respect of lot(s)

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

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

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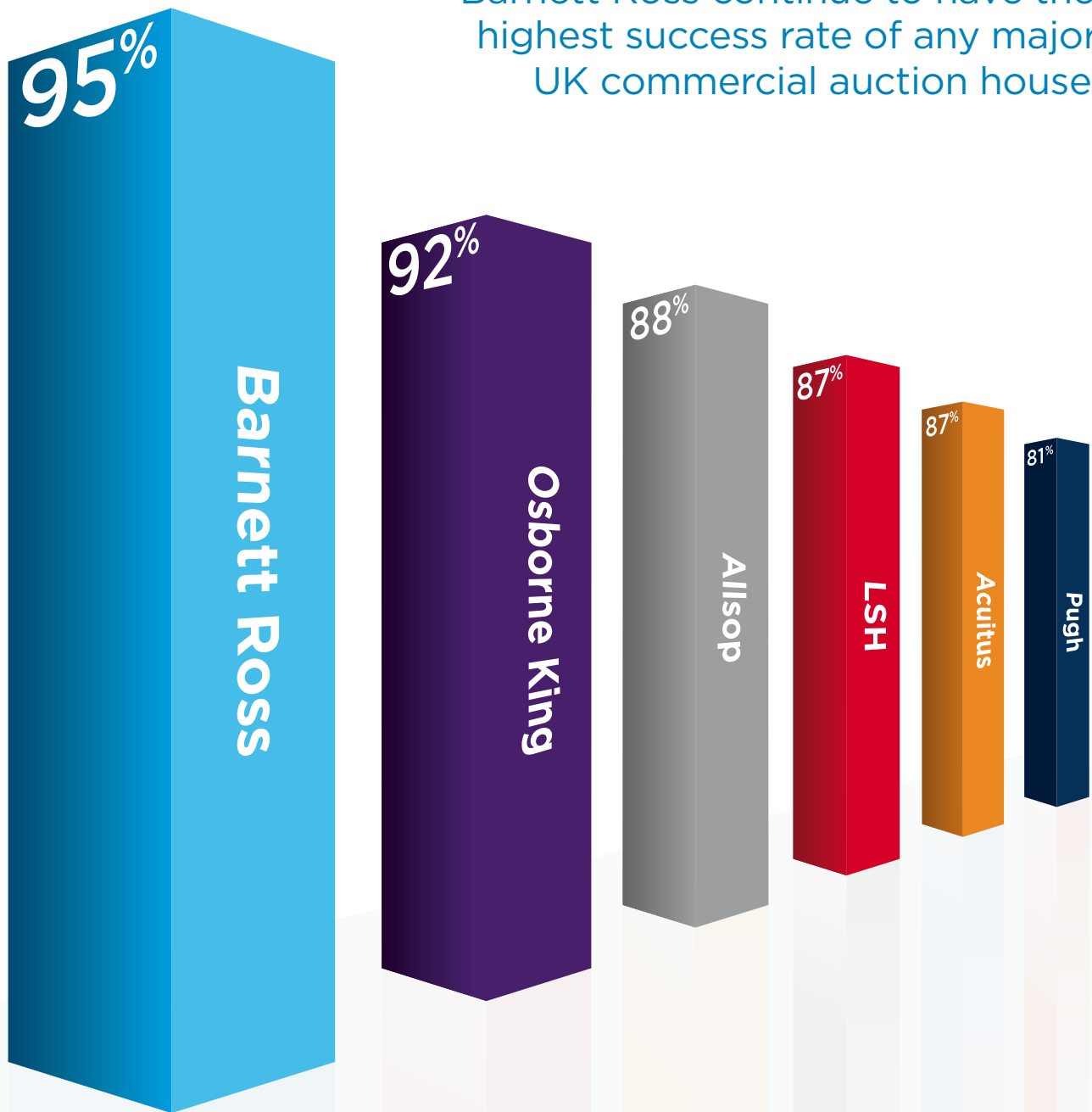
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Barnett Ross continue to have the
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* Based on commercial property sold in 2016 • Source: EI Group



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Jonathan Ross

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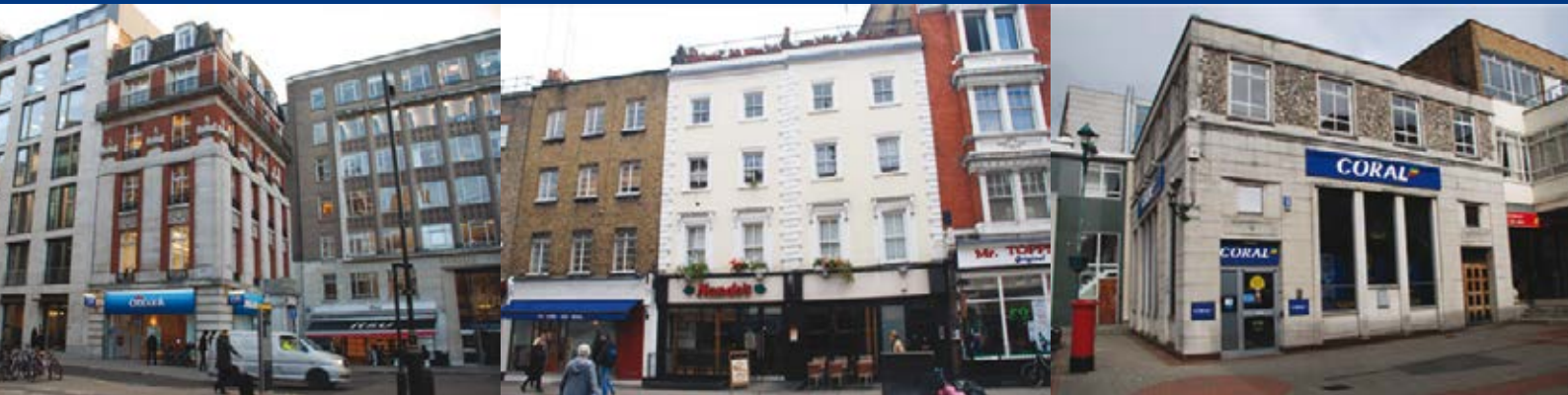
- On average we claim between 20-30% off the property purchase price in allowances.
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At Barnett Ross we have Auction Results dating back to the 1960's and are able to provide Property Valuation Reports for a variety of different requirements.

Please call to discuss your requirement:

John Barnett FRICS (Registered Valuer)

020 8492 9449

jbarnett@barnettross.co.uk

Are you acting as an Executor?



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

Please call to discuss your requirement:

John Barnett FRICS (Registered Valuer)

020 8492 9449

jbarnett@barnettross.co.uk

6 WEEK COMPLETION



SITUATION

Located in a prominent position near to the junction with Sheepcote Road and within close proximity to the pedestrianised St Ann's Road and St Ann's Shopping Centre. Other nearby occupiers include **Lloyds Bank**, **New Look**, **Debenhams**, **Wenzel's** and **Subway**. Harrow is a popular residential and commercial area which lies approximately 11 miles north-west of central London

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors (see Note 1).

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'9"
Internal Width (max)	17'0"
Shop Depth	51'4"
Built Depth	66'0"
WC	

First and Second Floor Flat

Not Inspected - Believed to be 5 Bedrooms (each with Shower/WC) and a Kitchen.

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

£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.

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **J. Choudhury & R. Khan (Household goods)** for a term of 15 years from 29th September 2005 at a current rent of **£25,000 per annum** exclusive.

Rent Reviews 2015 (Outstanding – Landlord quoted £33,500 pa) and 2020

Note 1: The tenant has informed us that he is in the process of renewing his HMO Licence for the Flat and that the Local Authority has asked him to carry out some alterations before renewing the said Licence.

Note 2: £6,250 Rent Deposit held.

Note 3: The tenant trades as a restaurant from the adjoining shop (No. 265) and a small part of the rear of No. 267 is used as a kitchen for No. 265.

Note 4: There is a Licence enabling the Local Authority to attach a security camera to the front of the property which can be terminated by the freeholder at any time on 6 months prior notice.

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 £750 (including VAT) upon exchange of contracts



6 WEEK COMPLETION

SITUATION

Located close to the junction with Argyle Gardens and only a short 5 minute walk from the main retail parade amongst multiples such as **Waitrose, Pizza Hut, Pizza Express, Barclays Bank** and **Nationwide**.

Upminster is a popular commuter town located some 15 miles east of the City of London and 4 miles south-east of Romford, enjoying excellent road access via the A124 which links with the M25 motorway.

PROPERTY

Comprising a **Rectangular Site with a total area of approx. 5,100 sq ft previously occupied as a builders supplier with ancillary accommodation**. The property consists of a central yard, forecourt and 5 buildings, 3 of which are open sided breezeblock structures with concrete floors, 1 two storey detached former house and 1 single storey semi-detached retail office building. The property also benefits from central gates enabling vehicles to access the yard.

VAT is NOT applicable to this Lot

ACCOMMODATION

Site Frontage	59'3"
Site Depth	87'8"
Site Area	Approx. 5,100 sq ft

Left Retail/Office Building	Approx.	642 sq ft
Right House Ground & First	Approx.	643 sq ft
Rear Building 1	Approx.	734 sq ft
Rear Building 2	Approx.	366 sq ft
Rear Building 3	Approx.	395 sq ft
WC		

FREEHOLD offered with VACANT POSSESSION

Note: In the Auctioneer's opinion the site would be suitable for redevelopment to flats and/or houses, subject to obtaining the necessary consents.

Planning enquiries can be made to the London Borough of Havering – Tel: 01708 434 343.

Potential Development Site

The Surveyors dealing with this property are
JOHN BARNETT and **JOSHUA PLATT**

* 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

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6 WEEK COMPLETION



SITUATION

Located close to the junction with Crayford Road in this retail parade, which includes a **Premier Convenience Store** and within 150 yards of **Tower Retail Park**, containing **McDonald's**, **Currys PC World**, **Boots**, **Next**, **Nando's** and many others.

The property lies approximately 300 yards from Crayford Station (40 minutes direct to London Charing Cross).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. The property benefits from the use of a service road providing access to the rear of the shop which is used as a workshop.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'10"
Internal Width	16'11"
Shop Depth	28'10"
Built Depth	67'3"
WC	

First Floor Flat

Not inspected – Believed to be 2 Rooms, Kitchen, Bathroom/WC

£7 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.



VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Messrs L.A. Barlow and I.L. Barlow as a Printers (in occupation)** for a term of 99 years from 24th June 1936 at a current rent of **£7 per annum** exclusive.

Valuable Reversion in approx. 17¼ years

VENDOR'S SOLICITORS

W T Jones - Tel: 020 7405 4631
Ref: P. Hambleton - Email: pch71@aol.com

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15 Colmore Avenue, Birmingham



426 & 428 Unthank Road, Norwich



View of Colmore Avenue



46 Crescent Road, Sheffield



PROPERTY

A portfolio of Ground Rents all let on 999 year leases, comprising of **46 Houses and Leasehold Land**.

VAT is NOT applicable to this Lot

FREEHOLD plus 1 LONG LEASEHOLD

TENANCIES & ACCOMMODATION

Property	Town	Years Unexpired	Annual Rental	Remarks
5, 6, 9, 12, 15, 17, 20, 22 Colmore Avenue, Birmingham B14 6AN	Birmingham	919	£26.57	8 Houses
408, 410, 426, 428, 464 Unthank Road, Norwich, NR4 7QH	Norwich	878	£48.75	5 Houses
424a Unthank Road, Norwich, NR4 7QH	Norwich	878	£9.00	Leasehold Land
300 & 302 The Common, Ecclesfield, Sheffield S35 9WJ	Sheffield	117	£5.60	2 Houses
353 The Common and 30 & 36 Green Lane, Ecclesfield, Sheffield S35 9WY	Sheffield	122	£8.40	3 Houses
21 Main Street, Ecclesfield, Sheffield S35 8PN	Sheffield	119	£3.26	1 House
238 Bellhouse Road, Ecclesfield, Sheffield S5 6HT	Sheffield	89	£2.06	1 House
331, 333, 336, 337, 344 Bellhouse Road, Ecclesfield, Sheffield S5 0RE	Sheffield	91	£11.75	5 Houses
14 – 24 (even) Aisthorpe Road, Ecclesfield, Sheffield S8 8SZ	Sheffield	687	£9.61	6 Houses
46 Crescent Road, Ecclesfield, Sheffield S7 1HN	Sheffield	356	£14.28	1 House
3 – 9 (odd) Marion Road and 467 – 475 (odd) Middlewood Road, Ecclesfield, Sheffield S6 1TH	Sheffield	684	£14.74	9 Houses
194 & 210 Bellhouse Road, Ecclesfield, Sheffield S5 6HT	Sheffield	85	£2.00	2 Houses
41 & 75 Main Street, Ecclesfield, Sheffield S35 8PN	Sheffield	120	£6.28	2 Houses

TOTAL

£162.30

£162.30 per annum

The Surveyors dealing with this property are
JOHN BARNETT and JOSHUA PLATT

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

VENDOR'S SOLICITORS

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

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6 WEEK COMPLETION



SITUATION

Located close to the junction with Bridge Street within this established parade being just yards from this popular town centre and Pinner Underground Station (Metropolitan Line). Nearby multiples include **Caffé Nero, HSBC, Zaza, Coral, Barnardo's** and many more. Bishops Walk, a walkway adjacent to the property, provides direct pedestrian access to **M&S Simply Food**, which is located at the rear. Pinner is an affluent suburb which lies some 12 miles north-west of central London.

VAT is NOT applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 17 (Ground Floor Shop)	Gross Frontage 14'11" Internal Width 13'8" narrowing at rear to 9'10" Shop Depth 47'0" Built Depth 51'6" WC	Ed's Party Pieces Ltd (with 1 Guarantor) (trading as Newsagents and Party Goods) - visit: www.edspartypieces.co.uk	15 years from 1st January 2006	£17,500	FRI
Garage	Internal Width 8'6" Built Depth 17'9" Area Approx. 330 sq ft	Ed's Party Pieces Ltd	1 year from 1st January 2006	£1,000	IRI Holding Over
No. 17a (First Floor Flat)	1 Bedroom, Living Room, Kitchen, Shower Room/WC (GIA Approx. 630 sq ft)	Individual	1 year from 1st January 2006 (see Note 2)	£9,000	Note 2: We understand the tenant has been in occupation since 1971 – Refer to Special Conditions and Tenancy Agreement in Legal Pack.
TOTAL				£27,500	

£27,500 per annum

The Surveyors dealing with this property are
ELLIOTT GREENE and JOSHUA PLATT

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

PROPERTY

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

Note 1: There may be potential to create additional accommodation in the roof space, subject to obtaining the necessary consents.

FREEHOLD

JOINT AUCTIONEERS

Broadlands – Tel: 01435 830 000
Ref: R. Verrell – Email: robert.verrell@broadlandscs.co.uk

VENDOR'S SOLICITORS

Bailey & Cogger – Tel: 01732 353305
Ref: G. Beach – Email: grahambeach@baileycogger.co.uk

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6 WEEK COMPLETION



SITUATION

Located at the junction with Monument Way (A503) occupying a prominent position, adjacent to **William Hill** and directly opposite **Tottenham High Cross**. Seven Sisters Underground Station (Victoria Line), Tottenham Hale Station (Underground & National Rail) and Bruce Grove Overground Station are all located within a half mile of the property where a wide variety of shopping facilities can also be found. The new Tottenham Football Stadium is located approx. 1 mile north adding to the areas regeneration and Canary Wharf is just 6 miles south.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 373 (Ground Floor Restaurant & Basement Night Club/Function Room)	Ground Floor Restaurant Gross Frontage 24'0" Internal Width 19'10" Shop Depth 26'6" Built Depth 43'0" 2 WCs Basement Night Club/Function Room Area Approx. 752 sq ft Plus Kitchen Site Depth 55'0"	Mr A Bucaj (t/a Olimp Café & Bar) (with personal guarantor)	12 years from 25th March 2015	£16,000	FRI Rent Reviews 2019 and 4 yearly Note 1: £4,000 Rent Deposit held. Note 2: At the time of printing there were rent arrears of £11,503.29 – Refer to Auctioneers.
No. 373b (First Floor Flat)	Not Inspected – believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC	Individual(s)	99 years from 27th January 2005	£25	FRI Valuable reversion in approx. 86 years
No. 373c (Second & Third Floor Flat)	Not Inspected – believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	99 years from 24th June 1972	£25	FRI Valuable reversion in approx. 53 ½ years
TOTAL				£16,050	

Note 2: In accordance with Section 5B of the L & T Act 1987, Notices were served on the lessees and they did not reserve their rights of first refusal.

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 semi-detached late Victorian building comprising a **Ground Floor Restaurant** with a **tiled rear Patio** (seating for approx. 16 people) plus internal access to a **Basement Club/Function Room**. In addition, there is separate side access to **2 Self-Contained Flats** on the first, second and third floors.

