

AUCTION

THURSDAY 10TH MAY 2018

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

Commencing at 12.00 p.m.

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



Tel: 020 8492 9449 Fax: 020 8492 7373

Notice to all Bidders

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on the morning of the sale to ensure that the particular lot will be offered at the Auction as a lot can be sold or withdrawn at any time prior to being offered.**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

GUIDE:

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

The 'Guide' can be published as follows:

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

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

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

A	Flats 1–65 Okehampton Close	North Finchley	London N12
1	106 High Street	Rushden	Northamptonshire
2	8 Chapel Road	Ilford	Essex
3	143 New Road, Rubery	Birmingham	West Midlands
4	137 Milne Park East, New Addington	Croydon	Surrey
5	14 Arnside Road, Southmead	Bristol	Avon
6	169 Crow Lane & 66 Machin Road, Henbury	Bristol	Avon
7	66 & 66a Gregson Avenue	Gosport	Hampshire
8	107 Hamlet Court Road	Westcliff-on-Sea	Essex
9	The Clocktower Flats, 49 Heath Street	Hampstead	London NW3
10	126 Boundary Road	St John's Wood	London NW8
11	22 Fortess Road	Kentish Town	London NW5
12	126, 126a, 126b & 126c Camden Road	Tunbridge Wells	Kent
13	17 Stafford Street, Hanley	Stoke-on-Trent	Staffordshire
14	216 Station Road & Flats 28 a/b/c Stream Lane	Edgware	Middlesex
15	Harpers, Spital Road, Staxton	Scarborough	North Yorkshire
16	25–29 Doncaster Road, Goldthorpe	Rotherham	South Yorkshire
17	272a Streatfield Road, Kenton	Harrow	Middlesex
18	1 Reenglass Road	Stanmore	Middlesex
19	17 The Strand	Dawlish	Devon
20	150, 152 & 170 Walsall Road	West Bromwich	West Midlands
21	94 & 106 High Street, Wednesfield	Wolverhampton	West Midlands
22	102, 104 & 114 High Street, Wednesfield	Wolverhampton	West Midlands
23	1 The Triangle, Upton	Poole	Dorset
24	265 Holderness Road	Hull	East Riding of Yorkshire
25	24 High Street	Steyning	West Sussex
26	305 Holdenhurst Road	Bournemouth	Dorset

Lot

27	99 High Street
28	177 Greystoke Avenue, Southmead
29	181 Greystoke Avenue, Southmead
30	21 High Street
31	146–148 Burnt Oak Broadway
32	Land on the east side of Thynne Street
33	Land and Buildings on the west side of Brownlow Way
34	36 School Lane, Litherland
35	75 Church Road, Litherland
36	77 Church Road, Litherland
37	30–31 High Street
38	81 & 83 High Street
39	371 Geneva Road
40	Flats 1/2/3 Museum Mews, Rudolph Road
41	Flat 70, 105 Hallam Street
42	216 Whitby Road
43	26 High Street
44	51–53 Anerley Road
45	6 Hogarth Place
46	25 Deardengate, Haslingden
47	210–212 Croydon Road, Beddington
48	19 Ravenshaw Street
49	Garages 1 – 6 Marston Croft, Marston Green
50	17 Oakford Road

Stockton-on-Tees	Cleveland
Bristol	Avon
Bristol	Avon
Dartford	Kent
Burnt Oak	Middlesex
Bolton	Lancashire
Bolton	Lancashire
Liverpool	Merseyside
Liverpool	Merseyside
Liverpool	Merseyside
Burton-on-Trent	Staffordshire
Mexborough	South Yorkshire
Darlington	County Durham
Bushey	Hertfordshire
Marylebone	London W1
Ruislip	Middlesex
Brecon	Powys
Crystal Palace	London SE19
Earl's Court	London SW5
Rossendale	Lancashire
Croydon	Surrey
West Hampstead	London NW6
Birmingham	West Midlands
Kentish Town	London NW5

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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- On average we claim between 20-30% off the property purchase price in allowances.
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- With over 30 years expertise in claiming capital allowances behind us, we successfully undertook exercises on over £300 million worth of commercial property in 2016.
- If we are unable to make you a tax saving in excess of £10,000 we will provide the service at zero cost.

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One of the partners from our property department, Gary Simmons, will be in the auction room from 11.30am to give informal verbal advice to prospective buyers.

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t: 020 8371 9600 f: 020 8371 9601
www.simmons-stein.co.uk

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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

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- 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

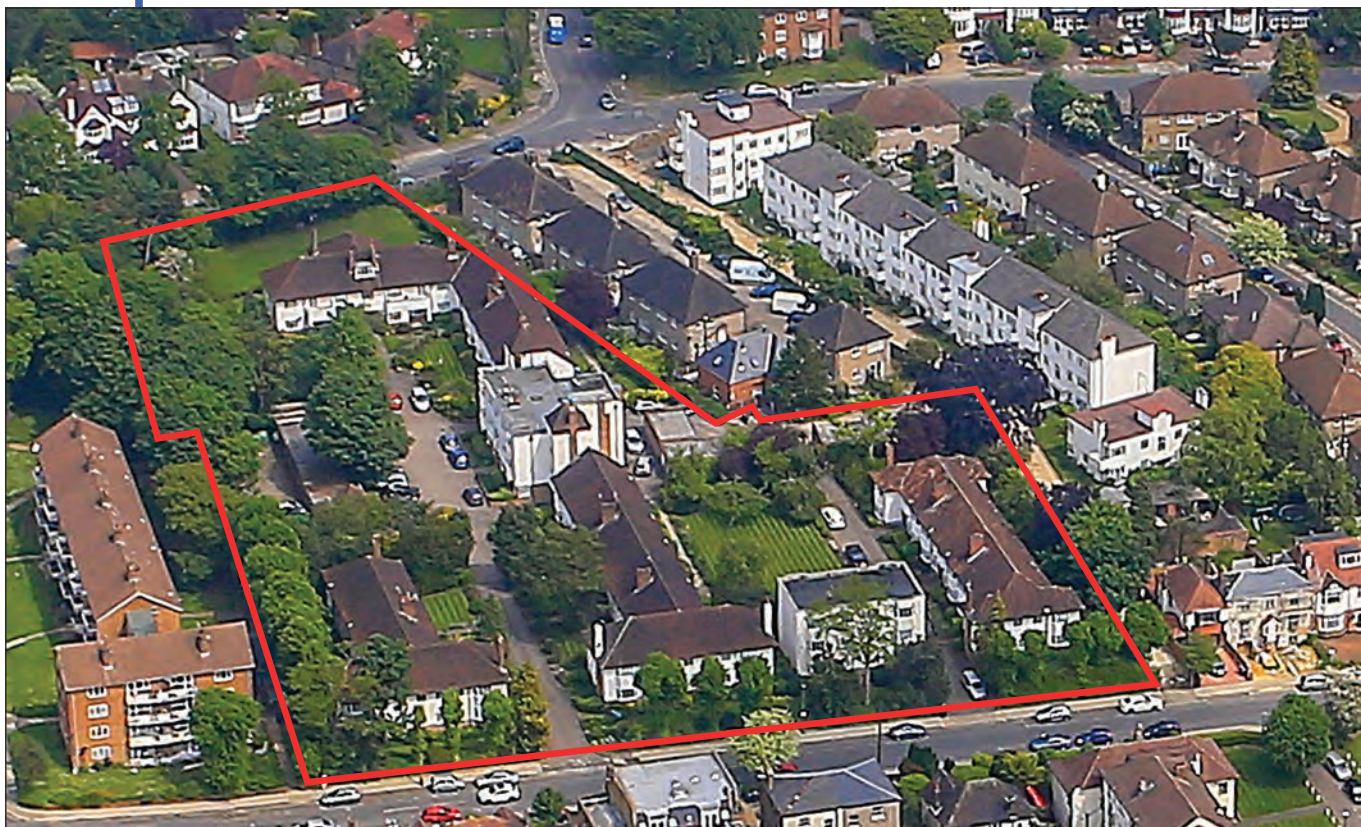
jbarnett@barnettross.co.uk

LOT
A

**Flats 1–65 Okehampton Close,
North Finchley,
London N12 9TX**

***Guide: £16,000,000+**

**ON BEHALF OF THE FOYLE FOUNDATION
FIRST TIME ON THE MARKET FOR OVER 70 YEARS**



An Unbroken Residential Estate comprising:

65 Flats (31 x 1 Bed, 30 x 2 Bed & 4 x 3 Bed) and 30 Garages

Currently producing £729,365.76 p.a. to include:

- 52 Flats let on ASTs
- 3 Flats let on Assured Tenancies
- 7 Flats let on Regulated Tenancies
- 3 Vacant Flats

Plus potential for additional development (see 'Planning')

Freehold For Sale by Public Auction

Date: To be offered at 1pm on Thursday, 10th May 2018 (unless sold prior)
(Main Auction commences at 12 pm)

Venue: The Radisson Blu Portman Hotel, 22 Portman Square, London W1H 7BG

Auctioneers:



Brook Point, 1412 High Road, Whetstone,
London N20 9BH
Tel: 020 8492 9449

John Barnett FRICS jbarnett@barnettross.co.uk

Steven Grossman MRICS sgrossman@barnettross.co.uk

Joint Auctioneers:



66a High Road, East Finchley
London N2 9BN

Tel: 020 8883 3232

Ms Anna Eckert MRICS anna@eckert.co.uk

View from Torrington Park



SITUATION

Located via two private roads accessed from Friern Park (as well as gated access from Torrington Park) in this popular residential area. The estate is within easy walking distance to the multiple shopping facilities in High Road and well served by good public transport via a variety of bus routes and Woodside Park Underground Station (Northern Line) which is only approx. ¾ mile distant.

North Finchley is a sought after suburb being approx. 10 miles north of central London.

Okehampton Close was built in the 1930's on the former site of 'Okehampton', the home of Sydney Simmons, a wealthy philanthropist. The development was in the style of the Garden City movement linking villa-like homes with landscaped public spaces. At the time, the development included a tennis court in the garden area that runs along the Torrington Park frontage.

PROPERTY

- 4 detached blocks of either two or three storeys comprising **65 Flats (31 x 1 Beds, 30 x 2 Beds & 4 x 3 Beds)** all with uPVC double glazing, independent hot water supply and some with gas central heating. In addition, some of the flats benefit from use of storage cupboards located in the common parts.
- **30 single storey Garages**
- **Communal gardens and unallocated parking.**

The entire Site Area is Approx. 2.63 acres.