VAT is NOT applicable to this Lot

FREEHOLD

JOINT AUCTIONEERS

George Ellis & Sons, 13 Ducketts Wharf, South Street,
Bishop's Stortford, Hertfordshire CM23 3AR
Tel: 01279 757 000 Ref: M. Doyle

VENDOR'S SOLICITORS

Pothecary Witham Weld - Tel: 020 7630 6484
Ref: Ms Alexa Beale - Email: abeale@pwwsolicitors.co.uk

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SITUATION

Occupying a prominent position on the pedestrianised High Street in the heart of the town centre, opposite **Ernest Jones** and surrounded by a number of Banks and Estate Agents together with such multiples as **Boots, WH Smith, Marks & Spencer, Tesco Express, Starbucks** and many others. Ashford is a market town lying approx. 14 miles north-west of Folkestone and approx. 17 miles south-east of Maidstone with excellent communications to central London via the M20 (Junction 9) and Ashford International Railway Station with services to London's Charing Cross (85 minutes) and Paris (114 minutes).

PROPERTY

An attractive **Grade II Listed** period terraced building comprising a **Ground Floor former Banking Hall** with **Basement Storage** plus internal and external side access to **First Floor Offices** (see Note 1) as well as an **Attic**. The front archway is excluded from the title at ground floor only.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant Building

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

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

ACCOMMODATION (Plans available from Auctioneers)

Ground Floor Banking Hall

Gross Frontage	31'4" (at 1st. Floor)
Gross Frontage	22'11" (at Grd. Floor)
Internal Width	20'8"
Bank Depth	35'11"
Built Depth	74'9"
Area	Approx. 1,275 sq ft plus WC

Basement

Area	Approx. 235 sq ft
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First Floor Offices

6 Offices, Kitchen/Staff Room	
Area	Approx. 925 sq ft plus 2 WCs

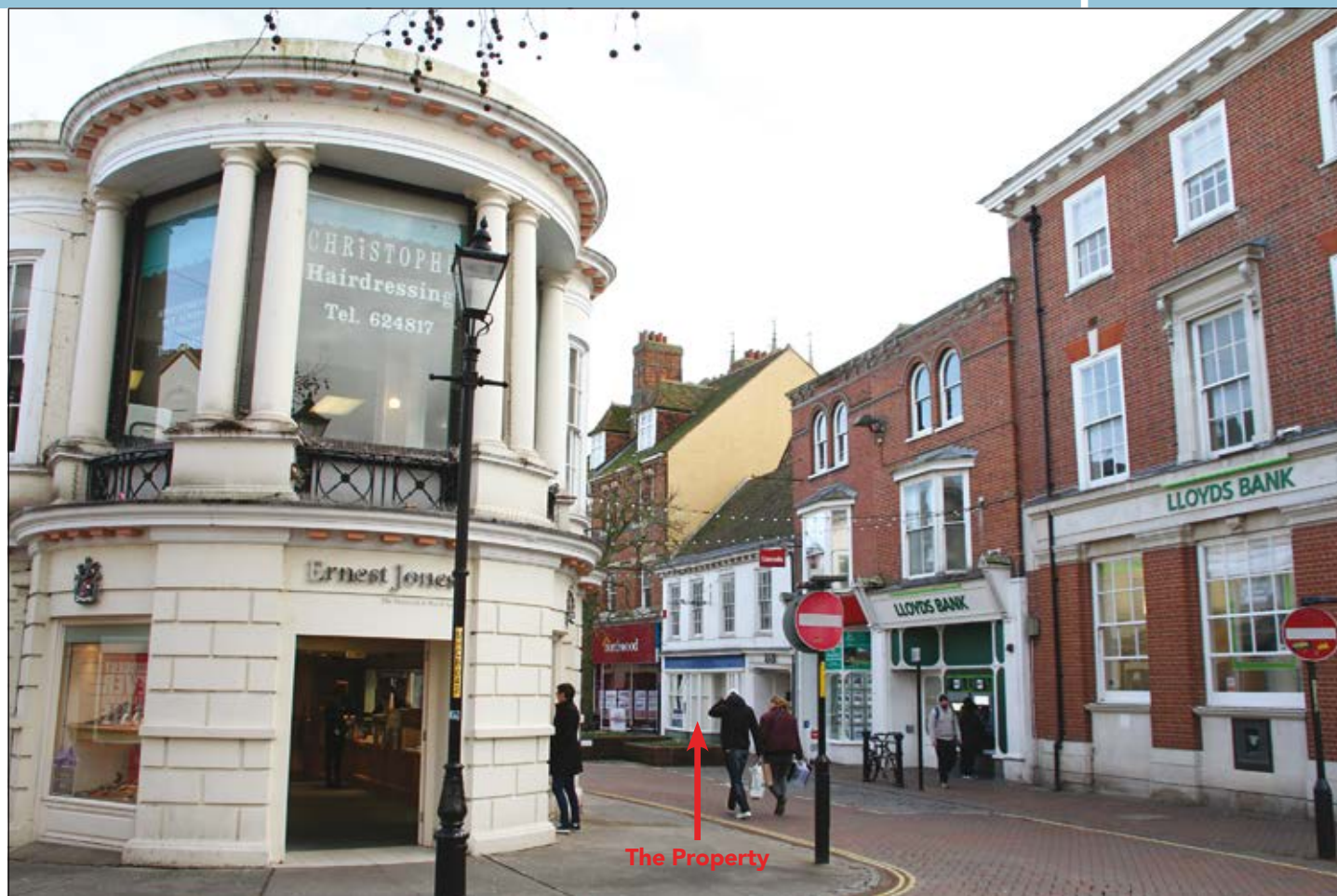
Attic Floor

4 Rooms Area	Approx. 355 sq ft
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Total Area

Approx. 2,790 sq ft





Note 1: The first and attic floors may be suitable for residential conversion, subject to obtaining the necessary consents.

Note 2: The property was previously let for £47,500 p.a.

Note 3: As the property is Grade II Listed empty rates will not be applicable.

George Eckert
Independent Chartered Surveyors

JOINT AUCTIONEERS
George Eckert – Tel: 020 8883 3232
Ref: Ms Anna Eckert – Email: anna@eckert.co.uk

VENDOR'S SOLICITORS
Male & Wagland - Tel: 01707 657 171
Ref: R. Male - Email: rcm@mwlaw.co.uk

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6 WEEK COMPLETION



SITUATION

Forming part of a local shopping parade which includes traders such as a **Post Office**, several takeaways and a convenience store all serving the surrounding residential area and is within 1 mile of Rugeley Trent Valley Station (West Midland Trains).

Rugeley is an attractive market town located some 9 miles south-east of Stafford and 7 miles north-west of Lichfield.

PROPERTY

An end of terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. The property benefits from a communal **rear yard** along with a service road for unloading.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: The property has been let for many years to Barnardo's who have recently exercised their break clause and will be vacating on 14th March 2018.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	21'0"
Internal Width	19'3"
Shop Depth	43'10"
Built Depth	68'11"
Area	Approx. 1,100 sq ft
WC	

First Floor Flat

3 Bedrooms, Living Room,	
Kitchen, Bathroom/WC	
Area	Approx. 1,050 sq ft



Vacant Shop & Flat

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

Sherrards Solicitors - Tel: 01727 832 830
Ref: G. Lunnon - Email: gpl@sherrards.com

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SITUATION

Located at the busy intersection of East Lane and the A404 Watford Road in this established local shopping parade, adjacent to **William Hill** and a **Premier Convenience Store**, opposite **Daniel's Estate Agents** and being within a mile of North Wembley Station. (Underground or Overground Lines). Court Parade lies midway between Harrow-on-the-Hill and Wembley and is 2 miles west of Wembley Stadium.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with rear service road access to a **private yard for parking 2/3 cars** and communal front stairway access to **2 Self-Contained Flats** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 9 (Ground Floor Shop)	Gross Frontage 26'0" Internal Width 24'2" narrowing to 19'0" Shop Depth 43'0" Timber Stores 475 sq ft 2 WC's	Mr M Mashhadani (Signs & Blinds)	10 years from 6th May 2011	£11,000	FRI Rent Review 2021
No. 9A (First Floor Flat)	2 Rooms, Kitchen, Bathroom/WC	Individual(s)	1 year from 14th December 2017	£11,400	AST £ 1,315 Rent Deposit held
No. 9B (Second Floor Flat)	2 Rooms, Kitchen, Bathroom/WC	Individual(s)	1 year from 1st April 2017	£9,000	AST £ 1,004 Rent Deposit held
TOTAL				£31,400	

£31,400 per annum

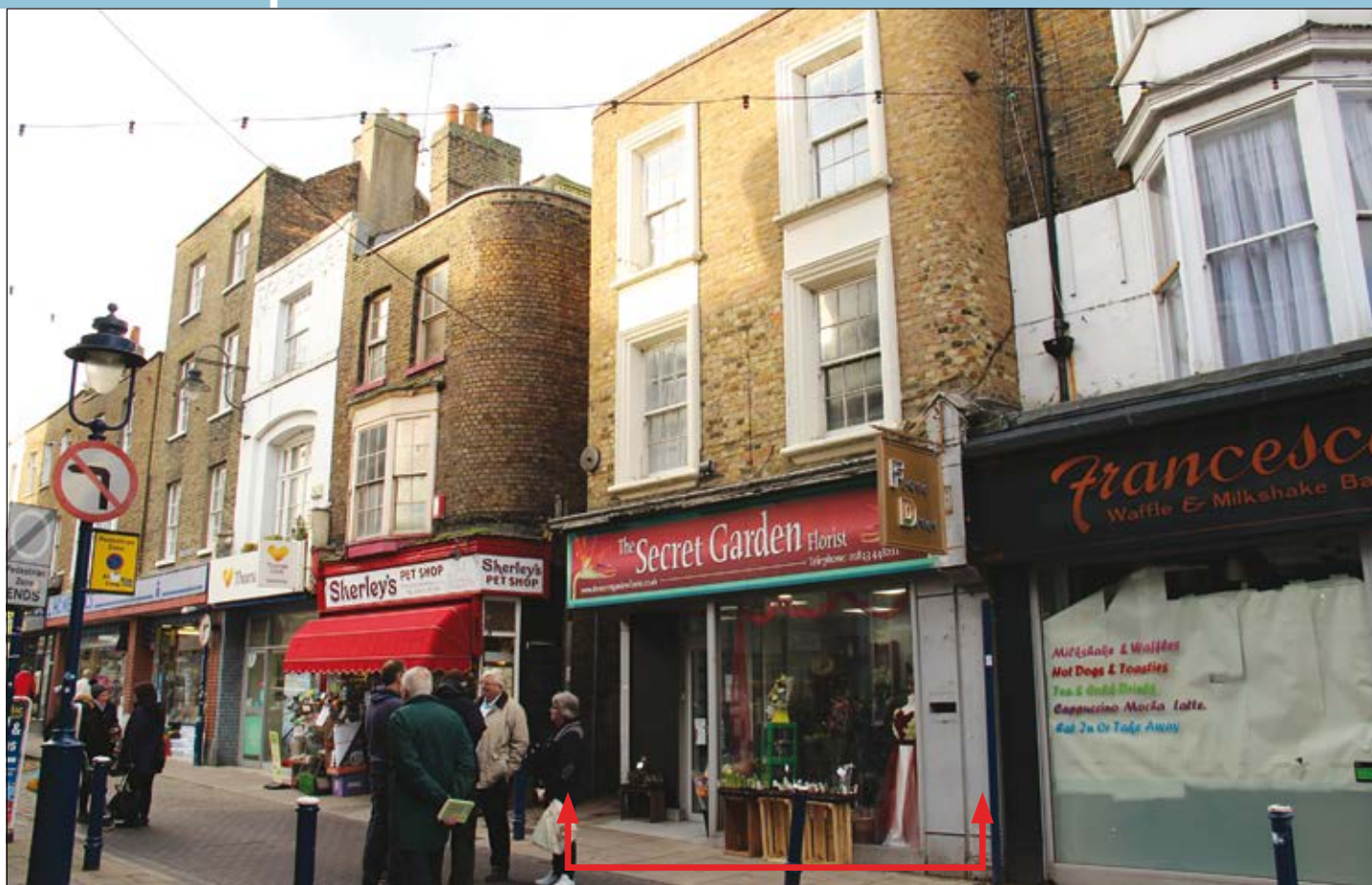
The Surveyors dealing with this property are
NICHOLAS LEIGH and **STEVEN GROSSMAN**

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



JOINT AUCTIONEERS
Wild Property Consultancy – Tel: 01295 817 606
Ref: N.Wild – Email: neil@wild-property.co.uk
VENDOR'S SOLICITORS
Plainlaw LLP – Tel: 01865 240 202
Ref: S. Stratton – Email: stephen.stratton@plainlaw.co.uk

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SITUATION

Located in this pedestrianised section of the town's main retail thoroughfare, near to the junction with York Street, less than 200 yards from **Waitrose** and close to branches of **Thomas Cook**, **William Hill**, **Cancer Research UK**, **KFC**, **Barclays**, **Lloyds**, **Halifax**, **CEX** and a host of local traders. In addition, there is a street market on Fridays and Saturdays.

Ramsgate is a popular East Kent coastal town some 17 miles north-east of Canterbury and 20 miles north of Dover with easy access via the A293 which provides access to the A2 and M2 Motorway.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop (with trap door access to a Basement)** and internal access to **Ancillary Accommodation** on first and second floors.

VAT is applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'5"
Internal Width	16'10"
Shop Depth	24'3"

Basement (Not inspected)

First Floor Ancillary Area	Approx. 225 sq ft plus WC
Second Floor Ancillary Area	Approx. 200 sq ft plus WC

TENANCY

The entire property is let on a full repairing and insuring lease to **S. H. Dunne and S. L. Bonny (with 2 personal guarantors until December 2021)** as a **Florist** for a term of 10 years from 25th December 2016 at a current rent of **£13,500 per annum** exclusive.

Rent Review 2021

Note 1: There is a £3,150 (incl. VAT) Rent Deposit held.

Note 2: There is a side door on Queen's Court that leads into the rear of the shop which could enable the upper part to be self-contained, subject to possession and the necessary consents.



£13,500 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

Ref: A. Kellner - Tel: 01707 667 300
Email: anthony@panthersecuritiesplc.com

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SITUATION

Occupying a prominent corner position at the junction with North Street in the heart of the town centre, directly opposite **Boots** and amongst other multiples as **Waitrose, Coral, Tui, Co-Op, Superdrug** and many more.

Wellington is an attractive market town located approx. 6 miles south-west of Taunton with good road links via the A38 which links to the M5 (Junction 27).

Sir John Popham is buried here who, when Lord Chief Justice, presided over the trials of Sir Walter Raleigh and Guy Fawkes.

PROPERTY

A **Grade II Listed** (see Note 1) corner building within a Conservation Area comprising a **Ground Floor Shop and Basement** with internal and separate side access to **Ancillary Accommodation** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant Shop & Upper Part

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

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'5"
Return Window Frontage	4'3"
Internal Width	16'0"
Shop Depth	38'6"
Built Depth	42'7"
WC	

Basement (Not inspected)

First Floor

Storage Area	Approx. 415 sq ft
Kitchen Area	Approx. 41 sq ft

Second Floor

Storage Area	Approx. 377 sq ft
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Note 1: As the property is Grade II Listed empty rates will not be applicable.

Note 2: There is potential to create a Self-Contained Upper Part for Residential Use, subject to obtaining the necessary consents.

Note 3: 6 week completion.

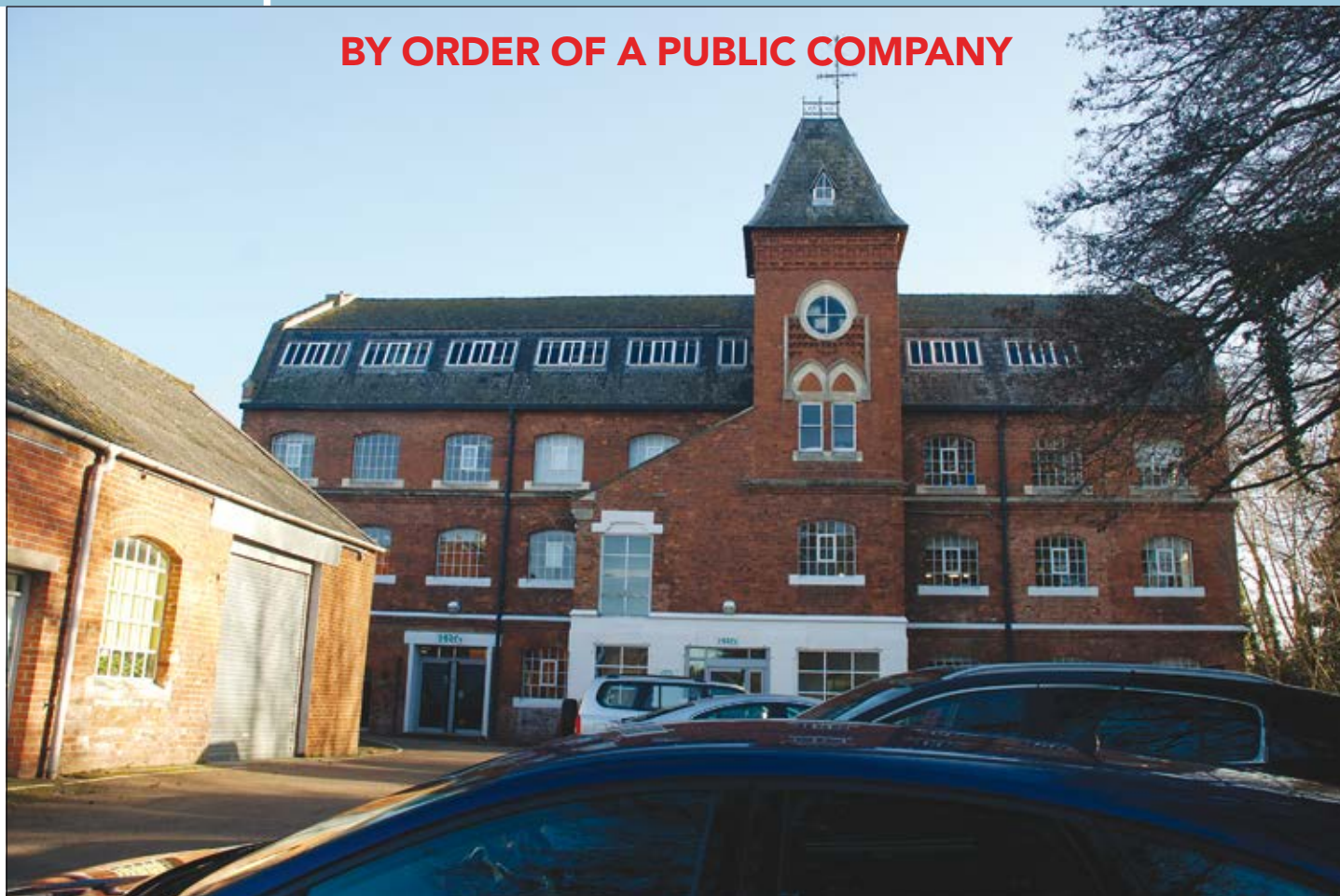


JOINT AUCTIONEERS
Alder King, Suite 327 Bridge House, 7 Bridge Street,
Taunton, Somerset TA1 1TG
Tel: 01823 444 879 - Ref: A. Maynard

VENDOR'S SOLICITORS
Sherrards Solicitors - Tel: 01727 832 830
Ref: G. Lunnon - Email: gpl@sherrards.com

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BY ORDER OF A PUBLIC COMPANY



SITUATION

Upper Mills Trading Estate is situated on the south side of Bristol Road offering a pleasant working environment overlooking open countryside and the River Frome. Conveniently located approximately ½ mile from Stonehouse Station (Great Western Railway) and benefitting from good road links via the M5 motorway (Junction 13). Stroud town centre is approximately 3 miles to the east and Gloucester is approximately 12 miles to the north.

HISTORICAL BACKGROUND

Stonehouse is an historical town appearing in William the Conqueror's Domesday Book of 1086 under its Old English Name "Stanhus". Stonehouse Upper Mill was granted away from the Lords of The Manor in 1085 and was later referred to as the Corneham Mill (circa 1517) which operated as a fulling mill and corn mill for the thriving woollen cloth-making industry.

In 1839, the Mill was acquired by the firm of R. S. Davies and was rebuilt in 1875 to facilitate the increasing number of handlooms installed as part of their expansion. The firm ceased cloth production when the building was sold in 1904 and by 1914 a brush-works had been established at the Mill.

PROPERTY

An attractive **Grade II Listed** building that has been converted to provide **High Standard Office Accommodation** on the ground, first, second and third floors. This Period building with an ornamental tower benefits internally from original cast iron columns and timber beams providing an aesthetically pleasing character to the offices and has walls up to 2ft thick.

The property has front private parking for up to 23 cars and each floor can be accessed via an 8 person passenger lift with the use of kitchen facilities and ample ladies and gents WCs. There are 2 internal staircases as well as modern air conditioning provided by ceiling cassette and Category 5 cabling.

ACCOMMODATION

Ground Floor	GIA	Approx. 4,258 sq ft
First Floor	GIA	Approx. 4,258 sq ft
Second Floor	GIA	Approx. 3,347 sq ft
Third Floor	GIA	Approx. 3,347 sq ft
Total Office	GIA	Approx. 15,210 sq ft

Floor Plans available from Auctioneers on request.

£93,000 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **JOSHUA PLATT**

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

The Mill, Upper Mills Trading Estate, Stonehouse, Stroud, Gloucestershire GL10 2BJ

LOT 12



Third Floor Office



Ground Floor Foyer



VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

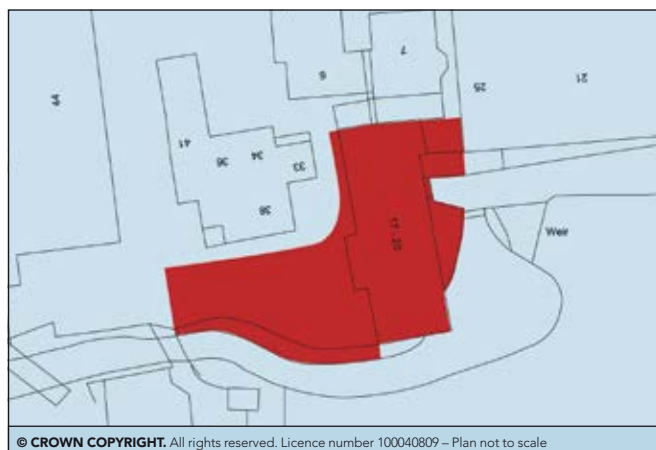
The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **MRG Systems Ltd** (See **Tenant Profile**) for a term of 10 years from 2nd October 2017 at a current rent of **£93,000 per annum** exclusive.

Upward only Rent Reviews in October 2022 to OMV (capped at £120,000 p.a.)

TENANT PROFILE

MRG Systems Ltd was established in 1983 and they provide digital signage solutions. They have a variety of clients including the BBC, YouTube, Coral Ladbrokes, Paddy Power, Houses of Parliament and Portcullis House. They have circa 20 employees and in December 2017, 18 participated in an employee buyout with 80% of the shares in employee or former employee hands.

Note 1: 6 week completion.



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Note 2: It is considered that the property may be suitable for future conversion into Residential Use, subject to Permitted Development and/or Planning Consent.

Nearby examples of former mills with Planning for Residential Use include Stanley Mills (GL10 3HQ) which has Planning for 65 residential dwellings and Rooksmoor Mills (GL5 5ND) which has planning for 54 residential units.

Note 3: The third floor offices are sublet to Hall Mark Meat Hygiene Limited.

VENDOR'S SOLICITORS

Ref: A. Kellner - Tel: 01707 667 300
Email: anthony.kellner@pantherplc.com

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6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position adjacent to **Argos**, opposite a **Premier Convenience Store** and amongst other such multiples as the **Salvation Army**, **Lloyds Bank** and a **Post Office**, being just a short walk of the Trident Shopping Centre and further multiples that can be found along the pedestrianised High Street.

Dudley is a busy market town situated approximately 6 miles south-east of Wolverhampton and 9 miles north-west of Birmingham with easy access to the M5 (Junction 2).

PROPERTY

A substantial deep terraced building comprising a **Former Department Store** planned on Ground, Basement and two Upper Floors. In addition, there is vehicular access to the rear for unloading.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage	43'8"
Internal Width	41'8"
Built Depth	125'0"
Sales Area	Approx. 1,325 sq ft
Raised Ground Floor Sales Area	Approx. 2,968 sq ft
Raised First Floor Sales Area	Approx. 2,865 sq ft
First Floor Storage Area	Approx. 1,140 sq ft
Second Floor Storage Area	Approx. 1,220 sq ft
Basement Area	Approx. 2,900 sq ft

Total Area

Approx. 12,418 sq ft

¹Areas provided by Vendor.

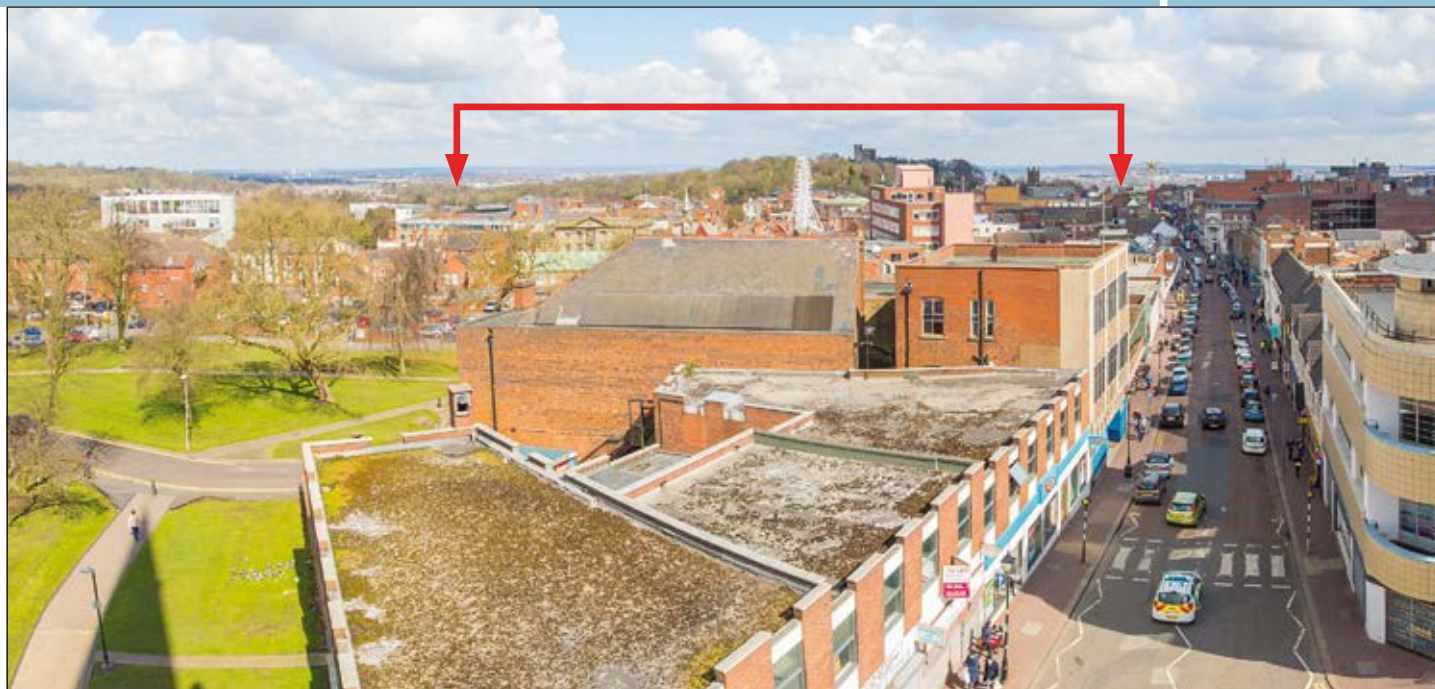
Note 1: The property has been removed from the Rating List, therefore no Business Rates are currently payable.

Note 2: Plans and drawings have been produced highlighting the possibility of a conversion comprising of retail, residential (6 units) and office space as well as a potential conversion to student accommodation (30 units), subject to obtaining the necessary consents - Plans and drawings available from the Auctioneers.

Vacant 12,418 sq ft Former Department Store

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

Ref: A. Kellner - Tel: 01707 667 300
Email: anthony.kellner@pantherplc.com

6 WEEK COMPLETION



SITUATION

Located at the junction with Weyland 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 Chinese Takeaway** with internal access to a **Self-Contained Flat** on the first and second floors. In addition, the property benefits from use of a rear service road.

VAT is NOT applicable to this Lot

FREEHOLD

£13 per annum

The Surveyors dealing with this property are
JOHN BARNETT and JOSHUA PLATT

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

ACCOMMODATION

Ground Floor Takeaway

Gross Frontage	17'8"
Shop Depth	29'3"
Built Depth	40'0"
WC	

First and Second Floor Flat

Not inspected – believed to be 3 Rooms, Kitchen, Bathroom/WC.

TENANCY

The entire property is let on a full repairing and insuring lease to **M. J. Wiseman and E. A. Cass (see Note)** for a term of 99 years from 29th September 1926 at a current rent of **£13 per annum** exclusive.

Valuable Reversion in approx. 7½ years

Note: The shop has been sublet as a Chinese Takeaway and the flat is believed to be sublet on an AST.

VENDOR'S SOLICITORS

Howard Kennedy LLP - Tel: 020 3755 5660
Ref: M. Philips - Email: martin.philips@howardkennedy.com

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6 WEEK COMPLETION



SITUATION

Located at the junction with Weyland 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 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 and rear yard with parking suitable for 2 cars.

VAT is NOT applicable to this Lot

FREEHOLD

£13 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **JOSHUA PLATT**

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

ACCOMMODATION

Ground Floor Café

Gross Frontage	17'9"
Internal Width	17'3"
Shop Depth	30'2"
Built Depth	40'0"
WC	

First and Second Floor Flat

Not inspected – believed to be 3 Rooms, Kitchen, Bathroom/WC

TENANCY

The entire property is let on a full repairing and insuring lease to **P. McGregor (see Note)** for a term of 99 years from 29th September 1926 at a current rent of **£13 per annum** exclusive.

Valuable Reversion in approx. 7½ years

Note: The shop has been sublet as a café and the flat is believed to be sublet on an AST.

VENDOR'S SOLICITORS

Howard Kennedy LLP - Tel: 020 3755 5660
Ref: M. Philips - Email: martin.philips@howardkennedy.com

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SITUATION

Located close to the junction with Winchester Avenue, adjacent to the newsagent that serves the local residential area. Nearby occupiers include **The Jobber's Rest (Gastropub)** and a **Specialist Boat Shop**.

Upminster is a popular commuter town located some 15 miles east of the City of London and 4 miles south-east of Romford, enjoying excellent road access via the A124 which links with the M25 motorway.

PROPERTY

Forming part of an end of terraced building comprising a **Ground Floor Shop** with separate side access to a **Self-Contained Flat** on the ground and first floor. In addition, there is a **Forecourt** (20' deep) with parking available for 3 cars.

VAT is NOT applicable to this Lot

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'0"
Internal Width	19'0"
Shop Depth	30'0"
Sales Area	Approx. 570 sq ft
WC	

Ground & First Floor Flat (GIA Approx. 850 sq ft)

2 Bedrooms, Living Room, Kitchen, Bathroom/WC and benefitting from gas central heating, uPVC windows and private patio.

FREEHOLD offered with VACANT POSSESSION

Note 1: The Flat was previously let at £13,200 p.a. (£1,100 pcm).

Note 2: It is understood that planning permission has been obtained to convert the adjoining newsagent/shop into Residential use.

Vacant Shop and Flat

The Surveyors dealing with this property are
JOHN BARNETT and **JOSHUA PLATT**

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

VENDOR'S SOLICITORS

Barnes & Partners - Tel: 020 3324 0392
Ref: R. Webber - Email: r.webber@barnesandpartners.com

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Archway leading
to the property

SITUATION

Located in this purpose built development which is well served by the **Bretton Centre** playing host to a vast amount of multiple shopping facilities such as **Laura Ashley, Iceland, Sainsbury's, Costa Coffee, Boots** and many more. In addition, the open spaces at Bretton Park are nearby. Bretton is within close proximity to the Soke Parkway A47 (Junction 16) which in turn leads to the A1(M) (Junction 17) and being approx. 2 ¼ miles north-west of Peterborough town centre. Peterborough is an important regional commercial centre, approx. 40 miles north-east of Milton Keynes and 40 miles north-west of Cambridge.

PROPERTY

An end of terrace **3 Bed House** which includes a **Rear Garden** and benefits from:

- uPVC double glazing
- Gas central heating
- Fridge/Freezer
- Oven/hob
- Washing machine

VAT is NOT applicable to this Lot

£7,800 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

Kitchen
Living Room
Conservatory
Separate WC

First Floor

Bedroom 1
Bedroom 2
Bedroom 3
Bathroom/WC

GIA Approx. 1,030 sq ft including conservatory.

FREEHOLD

TENANCY

The entire property is let on an AST to an **Individual** for a term of 1 year from 10th March 2014 (**holding over - in occupation since 2012**) at a current rent of **£7,800 per annum (£650 pcm)** exclusive.

VENDOR'S SOLICITORS

P. George & Co - Tel: 020 8341 9080
Ref: N. Demos - Email: info@pgeorgesolicitors.co.uk

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SITUATION

Occupying a prominent trading position in this busy shopping parade amongst a variety of local and multiple traders including **Iceland**, **The Co-Operative Food**, **Martin's** and **Greggs** all serving the surrounding residential suburb, which lies approx. 5½ miles from Bristol City Centre. Bristol is a major commercial and financial centre with fast links to the M4 and M5 lying some 12 miles north-west of Bath and 35 miles west of Swindon.

PROPERTY

An end of terrace Post War building comprising a **Ground Floor Shop** with separate front access via a rear communal staircase to a **Self-Contained Flat** on the first and second floors with uPVC windows. In addition, the property includes **Land at the Rear** (see Note).

ACCOMMODATION

Ground Floor Shop

Gross Frontage 19'4"
Internal Width 16'10"
Shop Depth 38'0"
Built Depth 46'4"
2 WCs

First & Second Floor Flat

Not inspected - 3 Rooms, Kitchen, Bathroom/WC

Land at Rear (see Note)

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The property is let on a full repairing and insuring lease to **M. Patel & A. Patel (sublet to William Hill Bookmakers)** for a term of 99 years (less 10 days) from 24th June 1965 at a current rent of **£250 per annum** exclusive.