VAT is NOT applicable to this Lot

FREEHOLD

PLANNING

The Vendor has commissioned a scheme, subject to obtaining the necessary consents, to provide a further 46 Flats as follows:

- **7 x 1 bed flats on current roof space**
- **8 x 2 bed flats on current roof space**
- **9 x 1 bed flats as new build construction**
- **22 x 2 bed flats as new build construction**

Full details and plans available from the Auctioneers.

Note 1: This purchase may be subject to Stamp Duty Land Tax Relief for Multiple Dwellings – Applicants should consult their own advisors in this respect.

Note 2: A purchase by a Charity or a Registered Social Landlord may qualify for 100% Stamp Duty Tax Relief – Applicants should consult their own advisors in this respect.

Note 3: 8 Week Completion

Note 4: Registered bidding will apply to this lot. Please contact the Auctioneers to Pre-Register.

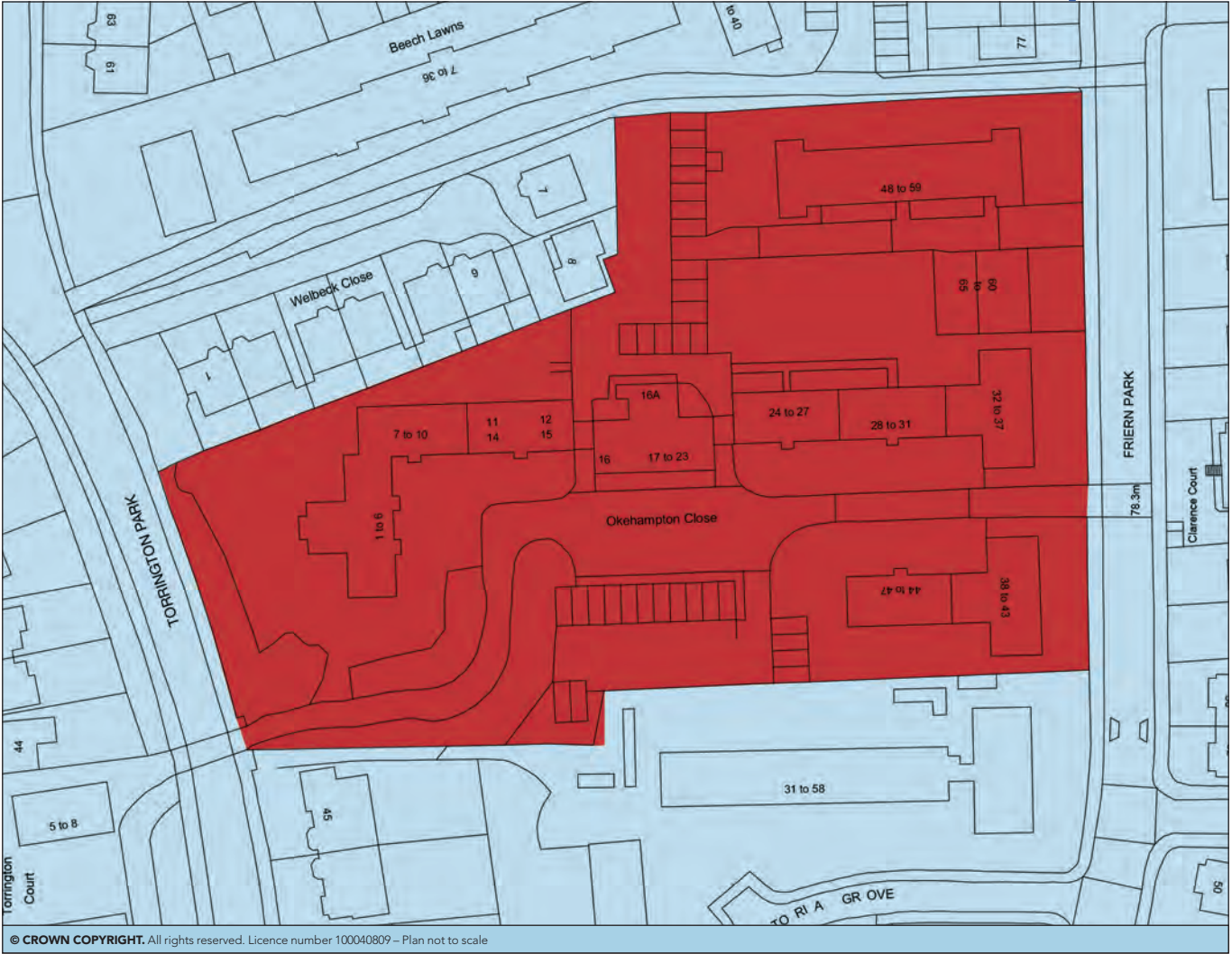
SUMMARY OF TENANCIES & ACCOMMODATION

(Click here to view Full Tenancy Schedule)