Valuable Reversion in approx. 46 years

Note: The Freehold Title includes a rear section of Land with drive-in access on which there are 4 car spaces allocated for communal use with the 3 neighbouring properties. This Land is not demised in the head lease so there may be a possibility of some additional rental income.



£250 per annum

The Surveyors dealing with this property are
JOHN BARNETT and JOSHUA PLATT

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

VENDOR'S SOLICITORS

Ref: A. Kellner - Tel: 01707 667 300
Email: anthony.kellner@pantherplc.com

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SITUATION

Occupying a prominent trading position on this busy High Street, adjacent to **Greggs** and **Argos** and amongst such other multiple traders as **Specsavers**, **WH Smith**, **Select**, **British Heart Foundation**, **Scrivens**, **Superdrug** and many others.

Rushden lies just off the A45 some 5 miles east of Wellingborough and 17 miles east of Northampton.

VAT is NOT applicable to this Lot

PROPERTY

An end of terrace building comprising a **Ground Floor Shop and Basement** with part first floor **Ancillary** along with separate side access to a **Self-Contained Flat** on part ground, first and second floors together with a **Garage**.

FREEHOLD

Note: The property has recently undergone some improvements which include a new roof and new uPVC windows.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop, Basement & Part First Floor	Ground Floor Shop Gross Frontage 20'10" Internal Width 16'6" (max) Shop Depth 46'10" Basement Area Approx. 320 sq ft Part First Floor Kitchenette, WC	The Extra Care Charitable Trust (Having over 60 branches) (T/O for Y/E 31/03/17 £85.8m, Pre-Tax Profit £7.26m and Shareholders' Funds £90.18m)	5 years from 29th September 2017	£11,500	IRI Tenant's Break September 2020
Part Ground, First & Second Floor Flat & Garage	Not inspected	Individual(s)	999 years from 1st July 2015	Peppercorn	FRI
TOTAL				£11,500	

£11,500 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

Ingram Winter Green LLP - Tel: 020 7845 7400
Ref: M. Compton - Email: michaelcompton@iwg.co.uk

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SITUATION

Located within this affluent suburb of London and occupying a prominent trading position at the junction with Clapham High Street and Landor Road, directly opposite Clapham North Underground Station (Northern Line) and just a short walk from Clapham High Street Overground Station. The property sits amongst a variety of cafés, eateries and shopping facilities including a **Sainsbury's Local** and is only approx. 2 miles south of Westminster.

PROPERTY

An end of terrace corner building comprising a **Ground Floor Shop with front forecourt** and trap door access to a **Basement**. In addition, there is internal and separate side access to a **Self-Contained Flat** on the first and second floors.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'6"
Internal Width	14'7"
Shop Depth	23'11"
Built Depth	36'4"
Shower/WC	

Basement

Not inspected

First and Second Floor Flat (GIA Approx. 750 sq ft)

2 Bedrooms, Living Room, Kitchen, Shower Room/WC

£18,000 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.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **T. S. Kapoor as a Convenience Store / Off-Licence** for a term of 16 years from 1st September 2008 at a current rent of **£18,000 per annum** exclusive.

Rent Review September 2018



VENDOR'S SOLICITORS

Portner Solicitors - Tel: 020 7616 5300
Ref: S. Rosenthal - Email: sr@portner.co.uk

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SITUATION

Located within this residential street being within close proximity to the various shopping facilities in Neasden Lane as well as being just a few hundred yards to Neasden Underground Station (Jubilee Line).

Neasden is a popular residential and commercial area being approximately 1½ miles from Wembley Stadium and benefitting from good road communications via the North Circular Road (A406) and being only 6 miles north-west of central London.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 34 (Ground Floor Flat plus Garden)	Not inspected	Daejan Estates Limited	999 years from 25th December 1950 (includes other properties – see 'Note' in legal pack).	Peppercorn	FRI Note 1: The flat has been sublet for 116 years from 25th December 1950.
No. 34a (First Floor Flat plus Garden)	Not inspected – believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC with Extension providing Study/Bedroom 2	Individual	99 years from 25th December 1980	£100 (rising to £200 in 2046)	FRI Valuable reversion in approx. 61¾ years.
TOTAL				£100	

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

£100 per annum

The Surveyors dealing with this property are
JOHN BARNETT and JOSHUA PLATT

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

PROPERTY

An end of terraced building comprising **2 Self-Contained Flats** planned on the ground and first floors together with a rear garden.

VAT is NOT applicable to this Lot

FREEHOLD

VENDOR'S SOLICITORS

Trowers & Hamlins - Tel: 020 7423 8000
Ref: Ms Emma Sear - Email: esear@trowers.com

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6 WEEK COMPLETION



SITUATION

Located on the west side of Station Lane in this established town centre shopping precinct which hosts a variety of local traders and a **One Stop**. Other nearby multiple occupiers include **Fulton Foods, Betfred** and **Lidl**.

Featherstone lies some 10 miles south-east of Leeds and 5 miles east of Wakefield, enjoying good road access to the M62 (Junctions 31 & 32).

PROPERTY

Comprising **5 Ground Floor Shops** (currently **one triple unit, one double unit and one single unit**) with separate rear access to **2 Self-Contained Flats** on the first floor.



VAT is NOT applicable to this Lot

FREEHOLD

£13,825 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.



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 2, 3 & 4 (Triple Shop)	Gross Frontage 42'9" Internal Width 41'3" Shop & Built Depth 29'2" WC	The Five Towns Plus Hospice Fund Limited (Charity Shop - part of Prince of Wales Hospice - visit: pwh.org.uk)	6 years from 1st June 2016 (Renewal of a previous Lease - in occupation since 1999)	£8,750	Effectively FRI Tenant's Break June 2019
Nos. 5 & 6 (Double Shop)	Gross Frontage 27'7" Internal Width 27'1" Shop & Built Depth 29'2" WC	D. Ruzicka & J. Sykes (Beauty Salon)	7 years from 1st June 2015	£5,000	Effectively FRI Rent Review May 2018 Note 1: The lessees did not operate their June 2018 Break Clause. Note 2: The present owners purchased the business from the previous tenants in 2015.
No. 7 (Single Shop)	Gross Frontage 14'0" Internal Width 13'1" Shop & Built Depth 29'2"		999 years from 1st January 2017	£25	Effectively FRI Rent doubles every 33 years
No. 14 (First Floor Flat)	Not inspected	Individual	250 years from 1st January 2017	£25	Effectively FRI Rent doubles every 33 years
No. 15 (First Floor Flat)	Not inspected	Featherstone Property Limited	250 years from 1st January 2017	£25	Effectively FRI Rent doubles every 33 years
TOTAL				£13,825	

VENDOR'S SOLICITORS

Barr Ellison - Tel: 01223 417 200
Ref: S. Bottle - Email: s.bottle@barrellison.co.uk

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6 WEEK COMPLETION



SITUATION

Located directly opposite Jackson's Recreation Ground and conveniently situated within easy walking distance of the multiple shopping facilities in High Street. In addition, Rochester Main Line Station is approx. ½ mile distant. Rochester sits as part of the HS1 Line and 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 mid terraced building comprising an **8 Bed House** planned on 6 floors, all of which have natural light. The property includes:

- 8 Bedrooms (incl. some furniture)
- Communal Kitchen/Diner
- Communal Living Room
- 2 × communal Shower Room/WC
- 1 × communal Bathroom/WC
- 1 × communal separate WC
- Gas central heating
- Fire alarm and emergency lighting system
- Rear hard standing area for parking 2/3 cars.



VAT is NOT applicable to this Lot

FREEHOLD

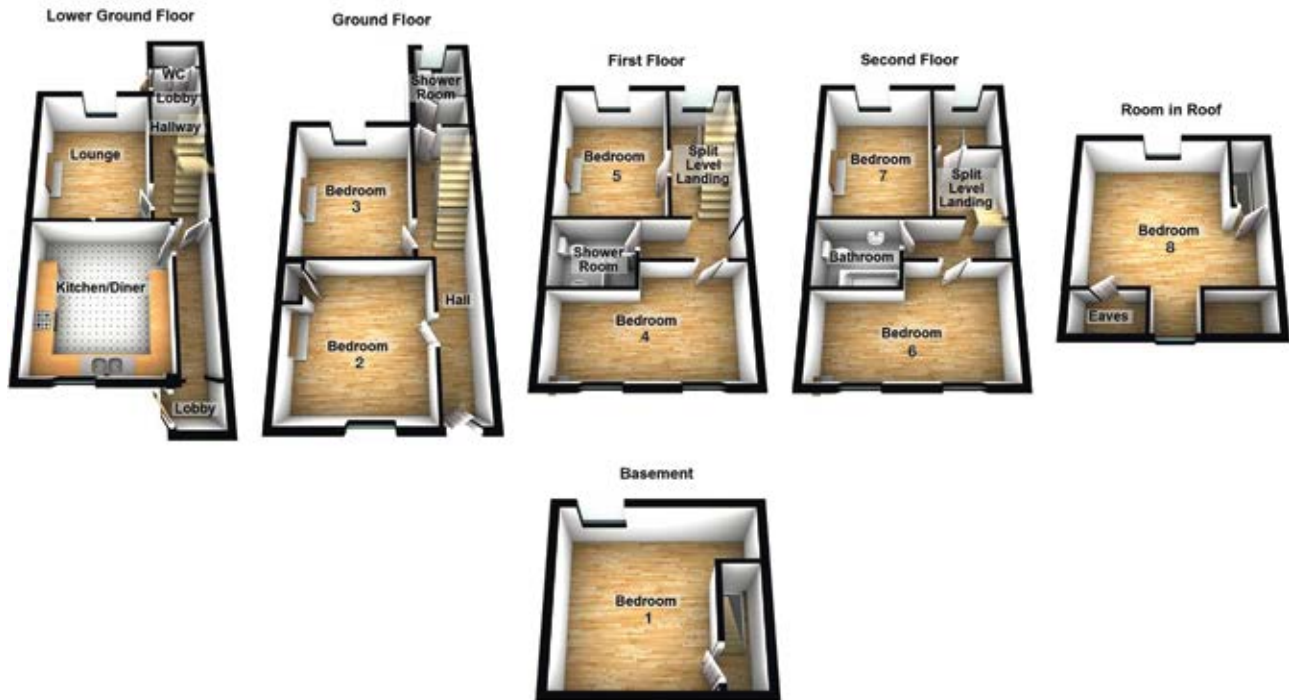
Note 1: The property is registered as an HMO with a 5 year licence from 26th November 2015.

Note 2: Porters, the current managing agents who are Chartered Surveyors in Maidstone, can offer a full management service of the building. Contact Porters on 01622 685 261 (Ref: Sherrie Sandy)

£52,080 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.



Please be advised this plan is offered for marketing purposes only. It can not be relied upon for exact or precise measurements, angles, window or door openings. Whilst every effort is made to ensure the accuracy the company or provider accepts no responsibility the content.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Room 1 (Basement with natural light)	1 Room	Individual	6 months from 3rd October 2016	£6,180	AST. Holding over. £600 Rent Deposit held.
Room 2 (Ground Floor)	1 Room	Individual	6 months from 21st February 2017	£6,000	AST. Holding over. £550 Rent Deposit held.
Room 3 (Ground Floor)	1 Room	Individual	6 months from 18th December 2017	£6,000	AST. £550 Rent Deposit held.
Room 4 (First Floor)	1 Room	Individual	6 months from 25th November 2017	£6,000	AST. Holding over. £550 Rent Deposit held.
Room 5 (First Floor)	1 Room	2 Individuals	3 months from 26th October 2017	£7,800	AST. Holding over. £700 Rent Deposit held.
Room 6 (Second Floor)	1 Room	2 Individuals	6 months from 12th March 2016	£7,800	AST. Holding over. £700 Rent Deposit held.
Room 7 (Second Floor)	1 Room	Individual	6 months from 26th January 2018	£6,000	AST. £550 Rent Deposit held. Tenant's Break April 2018.
Room 8 (Attic Floor)	1 Room	Individual	6 months from 1st August 2017	£6,300	AST. Holding over. £575 Rent Deposit held.
TOTAL BUILDING GIA APPROX. 2,040 SQ FT			TOTAL	£52,080	

VENDOR'S SOLICITORS

asb law LLP – Tel: 01622 656 500
Ref: C. Worthington – Email: chris.worthington@asb-law.com

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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
7 Duke Street (Ground Floor, Basement & Part First & Second Floors)	Ground Floor Retail Unit¹ Gross Frontage 47'11" Internal Width 46'3" Shop Depth 132'10" Built Depth 133'10" Sales Area Approx. 5,640 sq ft Store Area Approx. 145 sq ft Part First Floor¹ Area Approx. 188 sq ft Part Second Floor Ladies & Gents WCs plus Kitchen Basement¹ Storage Area Approx. 3,155 sq ft Total Area Approx. 9,128 sq ft	Peacocks Stores Limited (For Y/E 25/02/17 Peacocks Stores Limited (having over 400 branches) reported a T/O of £382.3m, Pre-Tax Profit £65.02m and Shareholders' Funds £194.3m. The ultimate holding company is The Edinburgh Woollen Mill (Group) Limited).	5 years from 29th September 2016 (Renewal of a previous lease)	£57,000	FRI (subject to a schedule of condition) Tenant's Break Sept. 2019 Note: Current Rateable Value is £52,500.
1 Mill Street (Ground Floor Shop)	Not Inspected	Individual	999 years from 29th September 2003	Peppercorn	FRI by way of service charge.
3 Mill Street (Ground Floor Shop)	Not Inspected	Individual	999 years from 29th September 2003	Peppercorn	FRI by way of service charge.
9 Duke Street (Ground Floor Shop)	Not Inspected	2 individuals	999 years from 29th September 2003	Peppercorn	FRI by way of service charge.
1 & 3 Mill Street and 7 & 9 Duke Street (Front First Floor)	Not Inspected	Individual	999 years from 29th September 2003	Peppercorn	FRI by way of service charge.
TOTAL				£57,000	

¹ Areas and measurements provided by Vendor.



SITUATION

Located close to the junction with Watling Street (A207) approximately ½ mile to the east of the multiple shopping facilities in the Town Centre and midway between Bexleyheath, Barnehurst and Crayford Main Line Stations. Bexleyheath is located some 12 miles south-east of central London with excellent road links being only 6 miles from the M25 (Junction 2) via the A2.

PROPERTY

A semi-detached building planned on ground and first floors comprising **6 Rooms (each with a Shower Room/WC) together with a communal Kitchen.**

In addition, the property includes:

- 3 Phase electricity
- uPVC double glazing
- Front off-street parking
- Rear garden
- Outbuilding

VAT is NOT applicable to this Lot

FREEHOLD

£56,217.60 p.a.
(see Notes 1 & 2)

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

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

ACCOMMODATION

Ground Floor

3 Rooms (each with Shower Room/WC)
Communal Kitchen

First Floor

3 Rooms (each with Shower Room/WC)

TENANCY

The entire property is let to **District Homes CIC (a non profit registered provider of social housing – visit: districthomes.org.uk)** for a term of 5 years from 15th February 2016 at a current rent of **£56,217.60 per annum (£4,684.80 pcm) exclusive (see Notes 1 and 2).**

Tenant's Break at any time on one month's notice.

Note 1: District Homes sublet the Rooms on ASTs.

Note 2: The Tenant is to pay rent to the Freeholder within 5 working days after receipt of rent from the Sub Tenant – refer to lease.

Note 3: The property is registered as an HMO, but a Licence is not required whilst the property is let to a Housing Association.

VENDOR'S SOLICITORS

Taylor Rose TTKW – Tel: 020 3540 4444
Ref: S. McCarthy – Email: sean.mccarthy@taylor-rose.co.uk

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SITUATION

Located within the heart of Abbey Wood close to the A2041 just a short walk from a **Sainsbury's Superstore, McColls, Post Office, Greggs** and Abbey Wood Station (Southeastern Rail Line).

Abbey Wood is positioned approx. 2½ miles east of Woolwich, 3 miles south-east of London City Airport and some 6 miles east of Canary Wharf.

PROPERTY

An end of terraced building planned on ground, first and second floors comprising **6 Rooms (each with a Shower Room/WC) together with 2 communal Kitchens**.

In addition, the property includes:

- 3 Phase electricity
- uPVC double glazing
- Front garden
- First Floor Balcony
- Garage

VAT is NOT applicable to this Lot

FREEHOLD

£56,217.60 p.a.
(see Notes 1 & 2)

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

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

ACCOMMODATION

Ground Floor

2 Rooms (each with Shower Room/WC)

First Floor

2 Rooms (each with Shower Room/WC)

Communal Kitchen and Balcony

Second Floor

2 Rooms (each with Shower Room/WC)

Communal Kitchen

TENANCY

The entire property is let to **District Homes CIC (District Homes is a non profit registered provider of social housing – visit: districthomes.org.uk)** for a term of 5 years from 15th February 2016 at a current rent of **£56,217.60 per annum (£4,684.80 pcm)** exclusive (see Notes 1 and 2).

Tenant's Break at any time on one month's notice.

Note 1: District Homes sublet the Rooms on ASTs.

Note 2: The Tenant is to pay rent to the Freeholder within 5 working days after receipt of rent from the Sub Tenant – refer to lease.

Note 3: The property is registered as an HMO, but a Licence is not required whilst the property is let to a Housing Association.

VENDOR'S SOLICITORS

Taylor Rose TTKW – Tel: 020 3540 4444
Ref: S. McCarthy – Email: sean.mccarthy@taylor-rose.co.uk

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6 WEEK COMPLETION



SITUATION

Located close to the junction with Weyland 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 front access to a **Self-Contained Flat** on the first and second floors. In addition, the property benefits from use of a rear service road and double gates to rear private yard (45' deep).

VAT is NOT payable in respect of this Lot

FREEHOLD

£12.50 per annum

The Surveyors dealing with this property are
JOHN BARNETT and JOSHUA PLATT

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage 18'0"

Built Depth 38'0"

WC

First and Second Floor Flat

Not Inspected – believed to be 3 Rooms, Kitchen, Bathroom/WC

TENANCY

The entire property is let on a full repairing and insuring lease to **V. P. Fraley, J. Hayes and A. M. Fraley (see Note)** for a term of 99 years from 29th September 1926 at a current rent of **£12.50 per annum** exclusive.

Valuable Reversion in approx. 7½ years

Note: The shop has been sublet as a Barber and the flat is believed to be sublet on an AST.

VENDOR'S SOLICITORS

Howard Kennedy LLP - Tel: 020 3755 5660

Ref: M. Philips - Email: martin.philips@howardkennedy.com

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6 WEEK COMPLETION



SITUATION

Located at the junction with Wood Lane 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 terraced building comprising **2 Ground Floor Shops** with separate front access to **2 Self-Contained Flats** on the first and second floors. In addition, the property benefits from use of a rear service road.

VAT is NOT applicable to this lot

FREEHOLD

ACCOMMODATION

No. 1 Weylond Road: Ground Floor Shop

Gross Frontage	22'4"
Shop Depth	28'6" max (triangular shape)
WC	

No. 3 Weylond Road: Ground Floor Shop

Gross Frontage	27'4"
Build Depth	31'1"
WC	

First and Second Floors 2 Flats – Not inspected.

TENANCY

The entire property is let on a full repairing and insuring lease to **G. D. White and D. V. White (see Note)** for a term of 99 years from 29th September 1926 at a current rent of **£18 per annum** exclusive.

Valuable Reversion in approx. 7½ years

Note: We understand No. 1 Weylond Road has been sublet as a Hairdresser and No. 3 Weylond Road is operated as a Roofing Company by the Head Lessee.

£18 per annum

The Surveyors dealing with this property are
JOHN BARNETT and JOSHUA PLATT

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

VENDOR'S SOLICITORS

Howard Kennedy LLP - Tel: 020 3755 5660
Ref: M. Philips - Email: martin.philips@howardkennedy.com

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SITUATION

Located in the town's main retailing thoroughfare amongst such multiple retailers as **Lloyds Pharmacy, Betfred, Greggs, Shoe Zone, 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 both the M6 (Junction 10) and the M54 (Junction 1).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with **Ancillary Store** on the first floor (see Note) and separate rear access to a **Self-Contained Flat** on the second floor. In addition, the property benefits from use of a rear service area.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'4"
Internal Width	18'2"
Shop Depth	55'11"
Built Depth	59'2"
Sales Area	Approx. 950 sq ft plus WC

First Floor Store (see Note)

Area	Approx. 230 sq ft plus Kitchen & WC
------	-------------------------------------

Second Floor Flat

1 Bedroom, Living Room/Kitchen, Bathroom & Separate WC (GIA Approx. 560 sq ft)

VAT is NOT applicable to this Lot

The Surveyors dealing with this property are
STEVEN GROSSMAN 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 **Boots UK Limited (having approx. 2,500 branches)** (T/O for Y/E 31/08/16 £6.87bn, Pre-Tax Profit £523m and Shareholders' Funds £1.2bn) for a term of 5 years from 18th March 2016 (renewal of a previous lease – in occupation since 1982) at a current rent of **£18,000 per annum** exclusive.

Tenant's Break March 2019

Note: The first floor store in some of the other units in the parade have been converted into a flat.



VENDOR'S SOLICITORS

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

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SITUATION

Located in the town centre, adjacent to **Lloyds Pharmacy**, opposite a **Post Office** and nearby a **Co-Operative Food**. Loftus lies some 12 miles south-east of Middlesbrough.

PROPERTY

An attractive period end of terrace building comprising **2 Ground Floor Shops**.

VAT is NOT applicable to this Lot

TENURE

Units A & B are each Leasehold for a term of 125 years from 18th June 2008 (thus having over 115 years unexpired) at a total ground rent of £250 p.a.



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Unit A (Ground Floor Shop)	Gross Frontage 14'0" Internal Width 12'9" widening to 16'2" Shop & Built Depth 32'8" WC	R. Grimwood (Estate Agents – Awarded 'Best in County' Award for the 4th year running at The ESTAS)	For a term expiring February 2021	£4,200	FRI
Unit B (Ground Floor Shop)	Gross Frontage 13'5" Internal Width 12'6" widening to 14'8" Shop & Built Depth 31'11" WC	C. L. Todd (Hairdressers)	3 years from 1st January 2017	£4,800	IRI plus shop window. Note: The tenant has requested a new 5 year lease from 2018 or for a reversionary 5 year lease to commence January 2020.
TOTAL				£9,000	

£9,000 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.

VENDOR'S SOLICITORS

Spire Solicitors LLP – Tel: 01953 453 143
Ref: C. Wright – Email: colin.wright@spiresolicitors.com

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PROPERTY

A portfolio of Ground Rents all let on 999 year leases, comprising of **26 Houses, a Wine Bar, Land, Garages and Buildings.**

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Town	Years Unexpired	Annual Rental	Remarks
12 – 18 (even) Holcombe Road, Tottington, Bury BL8 4AR	Bury	771	£5.55	4 Houses
2–12 (even) & 32–36 (even) Victoria Street, 23 – 31 (odd) Turton Road, Tottington, Bury, BL8 4AG	Bury	854	£28.00	14 Houses with Land and Buildings
Land and Buildings at Rear of Durham Road, Darwen, BB3 1NS	Darwen	889	£7.00	Land, Garages and Buildings
Land and Buildings on the North Side Of Church Street, Darwen, BB3 1BG	Darwen	872	£168.82	Land and Buildings
1 Church Bank Street, Darwen, BB3 2RE	Darwen	858	£13.52	Wine Bar
67 & 69 Sudell Road and Adjoining Land, Darwen, BB3 3HW	Darwen	870	£6.38	2 Houses and Land
1 – 11 (odd) Joseph Street, Darwen, BB3 3HS	Darwen	841	£3.92	6 Houses
TOTAL			£233.19	

£233.19 per annum

The Surveyors dealing with this property are
JOHN BARNETT and JOSHUA PLATT

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

VENDOR'S SOLICITORS

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

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SITUATION

Located in the heart of the town centre, on a prominent corner position at the junction with Lingfield Road, adjoining **Costa Coffee** and amongst such multiples as **Waitrose, Lloyds Bank, Domino's, Tesco Express, Costcutter, Day Lewis Opticians** and others.

Edenbridge is an attractive Market Town in the Sevenoaks district of Kent lying approximately 10 miles west of Tonbridge and 10 miles north-west of Royal Tunbridge Wells, enjoying good road access via the A21 and A22 to the M25.

VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 66 High Street (Ground Floor Double Shop)	Gross Frontage 31'7" Internal Width 28'4" widening at rear to 34'3" Built Depth 41'5" Area Approx. 1,200 sq.ft. 3 WC's	Coral Estates Limited (See Tenant Profile)	15 years from 2nd December 2005	£30,000	FRI
Nos. 2a & 2b Lingfield Road (2 Flats - First & Second Floors)	Not inspected	Various	Each 125 years from 5th January 2007	£200 (£100 per flat)	Each FRI Ground Rent doubles every 25 years.
TOTAL				£30,200	

TENANT PROFILE

Ladbrokes and Coral merged in 2016 to create Ladbrokes Coral Group plc, the largest bookmakers in the UK with some 3,500 stores (www.coral.co.uk). For Y/E 31/12/16, Coral Racing Limited reported a T/O of £867.4m, Pre-Tax Profit of £91.2m and Shareholders' Funds of £215.8m.

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

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

PROPERTY

A corner Grade II Listed building comprising a **Large Ground Floor Double Fronted Betting Shop** with separate rear access to **2 Self-Contained Flats** on first and second floor level.

In addition the property benefits from a parking area at the rear for at least 4 vehicles.

Note 1 We understand this is the only Betting Shop in Edenbridge.

Note 2: In accordance with 5.5B of the Landlord & Tenant Act 1987, Notices were served on the lessees and they have not reserved their rights of first refusal. This Lot cannot be sold prior to the auction.

VENDOR'S SOLICITORS

Axiom Stone - Tel: 020 8951 6984
Ref: Ms Jaymini Ghelani - Email: jg@axiomstone.co.uk

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SITUATION

Occupying a prominent corner position within this local shopping centre on the main Wickham Road, opposite a **Co-Op** and a number of established local traders all serving the surrounding residential area. Shirley lies approx. 2 miles east of Croydon town centre and just over 3 miles south-west of Bromley with good transport links via the M25 (Junction 6) to the south.

PROPERTY

A corner building comprising a **Ground Floor Shop** beautifully fitted as a vintage barber benefitting from side access to an enclosed yard.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'10"
Internal Width	18'9"
Shop Depth	26'8"
Built Depth	41'6"
Rear Kitchen	Approx. 100 sq ft
WC	
Yard	Approx. 75 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 25th December 2017 at a peppercorn ground rent.

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

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

TENANCY

The property is let on a full repairing and insuring lease by way of service charge to **R. Sarfraz & M. R. Hussaini as a Barbers** for a term of 15 years from 13th September 2017 (**see Note 1**) at a current rent of **£15,000 per annum** exclusive.

Rent Reviews 2022 and 2027

Note1: M. R. Hussaini has been working from the shop since 2013.

Note 2: £3,750 Rent Deposit held.



VENDOR'S SOLICITORS

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

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SITUATION

Located on the St Albans Road (A412) opposite a **BMW & Mini Car Showroom** and amongst other such multiples as **Papa Johns, William Hill** and **Kwik Fit** being approximately 1½ miles from Watford Town Centre and the **intu Shopping Centre**. The property is within easy walking distance to the Dome Roundabout where there is both a **Sainsbury's** and **Asda Superstore**. Watford North Station (West Midland Trains) is within ½ a mile of the property and there are strong road links via the A41 to the M1 (Junction 5) and the M25 (Junction 19).

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. In addition, the property benefits from use of a rear service road and there is a front lay-by area for loading.

VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'3" Internal Width 16'6" Shop Depth 29'0" Built Depth 39'10" WC	Assured Business and Property Consultancy Limited (Domestic Appliances)	15 years from 10th March 2017	£11,000	FRI Rent Reviews 2022 and 2027
First & Second Floor Flat	Not inspected	Individual(s)	125 years from 14th October 2016	£250	FRI Rent rises by £50 every 25 years.
TOTAL				£11,250	

£11,250 per annum

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 865 880
Ref: Ms Jacqui Hesketh - Email: jacqui.hesketh@mcp-law.co.uk

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SITUATION

Occupying a prominent position in this fully-let attractive parade amongst a variety of traders including **Domino's**, serving the surrounding area.

The property is located directly opposite a major new residential development comprising 415 new homes plus the Heritage Place 80 bed retirement complex.

The property benefits from excellent transport links being on a direct route to the A40 Western Avenue and the surrounding motorway network and only 400 yards from West Ruislip Station (Central Line and Mainline).

Ickenham lies less than a mile south-west of Ruislip and 17 miles west of London, 2 miles from the junction of the M40 and M25 motorways.

PROPERTY

Forming part of a local parade comprising a **Ground Floor Double Convenience Store** and **2 Ground Floor Single Shops** with separate rear access to **Residential Accommodation** above. The property benefits from use of front parking and a rear service road for unloading.

VAT is NOT applicable to this Lot

FREEHOLD



**£89,365 per annum
rising in March 2018**

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

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



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Nos. 91 - 93 (Ground Floor Double Convenience Store)	Gross Frontage Internal Width 33'8" Shop Depth 74'9" Built Depth 107'3" Sales Area Approx. 2,425 sq ft Storage Area Approx. 1,045 sq ft Total Area Approx. 3,470 sq ft	Tesco Stores Ltd (Having over 2,400 branches) (T/O for Y/E 25/02/17) £40.13 bn, Pre-Tax Profit £266m and Shareholders' Funds £1.27 bn (Ultimate parent company – Tesco PLC)	15 years from 18th March 2008	£46,864	Effectively FRI – refer to lease Rent Review March 2018 linked to RPI (estimated at circa £52,000 p.a.)
No. 95 (Ground Floor Shop)	Gross Frontage 16'0" Internal Width 15'9" Shop Depth 48'8" Built Depth 78'11" WC	X. Zheng and X. Yu (Chinese Take-Away)	20 years from 15th December 2009	£22,000	Effectively FRI Rent Reviews 2019 & 2024. £10,000 Rent Deposit held.
No. 97 (Ground Floor Shop)	Gross Frontage 16'10" Internal Width 15'11" Shop Depth 44'10" Built Depth 80'3" Ladies & Gents WCs	Ickenham Fish Bar Ltd (with 2 guarantors) (Fish & Chip Take-Away & Restaurant)	20 years from 10th October 2012	£20,500 (rising to £22,000 in Oct 2020)	Effectively FRI Rent Reviews 2022 & 2027. £4,375 Rent Deposit held.
Residential Accommodation	8 Flats – not inspected	Braveheart Investments Limited	999 years from 16th June 2010	£1	Effectively FRI
TOTAL				£89,365	

VENDOR'S SOLICITORS

Bevan Kidwell LLP - Tel: 020 7843 1820
Ref: Ms. Asfa Javed - Email: asfa@bevankidwell.com

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SITUATION

Located at the junction with Evelyn Grove directly fronting Gunnersbury Avenue (A406 North Circular Road) within this popular and sought after residential area approx. 8 miles west of central London.

PROPERTY

A substantial detached building comprising **6 Self-Contained Flats** together with front parking and a rear garden.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 1 (Ground Floor)	Not inspected	Individual(s)	125 years from 24th June 2010	£150 (rising by £50 every 25 years)	FRI
Flat A (Second Floor)	Not inspected – Believed to be 1 Bedroom, Lounge, Kitchen, Bathroom, sep. WC	Individual(s)	99 years from 1st July 1982	£100 (rising to £150 in 2048)	FRI Valuable Reversion in approx. 63½ years.
Flat B (First Floor)	Not inspected	Individual(s)	189 years from 1st July 1982	Nil	FRI
Flat C (First Floor)	Not inspected – Believed to be 1 Bedroom, Lounge/open plan Kitchen, Bathroom/WC	Individual(s)	99 years from 1st July 1982	£100 (rising to £150 in 2048)	FRI Valuable Reversion in approx. 63½ years.
Flat D (First Floor)	Not inspected – Believed to be 1 Bedroom, Lounge, Kitchen, Bathroom/WC	Individual(s)	99 years from 1st July 1982	£100 (rising to £150 in 2048)	FRI Valuable Reversion in approx. 63½ years.
Flat E (Second Floor)	Not inspected	Individual(s)	125 years from 1st July 2007	£100 (rising by £50 every 33 years)	FRI
TOTAL				£550	

£550 p.a. with 3 Valuable Reversions

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

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

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: The Freeholder insures. Current sum insured is £1,841,588 and current premium is £3,602.85.

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

Note 3: Refer to 'Notice to Bidders' in the Legal Pack regarding Section 20 works and Right to Manage status.

VENDOR'S SOLICITORS

Perrin Myddelton - Tel: 01582 466 145
Ref: A. Marris - Email: a.marris@pmsolicitors.co.uk

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6 WEEK COMPLETION



SITUATION

Located in the heart of the town centre on the main retail thoroughfare and facing a public parking area, adjacent to **McColl's**, opposite **Spar** and amongst other multiples as **Barnardo's** and a number of local retailers. There is a market directly outside the property that trades every Tuesday. Llanrwst is an historic market town located on the A470 at the edge of the Snowdonia National Park, 4 miles from Betws-y-Coed and 12 miles from Llandudno and the A55 North Wales Coastal Expressway.

PROPERTY

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

ACCOMMODATION

Ground Floor Banking Hall

Gross Frontage 18'6"
Internal Width 18'0"
Built Depth 62'0"
Area Approx. 950 sq ft

First Floor

Storage Area Approx. 475 sq ft
Kitchen Area Approx. 185 sq ft
WC

Second Floor

Not inspected

£9,500 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **JOSHUA PLATT**

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

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease (except the second floor which has to be kept in no better state of repair than at the commencement of the lease) to **Barclays Bank Plc (T/O for Y/E 31/12/16 £27.2bn, Pre-Tax Profit £4.38bn and Shareholders' Funds £67.4bn)** for a term of 3 years from 19th March 2017 at a current rent of **£9,500 per annum** exclusive.

Note: We understand Barclays are closing this branch on 27th March 2018 which gives the Purchaser an opportunity to negotiate a reverse premium in return for an early surrender.