Accommodation	Flat No.	Term	Ann. Excl. Rental
31 x 1 Bedroom, Living Room, Kitchen, Bathroom/WC	Nos. 2, 5, 19, 22, 32, 33, 39, 40, 42, 43, 49, 50, 51, 52, 53, 54, 55, 56, 58, 59, 60, 61, 62, 63, 64 & 65.	26 x 1 Bed Flats: each let on an AST	£299,040
	Nos. 35, 36 & 57	3 x 1 Bed Flats: each let on a Regulated Tenancy	£22,358.88
	Nos. 16a & 48	2 x 1 Bed Flats: Each Vacant	-
30 x 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Nos. 3, 6, 7, 9, 10, 11, 14, 15, 17, 23, 24, 25, 26, 27, 28, 29, 30, 34, 37, 41, 44 & 45	22 x 2 Bed Flats: each let on an AST	£274,860
	Nos. 8, 20 & 38	3 x 2 Bed Flats: each let on an Assured Tenancy	£25,560
	Nos. 12, 31, 46 & 47	4 x 2 Bed Flats: each let on a Regulated Tenancy	£34,106.88
	No. 16	1 x 2 Bed Flat: Vacant	-
4 x 3 Bedrooms, Living Room, Kitchen, Bathroom/WC	Nos. 1, 4, 18 & 21	4 x 3 Bed Flats: each let on an AST	£59,640
30 x Garage	Garage Nos. 2-12, 15-18, 20-25 & 27-28	23 Garages: each let Monthly	£13,800 (each let at £600 p.a.)
	Garage Nos. A, B, C, D, 14 & 19	6 Garages: each Vacant	-
	Garage No. 19	1 Garage: Landlord's store	-
TOTAL			£729,365.76 Plus 3 Vacant Flats and 6 Vacant Garages

Flats 1–65 Okehampton Close,
North Finchley,
London N12 9TX

LOT
A



VENDOR'S SOLICITORS
Male & Wagland
4 Barnet Road, Potters Bar
Hertfordshire EN6 2QT
Tel: 01707 657 171
Ref: R. Male
Email: rcm@mwlaw.co.uk

Auctioneers
Barnett
Ross
Chartered Surveyors

Tel: 020 8492 9449

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

General Conditions and Memorandum
as per Barnett Ross Catalogue
10th May 2018

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

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



SITUATION

Occupying a prominent trading position on this busy High Street, amongst **Ladbrokes, HSBC, Costa Coffee, Betfred** as well as a variety of local traders.

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

PROPERTY

A mid terraced building comprising a **Ground Floor Restaurant** with separate rear access to a **Self-Contained Flat** with uPVC windows on the first and second floors and rear vehicular access to provide parking for 3 cars.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant	Gross Frontage 17'8" Internal Width 16'6" Shop Depth 39'0" Built Depth 50'0" WC	M. J. Nolan (Tapas Restaurant)	7 years from 25th January 2018 (Outside s.24-28 of L & T Act 1954)	£8,500	FRI Rent Review 2023. Tenant's Break 2021 & 2023. £2,125 Rent Deposit held.
First & Second Floor Flat	4 Rooms, Kitchen, Bathroom, WC	Individual	6 months from 3rd May 2013	£4,980	AST. Holding over. £485 Rent Deposit held.
TOTAL				£13,480	

£13,480 per annum

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

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

VENDOR'S SOLICITORS

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



SITUATION

Located close to the busy junction with High Road and the North Circular Road (A406) within an area that is reaping the benefits of regeneration projects that encompass modern residential and commercial premises. This parade has a variety of local traders and nearby multiple retailers includes **NatWest, Greggs, Barclays Bank, William Hill** and a **Large Sainsbury's Supermarket**.

Ilford is a popular suburb that lies approx. 9½ miles east of central London with good transport links via Ilford Mainline Station which has a travel time of only 18 minutes to Liverpool Street and only 17 minutes to Canary Wharf when the Crossrail Station is complete in 2019.

PROPERTY

A mid-terrace building comprising a **Ground Floor Restaurant** 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/car park.

VAT is NOT applicable to this Lot

FREEHOLD

£16,500 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.

ACCOMMODATION

Ground Floor Restaurant (44 covers)

Gross Frontage	18'11"
Internal Width	17'2"
Restaurant Depth	53'5"
Built Depth	82'10"
Area	Approx 1,105 sq ft
2 WCs	

Basement (max height 5'8")

Area	Approx 495 sq ft
------	------------------

First & Second Floor Flat

4 Bedrooms, Living Room, Kitchen, Bathroom, WC

TENANCY

The entire property is let on a full repairing and insuring lease to **S. B. Chowdhury (see Note)** for a term of 25 years from 27th July 2007 at a current rent of **£16,500 per annum exclusive**.

Rent Reviews July 2012 (Outstanding – Landlord quoted £24,450 p.a.) and July 2017 (Outstanding – Landlord quoted £36,800 p.a.)

Note: The entire property has been sublet to an individual who has under-let the Restaurant and Flat separately.

SWEETINGS
PROPERTY MANAGEMENT
CHARTERED SURVEYORS

JOINT AUCTIONEERS
Sweetings – Tel: 020 8941 7799
Ref: D. Sweetings – Email: david@sweetings.net

VENDOR'S SOLICITORS
Moore Blatch LLP – Tel: 020 8744 0766
Ref: A. Sherbrooke – Email: archie.sherbrooke@mooreblatch.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

6 WEEK COMPLETION



SITUATION

Located close to the junction with St. Chad's Road within this established retail thoroughfare amongst a variety of multiple and local traders including **Costcutter, Barclays, Lloyds Bank, William Hill, Subway, Co-operative Food** and **Greggs**. Longbridge Rail Station is approx. 2 miles to the west.

Rubery lies approximately 10 miles south-west of Birmingham city centre and benefits from good road links via the A38 Birmingham Road which links to the M5 (Junction 4) just a short distance away.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** planned on the first and second floors. The shop benefits from the use of a communal service area at the rear.