VENDOR'S SOLICITORS

Sherrards Solicitors - Tel: 01727 832 830
Ref: G. Lunnon - Email: gpl@sherrards.com

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**6 WEEK COMPLETION
IN SAME OWNERSHIP FOR OVER 25 YEARS**



Artist's impression of Shop Pascia

SITUATION

Located in the heart of the town centre on the A224 running parallel to the High Street, opposite a **Post Office** and amongst a variety of retailers and restaurants including **Prezzo, Coral, Zizzi, Côte Brasserie, HSBC, Waitrose, Savills** and **Marks & Spencer**, all serving the surrounding affluent residential area. Sevenoaks lies approx. 12 miles south of Dartford, 10 miles north of Royal Tunbridge Wells and 20 miles south east of central London and benefits from excellent road links via the Sevenoaks Bypass which connects with the M25 (Junction 5) and M26.

PROPERTY

An attractive locally listed mid terraced building comprising a fully refurbished **Ground Floor Triple Shop with Basement Office/Storage** plus separate front access to **Self-Contained Offices** on the first and second floors. The property was formerly known as the Old Town Jail and the existing jail cells still remain in the Basement.

VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Triple Shop & Basement	Ground Floor Triple Shop Gross Frontage 50'7" Internal Width 44'7" widening to 48'2" Shop Depth 44'7" Area Approx. 1,835 sq ft WC Basement Office/Storage Area Approx. 495 sq ft Total Area. Approx. 2,330 sq.ft	A & J Kitchen Designs Ltd t/a Schmidt Kitchens (see Note 1)	10 years from 30th November 2017	£47,500 (See Note 2)	FRI Rent Review & Tenant's Break November 2022 £14,250 Rent Deposit held. Note 1: The tenants are currently fitting out and are due to commence trading on 23rd March 2018. Note 2: The tenants have a 6 month rent free period expiring 30th May 2018 and then 3 months half rent at £23,750 until 29th August 2018. The Vendor will make up any rent shortfall on completion.
First & Second Floor Offices	Not Inspected	The Brienz Group (Horsham) Ltd	999 years from 30th January 2018	Peppercorn	FRI Permitted development has been obtained for change of use to residential.
TOTAL				£47,500	

£47,500 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOSHUA PLATT**

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

VENDOR'S SOLICITORS

Russell Cooke LLP – Tel: 020 7405 6566
Ref: T. Ferguson – Email: thomas.ferguson@russell-cooke.co.uk

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Artist's impression of Shop Pascia





SITUATION

Located on this busy retail thoroughfare amongst a large variety of local traders and multiples such as **Co-Op Food**, **Ladbrokes**, **KFC** and a **Post Office** and within close proximity to Shepherds Bush Market Underground Station (Circle and Hammersmith & City Lines). Westfield London is approx. ½ mile distant with the West End being approx. 4 miles to the east.

VAT is NOT applicable to this Lot

FREEHOLD

PROPERTY

A mid terraced building comprising a **Ground Floor Betting Shop** and **Basement** together with separate front access to **3 Self-Contained Flats** on the first, second and third floors. In addition there is a communal **Store Room** at rear first floor level.



£54,300 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.



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Betting Shop & Basement	Ground Floor Betting Shop Gross Frontage 17'5" Internal Width 11'6" widening to 15'9" Shop Depth 51'6" 2 WCs Basement Not Inspected	Camel Limited t/a William Hill (Having approx. 2,375 branches)	15 years from 4th November 2005	£15,000	FRI
Flat A (First Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC	2 Individuals	1 year from 28th July 2017	£13,200	AST £1,384 Rent Deposit held.
Flat B (Second Floor)	Studio Room, Kitchen, Bathroom/WC	2 Individuals	1 year from 28th February 2017	£12,900	AST £1,454 Rent Deposit held.
Flat C (Third Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC	2 Individuals	1 year from 11th December 2016	£13,200	AST. Holding over. £2,280 Rent Deposit held.
TOTAL				£54,300	

Note: Floor Plans available from Auctioneers.

VENDOR'S SOLICITORS

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

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SITUATION

Occupying an excellent trading position in the pedestrianised section of the town centre, opposite **Peacocks**, adjacent to **Oxfam** and amongst such other multiple traders as **Santander**, **Tui**, **Poundland**, **Greggs**, **Costa Coffee** and **Cancer Research**.

In addition, the property is close the junction with Market Place which hosts other traders including **Boots**, **Primark** and **Superdrug** as well as a Street Market. Loughborough is a busy town lying some 12 miles north of Leicester and 21 miles south-east of Derby with excellent road access via the A6 which links to the M1.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal and separate front access via a rear communal balcony to a **Self-Contained Upper Part (previously a flat)** currently used as **Treatment Rooms/Ancillary Areas** on the first and second floors.

VAT is applicable to this Lot

TENURE

Leasehold for a term of 2,000 years from completion at a peppercorn.

£22,000 p.a. (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.

ACCOMMODATION

No. 54 - Ground Floor Shop

Gross Frontage	16'8"
Internal Width	14'3"
widening to	15'3"
Shop & Built Depth	52'9"
Including 2 Treatment Rooms & WC	

No. 52a - First & Second Floor (Previously a Flat)

First Floor:

3 Treatment Rooms	
Wash Room, WC & external Store	Area Approx. 240 sq ft

Second Floor:

3 Treatment Rooms,	
Staff Room & Shower Room	Area Approx. 360 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease to **S. Murphy as a Beauty Salon** for a term of 20 years from 29th September 2004 at a current rent of **£22,000 per annum exclusive (see Note 1).**

Rent Review August 2022

Note 1: The tenant currently pays £17,600 p.a. by way of a personal concession which expires on 23rd June 2019 and is not binding on the Purchaser of the Freehold.

Note 2: £5,125 Rent Deposit held.

Note 3: We understand that the property has been used as a Beauty Salon for over 48 years.



VENDOR'S SOLICITORS

ISC Lawyers - Tel: 020 7833 8453

Ref: M. Conlon - Email: michaelconlon@iscclawyers.co.uk

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SITUATION

Occupying a prominent corner position at the junction with Warwick Road (A4141) and the High Street with nearby multiples including **NatWest, The West Brom and Bonham Auctions** as well as a variety of local traders.

Knowle is an affluent area located approx. 3 miles south-east of Solihull town centre, 9 miles south-east of Birmingham and benefits from good transport links via the M42, M40 & M6.

PROPERTY

An attractive corner building comprising a **Ground Floor Banking Hall** with **Basement** and **Part First Floor Ancillary Accommodation**. In addition, there is separate side and rear access to **2 Self-Contained Flats** on part first and second floors along with a rear Yard.

VAT is NOT applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Bank, Basement & Part First Floor Ancillary	Ground Floor Bank Gross Frontage 50'4" Return Net Frontage 18'6" Shop Depth 40'6" (max) Built Depth 60'3" Area Approx. 1,679 sq ft Ancillary Area Approx. 220 sq ft Basement Ancillary Area Approx. 59 sq ft Strong Room Area Approx. 156 sq ft Part First Floor Ancillary Area Approx. 306 sq ft	Barclays Bank Plc (Having approx. 1,600 branches) (T/O for Y/E 31/12/16 £27.2bn, Pre-Tax Profit £4.38bn and Shareholders' Funds £67.4bn)	20 years from 21st April 2006	£25,000	FRI by way of a service charge (subject to a schedule of condition) Tenant's Break 2021
1702/1704 Warwick Road (Flat)	Part first and second floor flat - not inspected	2 individuals	125 years from 25th December 2005	Peppercorn	FRI
1a Station Road (Flat)	Part first and second floor flat - not inspected	2 individuals	125 years from 25th December 2005	Peppercorn	FRI

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

FREEHOLD

TOTAL £25,000

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

Talat Naveed LLP - Tel: 020 8577 6666
Ref: Ms. T. Naveed - Email: info@talatnaveedsolicitors.com

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SITUATION

Located just a short walk away from the main retail areas of Fulham Road, North End Road and the King's Road, being within ¼ mile of Fulham Broadway Underground Station (District Line) and Stamford Bridge Football Stadium. Nearby shopping facilities and eateries include an **M & S Food Hall, Holland & Barrett, Evans Cycles, Whole Foods Market, GBK, Côte** and many others. The property is situated within this prosperous and fashionable area only approx. 2½ miles south-west of Hyde Park Corner and approx. 1¼ miles south of Kensington.

PROPERTY

Comprising a **Ground Floor Beauty Salon** within this modern building which benefits from a decked patio at the front to provide outdoor seating.

ACCOMMODATION

Ground Floor Beauty Salon

Gross Frontage	24'8"
Internal Width	23'6"
Shop Depth	23'0"
Area	Approx. 480 sq ft plus Kitchen & WC

VAT is NOT applicable to this Lot

TENURE

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

TENANCY

The property is let on a full repairing and insuring lease (Outside the 1954 L & T Act) to **Habsburg & Bourbon as a beauty salon** for a term of 5 years from 1st June 2017 at a current rent of **£20,000 per annum** exclusive.

Mutual Break on 31st May 2018 or any time thereafter, subject to 3 months notice – The Tenant has verbally confirmed that she does not wish to break the lease at this time.

£5,000 Rent Deposit held.



£20,000 per annum

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

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

VENDOR'S SOLICITORS

Johns & Saggar LLP - Tel: 020 3490 1475
Ref: Ms Lina Rodriguez - Email: lina.rodriguez@johnsandsaggar.co.uk

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6 WEEK COMPLETION



SITUATION

Located opposite the junction with Church Street on the town's main retailing thoroughfare, adjacent to **Co-operative Funeral Care** and amongst other such multiples as **Lloyds Pharmacy, Betfred, Boots, Greggs, Co-operative Funeral, Barclays, Nationwide, NatWest, Shoe Zone, 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 both the M6 (Junction 10) and the M54 (Junction 1).

PROPERTY

Forming part of a parade comprising a **Ground Floor Shop** with internal access to **Storage** on the first and second floors. In addition, the property benefits from recently installed uPVC double glazing and use of a communal rear service area for unloading.

VAT is NOT applicable to this Lot

FREEHOLD

£15,000 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** 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	16'3" (max)
Shop & Built Depth	39'11"

First Floor Store

Area	Approx. 165 sq ft
Kitchenette & WC	

Second Floor Store

Area	Approx. 285 sq ft
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TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition – no schedule in evidence) to **Mr & Mrs K Phillips as a Card Shop** for a term of 4 years from 25th March 2016 at a current rent of **£15,000 per annum** exclusive.

Tenant's Break March 2019 (see Note)

Note: The tenants did not operate their 2017 and 2018 Break Clauses.

VENDOR'S SOLICITORS

Metcalfe Copeman & Pettefar - Tel: 01733 865 880
Ref: Ms Jacqui Hesketh - Email: jacqui.hesketh@mcp-law.co.uk

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SITUATION

Located directly off Nether Street in this popular North London suburb.

PROPERTY

A private estate comprising **10 Separate Residential Buildings (containing a total of 46 Self-Contained Flats)** and **20 Garages** together with the **Common Parts** to include the estate road, footpaths, parking spaces and communal lawns.

VAT is NOT applicable to this Lot

FREEHOLD

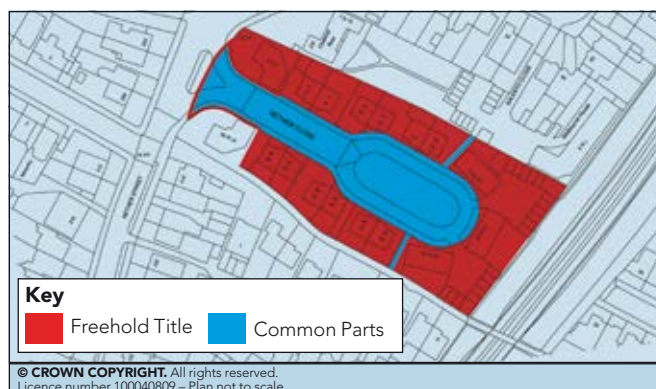
TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
10 Residential Buildings (Comprising 46 Flats & 20 garages) and Common Parts	Flats 1-4	CFC 27 Ltd	999 years from 24th June 2005	£400	FRI
	Flats 5- 8	Bankway Properties Ltd	999 years from 24th June 2005	£400	FRI
	Flats 9-12	Individual	999 years from 24th June 2005	£400	FRI
	Flats 14, 14a, 15 & 16	Bankway Properties Ltd	999 years from 24th June 2005	£400	FRI
	Flats 17-22 and Garages 1-5	CFC 27 Ltd	999 years from 24th June 2005	£675	FRI
	Flats 23-28 and Garages 7-17	Bankway Properties Ltd	999 years from 24th June 2005	£765	FRI
	Flats 29-34 and Garages 18-20	Bankway Properties Ltd	999 years from 24th June 2005	£645	FRI
	Flats 35-38	Bankway Properties Ltd	999 years from 24th June 2005	£400	FRI
	Flats 39-42	2 Individuals	999 years from 24th June 2005	£400	FRI
	Flats 43-46	West Ella Holdings Ltd	999 years from 24th June 2005	£400	FRI
	Common Parts	Nether Close Management Company Ltd	999 years and 30 days from 24th June 2005	£1	FRI
	Garage 6	Nether Close Management Company Ltd	999 years and 30 days from 24th June 2005	Peppercorn	FRI
TOTAL				£4,886	

£4,886 per annum

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

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



VENDOR'S SOLICITORS

Blick & Co. - Tel: 020 7247 9696
Ref: S. Alter - Email: stephen.alter@blickco.com

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6 WEEK COMPLETION



SITUATION

Located at the junction with Hamil Road within Burslem Town Centre being amongst a number of local retailers as well as **Farm Foods** and **Lloyds Banks**, all serving the surrounding residential population.

The famous pottery town of Burslem lies approx. 3 miles north of Stoke-on-Trent and enjoying good road access via the A53 and M6 (Junction 16).

PROPERTY

An end of terraced building comprising a **Ground Floor Takeaway** and **Basement** with internal access to **Ancillary Accommodation** on the first floor. In addition, there is an **Advertising Hoarding** on the gable wall.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Takeaway, Basement & First Floor	Ground Floor Takeaway Gross Frontage 12'10" Internal Width 12'6" Shop Depth 12'5" Built Depth 42'3" Kitchen & Shower Room/WC Basement Area Approx. 85 sq ft (6' max height) First Floor 2 Rooms	Mr Ling (Chinese and Hot Food Takeaway)	20 years from 2nd July 2001	£6,804	FRI
Advertising Hoarding on gable wall		Clear Channel UK Limited	99 years from 15th September 1981	£10	
TOTAL				£6,814	

£6,814 per annum

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

Spire Solicitors LLP - Tel: 01953 453 143
Ref: C. Wright - Email: colin.wright@spiresolicitors.co.uk

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SITUATION

Located close to the junction with Stuart Close within this established parade amongst such multiples as **McColl's**, **Coral**, a **Post Office**, **Lloyds Pharmacy** and **Barnardo's** all serving the surrounding residential area. Gorleston lies approx. 3 miles south of Great Yarmouth and benefits from good road links via the A12.

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. In addition, the property benefits from a **Rear Yard** and 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
No. 83 (Ground Floor Shop & Rear Yard)	Gross Frontage 17'8" Internal Width 17'2" Shop Depth 37'9" Built Depth 49'0" WC	G. Lea & B. Lea (Hardware Store)	10 years from 29th September 2015	£7,200	FRI Rent Review 2020. 6 month Rent Deposit held.
No. 83a (First & Second Floor Flat)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 830 sq ft)	Individual	6 months from 1st April 2017	£5,700	AST. Holding over. £575 Rent Deposit held.
TOTAL				£12,900	

£12,900 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

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fee of £750 (including VAT) upon exchange of contracts



SITUATION

In a busy main road position in the Office Sector of the town only a minute's walk from the intersection with High Street and its multiple shopping facilities and close to a **Majestic Wine Warehouse, Office Outlet** and **Royal Mail Sorting Office**.

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 this established parade comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	11'11"
Internal Width	10'0"
Shop Depth	24'1"
Built Depth	28'1"
WC	

£12,500 per annum

The Surveyors dealing with this property are
JONATHAN ROSS and **JOSHUA PLATT**

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

VAT is NOT applicable to this Lot

TENURE

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

TENANCY

The property is let on an effectively full repairing and insuring lease to **Mr E Gjokaj t/a Bridges Barbers** for a term of 15 years from 3rd January 2018 at a current rent of **£12,500 per annum** exclusive.

Rent Reviews 2023 and 2028

Tenant's Break January 2023

£3,125 Rent Deposit held.

Note: The lessee is currently fitting out and is scheduled to open on the 10th February.

VENDOR'S SOLICITORS

Johns & Saggar LLP – Tel: 020 3490 1475
Ref: Ms Lina Rodriguez – Email: lina.rodriguez@johnsandsaggar.co.uk

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SITUATION

Located in this pedestrianised section of the town's main retail thoroughfare, near to the junction with Bold Street and just yards from **The Spinning Gate Shopping Centre**, opposite an **Age UK** and close to branches of **HSBC**, **Home Bargains**, **New Look**, **Santander**, **Admiral Casino** and a host of local traders. Leigh lies some 12 miles to the west of Manchester and 21 miles north-east of Liverpool and enjoys good road access via the A579 and the A580.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** at first floor level. The property benefits from rear access via a service road.