VAT is applicable to this Lot

TENURE

Leasehold for a term of 2,000 years from 23rd August 1984 at a Peppercorn ground rent.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 143 (Ground Floor Shop)	Gross Frontage 17'0" Internal Width 15'8" Shop Depth 39'5" Built Depth 49'0" WC	M. Footes (with 1 Guarantor) (Barber having 2 branches)	10 years from 29th September 2010	£7,500 (see Note 1)	FRI Rent Review September 2015 (Outstanding). Note 2: The Lessee did not operate his 2015 Break Clause.
No. 143a (First & Second Floor Flat)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	125 years from 28th August 2014	£100	FRI Rent rises by £25 every 25 years.
TOTAL				£7,600	

Note 1: The tenant currently pays £6,500 p.a. by way of a personal concession which expires on 25th March 2019 and is not binding on the Purchaser.

£7,600 p.a. (see Note 1)

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

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

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6 WEEK COMPLETION



SITUATION

Located close to the junction with Holmstead Way within this local shopping parade, opposite Milne Park, serving the surrounding residential area.

New Addington is located some 4 miles south-east of Croydon and 15 miles south of central London with good road links via the M25 (Junction 6) to the south.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** on the first floor. In addition, the property includes a **40' Rear Garden** which is accessed from the shop.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	28'5"
Internal Width	20'9"
Shop Depth	29'0"
Built Depth	45'3"
Sales Area	Approx. 600 sq ft
Kitchen, WC	

First Floor Flat

3 Bedrooms, Living Room, Dining Room, Kitchen, Bathroom/WC
(GIA of Flat Approx. 890 sq ft)

TENANCY

The entire property is let on a full repairing and insuring lease to **Martin McColl Limited (having approx. 1,650 branches) (T/O for Y/E 27/11/16 £518m, Pre-Tax Profit £25.6m and Shareholders' Funds £160.3m)** for a term of 10 years from 1st February 2015 at a current rent of **£11,250 per annum** exclusive.

Rent Review February 2020

Tenant's Break January 2020

£11,250 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

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

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SITUATION

Located within this established retail parade, amongst a variety of multiples that include **Lloyds Pharmacy, 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

An end of terrace building comprising a **Ground Floor Shop** with separate access to a **Self-Contained Flat** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

£42 per annum

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

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage 18'6"

Built Depth 77'0"

First & 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 **S. N. Tanna, H. S. Tanna and V. S. Tanna (sublet to McColl's)** for a term of 99 years from 24th June 1951 at a current rent of **£42 per annum** exclusive.

Reversion in approx. 32 years.

Note: The sub-lessee (McColl's) also occupies the adjoining shop.

VENDOR'S SOLICITORS

Spratt Endicott Solicitors – Tel: 01295 204111
Ref: Ms Emma Buck – Email: ebuck@se-law.co.uk

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6 WEEK COMPLETION



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

A mid terrace building comprising a **Ground Floor Shop** with separate rear access via a communal staircase to a **Self-Contained Flat** on the first and second floors. In addition, there is a rear **External Store** and **Parking for 1 car** which is accessed from Machin Road.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'2"
Internal Width	16'10"
widening to	17'5"
Shop Depth	38'3"
Built Depth	45'0"
Store Area	Approx. 33 sq ft
Kitchenette, WC	

External Store

Area	Approx. 310 sq ft
------	-------------------

First and Second Floor Flat

Not inspected.

TENANCY

The entire property is let on a full repairing and insuring lease to **St Peter's Hospice Limited** for a term of 99 years from 25th March 1954 at a current rent of **£61.50 per annum** exclusive.

Valuable Reversion in approx. 35 years

Note: The flat is sub underlet for 99 years (less 3 days) from 25th March 1954 at a ground rent of £30 per annum.

£61.50 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

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

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6 WEEK COMPLETION



SITUATION

Occupying a prominent position within this established local shopping centre, amongst a variety of local traders as well as a **Co-op Food Store** and a **Ladbrokes**, being just off the main A32 serving the surrounding residential area. Gosport is a busy south coast town located 5 miles from Fareham, at the mouth of Portsmouth Harbour. The town enjoys good communications via the M27 (Junction 11) providing access to the south coast region and the surrounding motorway network.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access via a communal staircase and balcony to a **Self-Contained Flat** on the first and second floors. There is a rear service road for unloading and off-street parking for 5 cars. There is also an ATM machine within the shop front.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'10" Internal Width 17'1" Shop Depth 38'11" External WC	M. Kailasanathan t/a Premier Express Convenience Store & Off-Licence	10 years from 30th August 2013	£6,000	FRI Rent Review August 2018. Note: £3,000 Rent Deposit held.
First & Second Floor Flat	3 Bedrooms, Living Room, Kitchen, Bathroom/WC GIA Approx 950 sq.ft.	Individual	1 year from 1st July 2016	£7,800	AST. Holding over.
TOTAL				£13,800	

£13,800 per annum

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

* 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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6 WEEK COMPLETION

SITUATION

Located close to the junction with London Road (A13) in this busy shopping location in Westcliff-on-Sea with nearby multiples which include **Sainsbury's Local, Coral, Greggs, Co-Op, WHSmith Local, Post Office** and **Boots**.

Westcliff-on-Sea is a prosperous mixed residential and commercial town abutting Southend approximately 35 miles east of Central London.

PROPERTY

A mid-terraced property comprising a **Ground and First Floor Restaurant & Bar** including rear vehicular access with private parking for 3 cars.