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage 14'5"
Internal Width 13'1"
Shop Depth 44'3"

Area Approx. 485 sq ft

First Floor Ancillary

Area Approx. 238 sq ft

¹Areas and measurements supplied by Vendor.

£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 2,000 years from 24th June 1986 at a peppercorn.

TENANCY

The entire property is let on a full repairing and insuring lease to **The E-Cig Store (Leigh) Limited as a Vape Store** for a term of 3 years from 3rd November 2017 at a current rent of **£8,000 per annum exclusive**.

Note: The shop was not open at the time the photo was taken.



VENDOR'S SOLICITORS

ISC Lawyers - Tel: 020 7833 8453

Ref: M. Conlon - Email: michaelconlon@iscclawyers.co.uk

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SITUATION

Located in this purpose built residential development which benefits from a **Local Primary School, Play Park, a Nisa Local** and is approx 2 miles south-west of Peterborough town centre.

Peterborough is an important regional commercial centre, approx. 40 miles north-east of Milton Keynes and 40 miles north-west of Cambridge.

PROPERTY

An end of terrace building with a large single storey rear extension comprising **3 Self-Contained Flats** planned on ground, first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 1 (Ground Floor Front)	1 Bedroom, Living Room/Kitchen, Bathroom/WC GIA Approx. 520 sq ft¹	VACANT			
Flat 2 (First & Second Floors)	2 Bedrooms, Living Room, Kitchen/ Dining Room, Bathroom/WC GIA Approx. 840 sq ft	2 individuals	6 months from 18th May 2012	£5,820	AST. Holding over. £520 Rent Deposit held.
Flat 3 (Ground Floor Rear Extension)	2 Bedrooms, Living Room, Kitchen, Shower-room, WC, Utility Room GIA Approx. 890 sq ft	Individual	6 months from 18th July 2011	£5,700	AST. Holding over. £530 Rent Deposit held.
TOTAL				£11,520 plus 1 Vacant Flat	

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

**£11,520 per annum
Plus 1 Vacant Flat**

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

ABGM Solicitors – Tel: 020 8202 5060
Ref: K. Patel – Email: kishanpatel@abgmlaw.com

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IN THE SAME FAMILY OWNERSHIP FOR APPROX. 40 YEARS



SITUATION

Occupying a prominent trading position along this popular retail thoroughfare, amongst such multiples as **NatWest**, **B & M**, **Halifax**, **Reeds Rains**, **The British Heart Foundation**, **Martin & Co** and many more, all serving the surrounding residential area.

Hillsborough is home to Simpkins Sweet Factory and Sheffield Wednesday Football Club and is located approx. 2 miles north-west of Sheffield City Centre benefitting from good road links via the A61 which links to the M1 (Junction 26).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with external access to both **Ancillary Accommodation** on the first floor and a **Basement**.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 800 years from 25th March 1879 at a fixed ground rent of £12 p.a. (not demanded for many years).

£8,150 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 Shop

Gross Frontage	12'1"
Internal Width	11'9"
Shop & Built Depth	29'7"

First Floor Ancillary

Area Approx. 235 sq ft

WC

Basement

Area Approx. 320 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease to **Brook Bakery Limited** (having 5 branches – visit: brookbakery.co.uk) (with personal guarantor) for a term of 1 year from 24th June 2016 (holding over – see Note) at a current rent of **£8,150 per annum** exclusive.

Note: The tenant has been in occupation for approximately 15 years.

VENDOR'S SOLICITORS

ISC Lawyers - Tel: 020 7833 8453

Ref: M. Conlon - Email: michaelconlon@iscclawyers.co.uk

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SITUATION

In a popular location close to Raleigh Drive and local shops including a **Tesco Express**, opposite the local primary school and doctors surgery, in this predominantly residential area with Allotments running directly behind the property. Whetstone is an affluent London suburb being 8 miles north of central London with excellent transport links via Totteridge & Whetstone Underground Station (Northern Line) and Oakleigh Park Station (Main Line).

PROPERTY

Comprising a **3 Bed Semi-Detached House** planned on part lower ground, ground and first floors, occupying a wide plot, with uPVC double-glazed windows throughout, a **50' Rear Garden** and a **Detached Garage**. In addition the property includes a Detached Timber **Summer House** with a mezzanine floor.

ACCOMMODATION

Ground Floor:

Reception 1	12'10" x 11'6"
Reception 2	11'5" x 13'5"
Kitchen	7'5" x 8'10"
WC	

First Floor:

Bedroom 1	10'11" x 13'6"
Bedroom 2	10'0" x 12'10"
Bedroom 3	8'10" x 8'0"
Bathroom/WC	6'0" x 6'0"

Lower Ground Floor:

Store Room	9'0" x 7'5"
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Total GIA Approx. 990 sq ft

Plus 160 sq ft Detached Garage and 230 sq ft Summer House

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on an Assured Shorthold Tenancy to **3 Individuals** for a term of 1 year from 20th August 2017 at a current rent of **£21,600 per annum (£1,800 pcm)** exclusive.

**£21,600 per annum
with Planning to Extend**

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

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



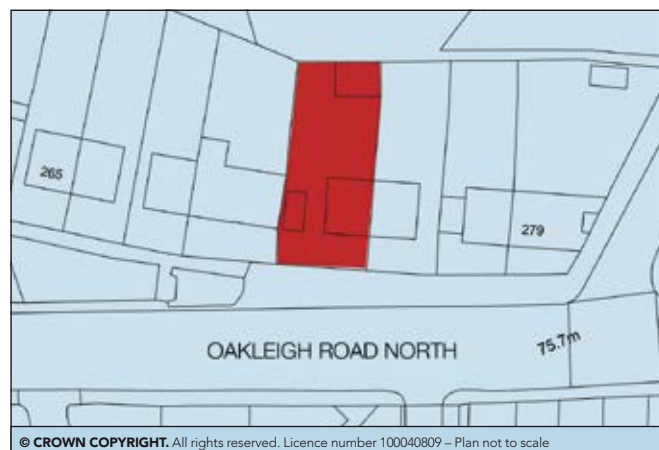
PLANNING

Planning Permission was granted on 28th April 2017 by Barnet Council for 'Roof extension involving hip to gable, rear dormer window, 2 no. rooflights to front and new gable window to side elevation to facilitate loft conversion' (Planning ref No. 17/2096/192).

Further Planning Permission was granted on 18th September 2017 by Barnet Council for 'Two storey side extension' (Planning ref No. 17/4732/HSE).

In addition a Planning Application was registered on 10th January 2018 for 'Erection of two storey rear extension' which is pending consideration (Planning ref No. 18/0145/HSE).

Planning Permission documentation and Floor Plans available from Auctioneers.



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VENDOR'S SOLICITORS

YVA Solicitors - Tel: 020 8445 9898
Ref: N. Kephalas - Email: nk@yvasolicitors.com

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LOT 52

**4 Arnside Road,
Southmead,
Bristol BS10 6AT**

***Reserve below £30,000**

6 WEEK COMPLETION

REVERSIONARY GROUND RENT INVESTMENT

SITUATION

Located within this established retail parade, amongst a variety of multiples that include **McColls, Greggs, Cash Generator, Iceland, Pizza Hut, Aldi** as well as a host of local traders, all serving the surrounding residential area. Southmead is a suburb of Bristol which is one of the main commercial centres of the west of England, approx. 35 miles west of Swindon, 12 miles north-west of Bath and enjoys excellent road links via the M32 and A4 which link to the M4 and M5 respectively.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage 18'0"

Built Depth 45'0"

WC

First & Second Floor Flat

Not Inspected - believed to be 3 Rooms, Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

FREEHOLD

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

* 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 **Lloyds Chemist Retail Ltd (having approx 1,700 UK branches)** for a term of 99 years from 24th June 1951 at a current rent of **£45 per annum** exclusive.

Reversion in approx. 32 years.

Note: The Lessee also occupies the adjoining unit.

VENDOR'S SOLICITORS

Stephen Rimmer LLP - Tel: 01323 644 222
Ref: Ms Caroline Cohen - Email: cc@stephenrimmer.com

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The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts

LOT 53

**10 Arnside Road,
Southmead,
Bristol BS10 6AT**

***Reserve below £30,000**

6 WEEK COMPLETION

REVERSIONARY GROUND RENT INVESTMENT

SITUATION

Located within this established retail parade, amongst a variety of multiples that include **Lloyds Pharmacy, McColls, Greggs, Cash Generator, Iceland, Pizza Hut, Aldi** as well as a host of local traders, all serving the surrounding residential area. Southmead is a suburb of Bristol which is one of the main commercial centres of the west of England, approx. 35 miles west of Swindon, 12 miles north-west of Bath and enjoys excellent road links via the M32 and A4 which link to the M4 and M5 respectively.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage 17'6"

Built Depth 78'0"

WC

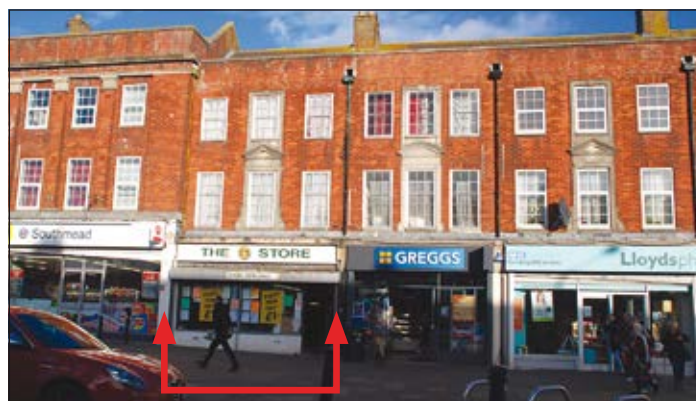
First & Second Floor Flat

Not Inspected - believed to be 3 Rooms, Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

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

* 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 **J.C. Bowen & K.H. Boyne t/a The £1 Store** for a term of 99 years from 24th June 1951 at a current rent of **£45 per annum** exclusive.

Reversion in approx. 32 years.

VENDOR'S SOLICITORS

Stephen Rimmer LLP - Tel: 01323 644 222
Ref: Ms Caroline Cohen - Email: cc@stephenrimmer.com

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LOT 54

1 Arnside Road, Southmead, Bristol BS10 6AT

*Reserve below £30,000
6 WEEK COMPLETION
REVERSIONARY GROUND RENT INVESTMENT

SITUATION

Located within this established retail parade, amongst a variety of multiples that include **Lloyds Pharmacy, McColls, Greggs, Cash Generator, Iceland, Pizza Hut, Aldi** as well as a host of local traders, all serving the surrounding residential area. Southmead is a suburb of Bristol which is one of the main commercial centres of the west of England, approx. 35 miles west of Swindon, 12 miles north-west of Bath and enjoys excellent road links via the M32 and A4 which link to the M4 and M5 respectively.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage 18'0"
Built Depth 22'6"

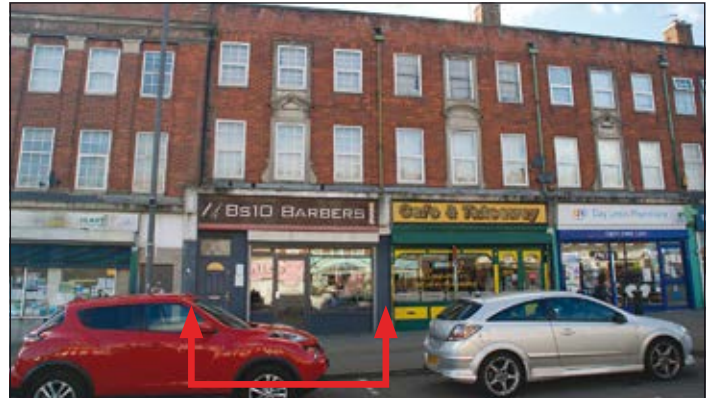
First & Second Floor Flat

Not Inspected

VAT is NOT applicable to this Lot

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

* 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 **G. & E. Puma t/a BS10 Barbers** for a term of 99 years from 24th June 1951 at a current rent of **£36 per annum** exclusive.

Reversion in approx. 32 years.

VENDOR'S SOLICITORS

Stephen Rimmer LLP - Tel: 01323 644 222
Ref: Ms Caroline Cohen - Email: cc@stephenrimmer.com

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LOT 55

159 Greystoke Avenue, Southmead, Bristol BS10 6AS

*Reserve below £30,000
6 WEEK COMPLETION
REVERSIONARY GROUND RENT INVESTMENT

SITUATION

Located within this established retail parade, amongst a variety of multiples that include **Lloyds Pharmacy, McColls, Greggs, Cash Generator, Iceland, Aldi** as well as a host of local traders, all serving the surrounding residential area.

Southmead is a suburb of Bristol which is one of the main commercial centres of the west of England, approx. 35 miles west of Swindon, 12 miles north-west of Bath and enjoys excellent road links via the M32 and A4 which link to the M4 and M5 respectively.

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.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 32'0"
Built Depth 45'6"

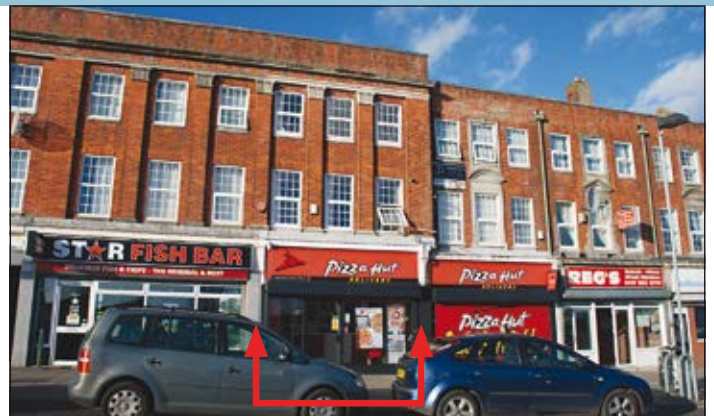
First & Second Floor Flat

Not inspected – believed to be 3 Rooms, Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

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

* 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 **R. Mohammed t/a Pizza Hut Delivery** for a term of 99 years from 24th June 1951 at a current rent of **£45 per annum** exclusive.

Reversion in approx. 32 years.

VENDOR'S SOLICITORS

Stephen Rimmer LLP - Tel: 01323 644 222
Ref: Ms Caroline Cohen - Email: cc@stephenrimmer.com

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SITUATION

Located at the junction with the High Street in the heart of the town centre amongst such multiples as **Lloyds Pharmacy, a Post Office, Co-op Food, Spar Convenience Store, British Red Cross** and opposite the entrance to the **Pannier Market**.

Great Torrington is located in the south-western part of England, approx. 9 miles south of Barnstaple and approx. 30 miles north-west of Exeter.

PROPERTY

A prominent corner building comprising **4 Ground Floor Shops** with separate side access to **6 Self-Contained Flats** 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. 14 High Street (Ground Floor Shop)	Gross Frontage 15'3" Internal Width 12'4" (max) Shop Depth 24'7" WC	S Edney t/a Torrington Jewellers	15 years from 1st June 2002	£3,940	Effectively FRI. Holding Over
No. 16 High Street (Ground Floor Shop)	Gross Frontage 18'2" Internal Width 16'10" Shop Depth 39'11" WC	Totally Toytastic Ltd (Toy & Party Shop – currently fitting out)	3 years from 5th January 2018	£6,000	FRI – Law Society Lease Tenant's Break 4th July 2019 on 3 months' notice. 3 month Rent Deposit held.
No. 5 South Street (Ground Floor Shop)	Gross Frontage 15'9" Internal Width 13'8" Shop Depth 23'5" WC	S Hinchcliffe & D. Lynsky t/a Wildwood & Willow (Arts & Crafts)	3 years from 12th April 2016	£2,925	FRI – Law Society Lease.
No. 7 South Street (Ground Floor Shop)	Gross Frontage 15'1" Internal Width 14'3" Shop Depth 13'11"	A. Lesley (Not in occupation)	3 years from 23rd August 2016	£2,950 (See Note)	FRI – Law Society Lease Note: No rent is being paid and no arrears will be charged in respect of this tenancy.
First & Second Floor Flats	6 Flats - Not Inspected	Various	Each 125 years from 23rd May 2008	£300 (£50 per Flat)	Each FRI.
TOTAL				£15,815 (See Note)	

£15,815 p.a. (see Note)

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

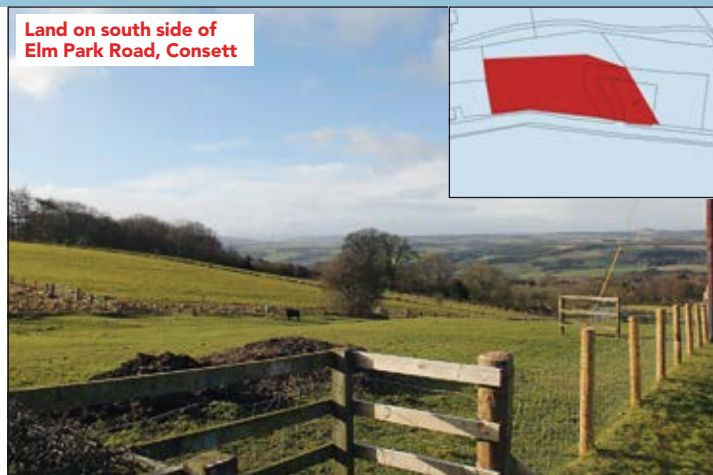
* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS

SCJ Solicitors - Tel: 01286 677 897

Ref: Ms S Jones - Email: samantha.jones@scjsolicitors.co.uk

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PROPERTY

A portfolio of Ground Rents all let on 999 year leases, comprising of **17 Houses, Land** and **Buildings**.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Town	Years Unexpired	Annual Rental	Remarks
Land on the South Side of Club Lane, Whitesmocks Avenue, Durham, DH1 4LJ	Durham	873	£1.74	Land
Port Clarence Road, Stockton-on-Tees, Middlesborough TS2 1SS	Stockton-on-Tees	881	£2.95	Previously a Church
19 High Street, Great Aycliffe, Durham DL5 6JY	Durham	869	£0.75	1 House
36 – 46 (even) Christine Street, 31 – 43 (odd) Alfred Street, Oldham, OL2 7ST	Oldham	878	£13.84 ¹	13 Houses
6 Croxdale Terrace, Gateshead, NE10 0RR	Gateshead	883	£2.60 ¹	1 House
98 Windy Nook Road, Gateshead, NE10 9RH	Gateshead	910	£2.44 ¹	1 House
Land on South Side of Elm Park Road, Consett, DH8	Consett	874	£0.05	Land
Land and Buildings on North East Side of North Road and Land on South West side of New Front Street, Annfield Plain, Stanley, Durham, DH9 8JG	Stanley	874	£0.05	Land and Buildings
Land at Shotley Grove Quarry, Shotley Grove Road, Bridgehill, Consett, DH8 8SF	Consett	874	Peppercorn	Land
Church View, School Road, East Rainton DH5 9QN	East Rainton	874	£3.34 ¹	1 House

¹ Vendor believes this is the current ground rent but no warranty is given.