ACCOMMODATION

Ground Floor Restaurant (46 covers)

Gross Frontage	22'0"
Internal Width	19'8"
Shop Depth	42'7"
Built Depth	75'0"
Disabled WC	

First Floor Restaurant (13 covers)

Spiral Staircase to Lounge Area	Approx. 230 sq ft
Ladies and Gents WCs	

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Rubetti Limited (with personal guarantor) t/a Barru Bar & Kitchen (visit: www.barru.co.uk)** for a term of 15 years from 13th August 2009 at a current rent of **£15,500 per annum exclusive (see Note 1)**.

Rent Review 2022

Note 1: The tenant currently pays £14,400 p.a. by way of a personal concession which expires on 13th August 2018.

Note 2: There is a £14,412 Rent Deposit held.

Note 3: The lessee has made an application to assign the lease to another restaurant operator.

£15,500 p.a. (see Note 1)

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

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

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6 WEEK COMPLETION



SITUATION

Located in the heart of this extremely affluent north London suburb, opposite Hampstead Underground Station (Northern Line) and Hampstead High Street and amongst a variety of multiples such as **Foxtons, Fired Earth, Zara Home, an Everyman Cinema** along with a variety of Cafés and eateries. Regent's Park and Primrose Hill are both located within 1¼ miles as well as Marble Arch being only 3 miles distant.

PROPERTY

Forming part of this attractive corner building with an entrance from Holly Hill comprising **9 Self-Contained Flats** planned on first, second, third and fourth floors as well as the lower ground floor.

TENANCIES & ACCOMMODATION

Property	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 2 (First Floor)	Individual(s)	99 years from 25th December 1985	£100 (Rising to £200 p.a. in Dec. 2018 and £300 p.a. in Dec. 2051)	FRI Valuable Reversion in approx. 66½ years.
Studio Flat (Lower Ground Floor) and Flats 1, 3, 4, 6, 7 & 8	Various	Each between approx. 125 and 130 years from between 1985 and 1990	£1,050 (Rising to £1,450 p.a. in Dec. 2018)	Each FRI Note 3: The rents for Flats 1, 4 & 8 rise periodically.
Flat 5 (Second Floor)	Individual(s)	189 years from 25th December 1985	Nil	FRI
TOTAL			£1,150 rising to £1,650 in Dec. 2018	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from 25th December 1990 (thus having approx. 97 ½ years unexpired) at a peppercorn ground rent.

Note 1: In accordance with Section 5B of the L & T 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 2: The building was the local fire station having been built in 1873.

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

Gregory Abrams Davidson LLP – Tel: 020 8209 0166
Ref: O. Joseph – Email: ojoseph@gadllp.co.uk

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6 WEEK COMPLETION



SITUATION

Located within this well known commercial terrace in the heart of this sought after residential area which is famous for Abbey Road and the Beatles. Lord's Cricket Ground, St John's Wood Underground Station (Jubilee Line) and the West End are all within close proximity.

PROPERTY

A Period building with stucco front elevation planned on **Ground, Lower Ground, First and Second Floors.** In addition, there is a 4'9" deep front forecourt included.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: The property was previously used as a School (D1 Use) and it is believed to be suitable for Retail/ Residential/Office uses etc., subject to the necessary change of use from London Borough of Camden (020 7974 4444).

Vacant Building

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

Gross Frontage	17'10"
Front Room	29'9" x 12'6"
Rear Room	9'11" x 16'2"
WC	

Lower Ground Floor

Front Room	17'1" x 29'9"
Rear Room	9'7" x 17'1"
Kitchen	3'5" x 16'8"
2 Vaults plus 2 WCs	

First Floor

Front Room	17'1" x 14'10"
Rear Room	15'9" x 11'1"

Second Floor

Front Room	17'1" x 16'1"
Rear Room	13'3" x 10'4"

GIA Approx. 2,726 sq ft

Note 2: Floor Plans available from the Auctioneers.

JOINT AUCTIONEERS

Anthony Filer & Co - Tel: 020 8459 5855
Ref: A. Filer - Email: anthony@filer.co.uk

VENDOR'S SOLICITORS

OGR Stock Denton LLP - Tel: 020 8349 0321
Ref: S. Goldberg - Email: sgoldberg@ogrstockdenton.com

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SITUATION

Located close to the junction with Highgate Road and Kentish Town Road (A400), amongst a variety of boutique and independent retailers and eateries as well as being diagonally opposite a **Co-Operative Food Store**, all serving this affluent residential suburb.

The property lies only a few minutes' walk from Kentish Town Station (National Rail and Northern Line) with its multiple shopping facilities, whilst being within 3 miles from the West End.

PROPERTY

A mid terraced building comprising a **Deep Ground Floor Shop** with a **small rear yard** plus separate front access to **3 Self-Contained Flats** on the first, second & third floors. Each flat benefits from independent gas central heating, a rear balcony and entry phone system.

VAT is NOT applicable to this Lot

FREEHOLD

£73,400 per annum

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

Note 1: There is potential to convert the rear ground floor of the shop into residential accommodation, subject to obtaining the necessary consents.

Note 2: Floor plans available from the Auctioneers.

Note 3: **6 Week Completion.**

Note 4: This purchase may be subject to Stamp Duty Land Tax Relief for Multiple Dwellings. Applicants should consult their own advisors in this respect.