TOTAL £27.76

£27.76 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **JOSHUA PLATT**

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

VENDOR'S SOLICITORS

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

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 £750 (including VAT) upon exchange of contracts

LOT 58

1 Church Street,
Sidford, Sidmouth,
Devon EX10 9RL

*Reserve below
£90,000
ON BEHALF OF EXECUTORS



SITUATION

Located close to the junction with the High Street, opposite a **Spa Convenience Store with Post Office** and a **public car park**, along with several other local traders including a veterinary practice, hairdressers and physiotherapist all serving the surrounding residential area. Sidford is a small village located within 2 miles north of Sidmouth and approx. 10 miles north-east of Exeter benefitting from good road links via the A3052 which links with the M5 (Junction 30).

PROPERTY

A mid terraced property comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor. In addition, there is a **rear parking area for 2-3 cars**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 18'0"
Internal Width 15'9"
Shop Depth 36'6"
Built Depth 43'4"
Area Approx. 595 sq ft

First Floor Ancillary

Area Approx. 350 sq ft incl. Kitchen and WC

VAT is NOT applicable to this Lot

FREEHOLD offered with **VACANT POSSESSION**

Note: There may be potential to convert part or all of the property to Residential Use, subject to obtaining the necessary consents.



Vacant Shop & Upper Part

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

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



JOINT AUCTIONEERS

Stratton Creber Commercial,
20 Southernhay West, Exeter EX1 1PR
Tel: 01392 202 203

Ref: D. Cook – Email: damian@sccexeter.co.uk

VENDOR'S SOLICITORS

Sherrards Solicitors - Tel: 01727 832 830
Ref: G. Lunnon - Email: gpl@sherrards.com

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 New Wellington Street, diagonally opposite a **Spar** with other nearby multiples including a **Betfred**, **William Hill** and a **Post Office**. The property is just a short walk from Mill Hill Northern Rail Station and approx. 1 mile south-west of Blackburn centre. Blackburn lies on the main A666 midway between Preston and Burnley, enjoying easy access to the M65 and M6 motorways.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. In addition, there is a rear detached **Store** as well as a small **Yard**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'6"
Internal Width	16'1"
Shop Depth	26'10"
Built Depth	37'2"
WC	

First Floor Flat

1 Bedroom, Living Room, Kitchen, Bathroom/WC
(GIA Approx. 480 sq ft)

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant Shop & Flat

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

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



JOINT AUCTIONEERS
Trevor Dawson, 18 Richmond Terrace, Blackburn BB1 7BL
Tel: 01254 681 113 – Ref: J. Rawson

VENDOR'S SOLICITORS
Sherrards Solicitors - Tel: 01727 832 830
Ref: G. Lunnon - Email: gpl@sherrards.com

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Rear Elevation

FIRST TIME ON THE MARKET SINCE 1969



The Property

SITUATION

Located in this popular residential area midway between Northolt and Ealing and just a short walk to Perivale Underground Station (Central Line). South Greenford Station (Great Western Line) is also within close proximity as is a **Large Tesco Superstore** which houses a **Pharmacy** and **Costa Coffee**.

Perivale is located approx. 1½ miles south of Wembley, approx. 7 miles west of Marble Arch and benefits from excellent road links via the A40 (Western Avenue) which links with the North Circular Road to the east and the M40 (Junction 1) to the west whilst Heathrow Airport lies approx. 7 miles south-west.

PROPERTY

Comprising a well maintained **3 Bed end of terrace House** planned on ground and first floors. The property benefits from gas central heating, uPVC windows, off-street parking plus a **55 foot Rear Garden** and a detached **Double Garage**.

VAT is NOT applicable to this Lot

FREEHOLD

£14,400 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 (measurements to maximum points)

Ground Floor

Living Room	13'5"	×	10'7"
Kitchen/Dining Room	16'2"	×	11'7"

First Floor

Bedroom 1	9'9"	×	10'11"
Bedroom 2	13'7"	×	9'10"
Bedroom 3	7'1"	×	6'2"
Bathroom/WC	6'6"	×	6'2"

Double Garage

15'1"	×	16'0"
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TENANCY

The entire property is let on an AST to **2 individuals** for a term of 1 year from 30th June 2009 (**holding over**) at a current rent of **£14,400 per annum** exclusive.

Note 1: There may be potential to extend the property at the rear and into the roof, all of which is subject to obtaining the necessary consents.

Note 2: 6 Week Completion.

VENDOR'S SOLICITORS

J S Lane & Co – Tel: 020 8950 1782
Ref: J. Lane – Email: info@jslane.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 £750 (including VAT) upon exchange of contracts



SITUATION

Located in this quiet residential cul-de-sac off Chesterfield Road, close to the junction with Mays Lane, nearby popular schools including Whittings Hill primary school and Queen Elizabeth Boys grammar school and being approximately 1 mile from High Barnet Underground Station (Northern Line). Barnet lies approximately 10 miles north of central London with easy access to the M25 (Junction 23) and the A1M (Junction 1).

PROPERTY

Comprising a **3 Bed Mid-Terrace House** planned on ground, first and second floors. The property benefits from:

- Off-Street Parking for 2 Cars
- Gas central heating
- uPVC double glazed windows
- Rear Garden.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant 3 Bed House

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

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

ACCOMMODATION (measurements to maximum points)

Ground Floor

Living Room	15'11"	×	11'0"
Kitchen	7'10"	×	13'11"
WC			

First Floor

Bedroom 1	13'0"	×	11'5"
Ensuite Shower Room/WC	6'8"	×	7'5"
Bedroom 2	9'5"	×	13'5"

Second Floor

Bedroom 3	8'8"	×	12'1"
Bathroom/WC	7'9"	×	5'8"

GIA Approx. 1,045 sq ft (incl. eaves storage)

Floor plans available from Auctioneers.



JOINT AUCTIONEERS
Martyn Gerrard, 4 Exchange Buildings, 149 High Street,
Barnet, Herts. EN5 5SY Tel: 020 8440 2444
Ref: Susan Bradford – Email: susanb@martyngerrard.co.uk

VENDOR'S SOLICITORS
Mackrell Turner Garrett – Tel: 020 7240 0521
Ref: T. Kent – Email: tony.kent@mackrell.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 £750 (including VAT) upon exchange of contracts

Energy Performance Certificate (EPC) Appendix

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

Lot	Address	EPC Asset Rating
1	267 Station Road, Harrow, Middlesex HA1 2TB	C, D
5	17/17a Love Lane, Pinner, Middlesex HA5 3EE	D, E
6	373 High Road, Tottenham, London N17 6QN	D
9	9/9a/9b Court Parade, East Lane, Wembley, Middlesex HA0 3HU	B, D, D
11	3 High Street, Wellington, Somerset TA21 8QT	D
12	The Mill, Upper Mills Trading Estate, Stroud, Gloucestershire GL10 2BJ	D
13	185/186 High Street, Dudley, West Midlands DY1 1QE	E
17	25 Benland, Bretton, Peterborough, Cambridgeshire PE3 8EB	D
19	38/38a High Street, Rushden, Northamptonshire NN10 0PJ	D
20	1 Bedford Road, Clapham, London SW4 7SH	C, G
22	2-7 & 14-15 The Precinct, Station Lane, Featherstone, Pontefract, West Yorkshire WF7 5BX	D, G, E
23	18 New Road, Rochester, Kent ME1 1BG	E
25	169 Halcot Avenue, Bexleyheath, Kent DA6 7QA	D
26	97 Lensbury Way, Abbey Wood, London SE2 9TA	E
29	98 & 110 High Street, Wednesfield, Wolverhampton, West Midlands WV11 1SZ	D, G
30	Units A & B, 25 High Street, Loftus, Saltburn-by-the-Sea, Cleveland TS13 4HA	C
32	66 High Street & 2a/2b Lingfield Road, Edenbridge, Kent TN8 5AJ	D
33	242 Wickham Road, Shirley, Croydon, Surrey CR0 8BJ	D
34	482/482a St Albans Road, Watford, Hertfordshire WD24 6QU	C
35	91-97 High Road, Ickenham, Middlesex UB10 8LB	D, D, E
37	19 Ancaster Square, Llanwst, Conwy LL26 0LD	D
38	14-18 London Road, Sevenoaks, Kent TN13 1AJ	E
39	416 Uxbridge Road, Shepherds Bush, London W12 0NR	B
40	52A & 54 Market Street, Loughborough, Leics. LE11 3ER	G
41	1/1a Station Road & 1702/1704 Warwick Road, Knowle, Solihull B93 0HW	F
42	3 Farm Lane, Fulham, London SW6 1PU	C
43	36 & 48 High Street, Wednesfield, Wolverhampton, West Midlands WV11 1SZ	D
45	17 Moorland Road, Burslem, Stoke-on-Trent, Staffordshire ST6 1DS	D
46	83/83a Magdalen Way, Gorleston-on-Sea, Norfolk NR31 7AA	C, D
47	10d East Street, Epsom, Surrey KT17 1HH	D
48	78 Bradshawgate, Leigh, Lancashire WN7 4NP	D
49	156 Leighton, Orton Malborne, Peterborough, Cambridgeshire PE2 5QE	C, G
50	56 Middlewood Road, Sheffield, South Yorkshire S6 4HA	F
51	273 Oakleigh Road North, Whetstone, London N20 0DG	D
56	Heywood House, 14 & 16 High Street and 5 & 7 South Street, Great Torrington, Devon EX38 8HN	D, C, G, D
58	1 Church Street, Sidford, Sidmouth, Devon EX10 9RL	C
59	29 New Chapel Street, Blackburn, Lancashire BB2 4DT	D, G
60	1 Bleasdale Avenue, Perivale, Greenford, Middx UB6 8LB	D
61	3 Willowbay Close, Barnet, Hertfordshire EN5 2PJ	C

OUR NEXT AUCTION

IS ON

THURSDAY

10TH MAY

2018

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

RESULTS OF AUCTION HELD ON 14TH DECEMBER 2017

Lot	Property	Sale Price	Available Price (Subject to contract)	Lot	Property	Sale Price	Available Price (Subject to contract)
1	82 London Road, Cheltenham, Gloucestershire GL52 6EH	£105,000		15	Commercial Ground Rent Portfolio in Oldham (A)	£36,000	
2	301 North End Road, West Kensington, London W14 9NS	£445,000		16	2c/d/e Rainbow Street, Leominster, Herefordshire HR6 8DQ	£112,500	
3	3 Market Street, Hailsham, East Sussex BN27 2AA	£220,000		17	8 Cole Street, Scunthorpe, North Lincolnshire DN15 6QZ	Sold After	
4	56 Chetwynd Road, Kentish Town, London NW5 1DJ	£320,000		18	52/54 Burlington Road, New Malden, Surrey KT3 4NU	Sold Prior	
5	9-10 St Thomas Street, Weymouth, Dorset DT4 8EW	£250,000		19	Flat 2, 7 Chelsea Embankment, Chelsea, London SW3 4LF	Withdrawn Prior	
6	Ground Rent consisting of 103 houses and land in Bolton, Lancashire	£19,000		20	Ground Floor Unit, Geneva House, 3 Park Road, Peterborough, Cambridgeshire PE1 2UX	£170,000	
7	23 Ashton Road, Denton, Greater Manchester M34 3LF	£99,000		21	57 Great Bridge, Tipton, West Bromwich, West Midlands DY4 7HF	£91,000	
8	Commercial Ground Rent Portfolio in the North of England	£18,500		22	83 Welbeck Road, East Barnet, Hertfordshire EN4 8RY	£215,500	
8A	Balmoral Hotel, 94 Bradshawgate, Bolton, Lancs.	Sold Prior		23	18 Regent Street, Mansfield, Nottinghamshire NG18 1SS	Sold Prior	
9	152 Cat Hill, Cockfosters, Hertfordshire EN4 8HU	£575,000		24	Residential Ground Rent Portfolio in the North of England and London	£21,000	
10	444 Hoe Street, Walthamstow, London E17 9AH	£450,000		25	470a West Green Road, West Green, London N15 3PT	£375,000	
11	12-16 Church Street, Esher, Surrey KT10 8QS	Sold Prior		26	Commercial Ground Rent Portfolio in Oldham (B)	£20,500	
12	45/47 Seamoore Road, Westbourne, Bournemouth, Dorset BH4 9AE	Sold After		27	57 Makepeace Road, Northolt, Middlesex UB5 5UF	Withdrawn Prior	
13	The Flying Standard, 2-10 Trinity Street, Coventry, West Midlands CV1 1FL	£473,000		28	1 Waterloo Road, Brentwood, Essex CM14 4XB	Sold Prior	
14	280 High Street, Bangor, Gwynedd LL57 1UL	£100,000					

27 Lots offered – 27 Lots sold – Total raised £6,333,500

MEMORANDUM AUCTION 27TH FEBRUARY 2018

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

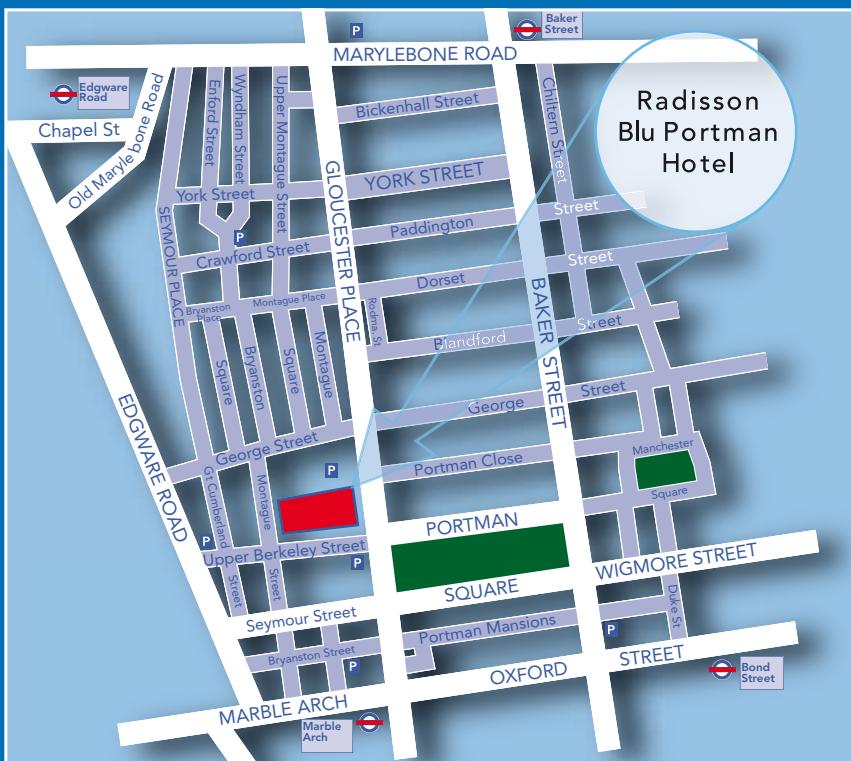
Address

Telephone Capacity

Following Auction – Thursday 10th May 2018

To enter your lots, please contact:

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Steven Grossman MRICS	sgrossman@barnettross.co.uk
Nicholas Leigh	nleigh@barnettross.co.uk
Elliott Greene	egreene@barnettross.co.uk
Joshua Platt	jplatt@barnettross.co.uk



VENUE

The Radisson Blu Portman Hotel
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London W1H 7BG



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