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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'8" Internal Width 16'0" narrowing at rear to 13'9" Shop Depth 28'6" Built Depth 66'5" Kitchen, Bathroom/WC	A. Saem (Off Licence)	10 years from 7th January 2011	£9,500	FRI
Flat 2 Lambton House (First Floor)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 942 sq ft) Plus rear balcony	Individual(s)	1 year from 25th November 2017	£20,700	AST. £1,126.66 Rent Deposit held.
Flat 3 Lambton House (Second Floor)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 966 sq ft) Plus rear balcony	Individual(s)	1 year from 1st September 2017	£25,200	AST. £2,850 Rent Deposit held. This flat has recently been refurbished.
Flat 4 Lambton House (Third Floor)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 990 sq ft) Plus rear Balcony	Individual(s)	1 year from 1st May 2017	£18,000	AST. Holding Over. £1,300 Rent Deposit held. Note 5: The tenant has served Notices to vacate on 30th April 2018.
TOTAL				£73,400	

VENDOR'S SOLICITORS

Barker Gooch & Swales - Tel: 020 8886 5734
Ref: C. Roer - Email: mail@barker-gooch-swales-wh.co.uk

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IN THE SAME FAMILY OWNERSHIP FOR APPROX. 27 YEARS



SITUATION

Located close to the junction with Beulah Road and adjacent to a public car park, in this established retail parade, within close proximity of the town centre. Tunbridge Wells is an attractive and prosperous commuter town located some 9 miles south of Sevenoaks and 15 miles south-west of Maidstone adjacent to the A21 which provides a direct link to the M25 (Junction 5).

VAT is applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 126 (Ground Floor Shop)	Internal Width 16'2" Shop Depth 23'5" WC Plus 1 Car Space	G. Clark (Butcher)	6 years from 1st July 2017 (excl. s24-28 of L & T Act 1954)	£6,750	FRI Rent Review and Tenant's Break June 2020. £1,687.50 + VAT Rent Deposit held.
No. 126a (Ground Floor Shop)	Internal Width 15'9" Shop Depth 23'4" WC Plus 1 Car Space	A. Gholami (Tailoring & Alterations)	6 years from 11th May 2016 (excl. s24-28 of L & T Act 1954)	£6,000	FRI Rent Review and Tenant's Break May 2019. £1,500 + VAT Rent Deposit held.
No. 126b (Ground Floor Shop)	Internal Width 19'10" Shop Depth 18'4" WC Plus 1 Car Space	VACANT			Previously let at £6,500 p.a.
No. 126c (Ground Floor Shop)	Internal Width 15'9" Shop Depth 24'8" WC Plus 1 Car Space	Whippersnippers Limited (with personal guarantor) (Children's Hairdressers)	6 years from 16th May 2016 (excl. s24-28 of L & T Act 1954)	£6,000	FRI Rent Review and Tenant's Break May 2019. £1,500 + VAT Rent Deposit held.

TOTAL

**£18,750 Plus
Vacant Shop**

£18,750 p.a. Plus Vacant Shop

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

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

PROPERTY

Forming part of this modern, purpose built development, comprising **4 Ground Floor Shops**. In addition the property includes **4 Parking Spaces** at the rear.

TENURE

Leasehold for a term of 999 years from 1st September 1996 at a Peppercorn ground rent.

Note: 6 Week Completion.

VENDOR'S SOLICITORS

Wace Morgan Tomleys – Tel: 01686 806 500
Ref: Ms Claire Jenkins – Email: claire.jenkins@wmlaw.co.uk

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SITUATION

Located close to the pedestrianised Piccadilly in the city centre, amongst such multiples as **Rymans, Savers, Brighthouse, Wilko, Bonmarché, Nationwide, Greggs** and many others. Stoke-on-Trent lies midway between Manchester and Birmingham.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate side access to a **Hair Salon** on the first floor.

VAT is NOT applicable to this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 17 (Ground Floor Shop)	Gross Frontage 20'7" Internal Width 17'9" (max) Shop Depth 33'9" Built Depth 49'6" WC	Age UK (Having approx. 400 branches) (T/O for Y/E 31/03/17 £73.1m, Pre-Tax Profit £3.8m and Shareholders' Funds £49.5m)	25 years from 1st April 1994	£16,500	FRI
No. 17a (First Floor Hair Salon)	Area Approx. 665 sq ft incl. WC ¹	D. Cooke & S. Cooke (Hair Salon)	5 years from 17th February 2017 (renewal of a previous lease – in occupation since 1994)	£4,500	FRI

¹ Area taken from VOA

TOTAL

£21,000

£21,000 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

Ellicotts LLP – Tel: 020 8445 5257

Ref: Ms Federica Oliver – Email: federica@ellicotts.co.uk

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6 WEEK COMPLETION



SITUATION

Located in this well-known main retail thoroughfare very close to Edgware Station (Northern Line) and close to **The Broadwalk Shopping Precinct** which include **Marks & Spencer, WH Smith, Sainsbury's** and being close to multiples such as **Nando's, William Hill, Nationwide, Baskin Robbins, Tesco Express** etc.

VAT is NOT applicable to this Lot

FREEHOLD

PROPERTY

A terraced property comprising a **Ground Floor Shop** with a rear parking space and separate rear access via a vehicular service road and a communal staircase to **3 Self-Contained Flats** on the first and second floors. The windows are mainly uPVC double glazed and each flat is carpeted and benefits from a fully fitted kitchen to include an electric hob/oven, fridge/freezer and washing machine.

Note 1: There is also a 10'10" x 5'0" vacant brick store at the rear which currently has the benefit of Small Business Rate Relief.

Note 2: The second floor flat roof and first floor flat roof were renewed in 2014.

**£61,600 p.a. incl.
estimated rent for
Vacant 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.

3H PROPERTY CONSULTANTS

JOINT AUCTIONEERS

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

VENDOR'S SOLICITORS

Royds Withy King – Tel: 020 7583 2222
Ref: B. Nahar – Email: bharat.nahar@roydswithyking.com

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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'9" Internal Width 18'9" Shop Depth 54'6" Built Depth 78'6" Shower, WC Area Approx. 1,250 sq ft	G. & P. Gregoriou (Thai Massage)	15 years from 5th December 2014	£25,000	FRI Rent Reviews and Tenant's Breaks 2019 & 2024. £6,250 Rent Deposit held.
Flat No.28a (First Floor)	3 Rooms, Kitchen, Bathroom/WC (GIA Approx. 625 sq ft)	Individual	1 year from 2nd March 2018	£13,800	AST. £1,204.62 Rent Deposit held.
Flat No.28b (First Floor)	2 Rooms, Kitchen, Bathroom/WC (GIA Approx. 345 sq ft)	2 Individuals	1 year from 6th April 2017	£10,200	AST. Holding over. £1,245 Rent Deposit held.
Flat No.28c (Second Floor)	3 Rooms, Kitchen, Bathroom/WC (GIA Approx. 592 sq ft)	VACANT		Previous let at £12,600	
			TOTAL incl. estimated rent for Flat 28c	£61,600	



SITUATION

Located nearby the Staxton Roundabout and being well positioned on the A64 for passing holiday makers travelling to and from Scarborough (approx. 5 miles to the north) and York (approx. 30 miles to the south-west).

PROPERTY

Comprising a detached single storey **Ground Floor Restaurant/Takeaway** on a **0.41 Acre Site** which includes an outside seating area and a **Car Park** with space for up to 32 cars.

VAT is NOT applicable to this Lot

FREEHOLD

£40,000 per annum

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

ACCOMMODATION

Site Frontage **140'0"**

Ground Floor Restaurant/Takeaway (104 covers)

Internal Width	36'0"
Restaurant & Built Depth	51'2"
Restaurant Area	Approx. 1,770 sq ft
Kitchen/Takeaway Area	Approx. 710 sq ft
Ladies & Gents WCs	

Total Area **Approx. 2,480 sq ft**

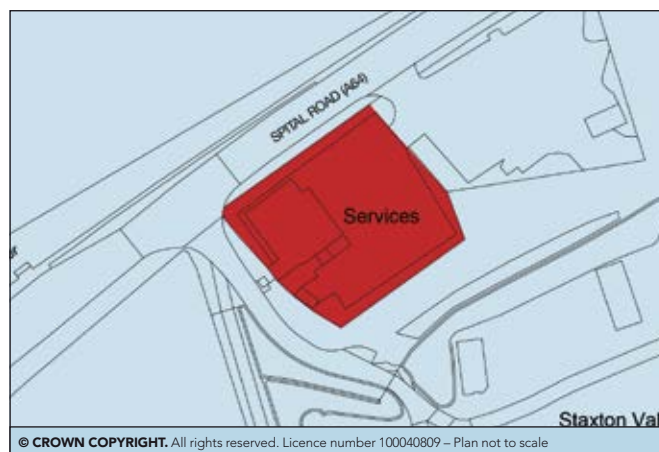
TENANCY

The entire property is let on a full repairing and insuring lease to **Deep Blue Restaurants Limited** (**see Tenant Profile**) for a term of 15 years from 14th November 2017 (**trading as a fish & chip restaurant since 2009**) at a current rent of **£40,000 per annum** exclusive.

Rent Reviews 2022 and 5 yearly

TENANT PROFILE

Deep Blue Restaurants Limited trade from 31 branches (including 6 branches under the 'Harpers' brand) and are one of the largest chains of fish & chip stores and restaurants in the South of England (visit: www.deepbluerestaurants.com).



VENDOR'S SOLICITORS

Harold Stock & Co - Tel: 01457 836 174
Ref: T. Simpson - Email: ts@haroldstock.com

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



SITUATION

Located on one of the town's main shopping thoroughfares, opposite the junction with Market Street, nearby a **Betfred** and a **William Hill** plus a variety of local traders and businesses with Goldthorpe Train Station only ½ a mile distant. Goldthorpe lies on the main A635 midway between Doncaster and Barnsley, approx. 20 miles south-east of Leeds.

VAT is NOT applicable to this Lot

PROPERTY

Forming part of a terraced parade comprising **3 Ground Floor Shops** with **Office Accommodation** above Nos. 27/29 (accessed internally) and a **Store** at first floor above No. 25. The property benefits from a rear service road for unloading.

Total Frontage 50'8"

VAT is NOT applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 25 (Ground Floor Café & First Floor)	Ground Floor Café (28 covers) Internal Width 16'2" Café Depth 37'5" Built Depth 42'7" First Floor Store Area Approx. 360 sq ft plus 4 WCs	M. Bull (Café)	10 years from 14th November 2010	£6,600	FRI
No. 27 (Ground Floor Shop)	Internal Width 13'1" Shop Depth 40'11" Built Depth 49'5"	Mrs S. Hume t/a Sisters Clothes Shop	3 years from 4th November 2016	£4,200	FRI
No. 29 (Ground Floor Shop & First Floor Offices above No.27 & 29)	Ground Floor Shop Internal Width 15'6" Shop Depth 38'6" Built Depth 71'6" Sales/Store Area Approx. 970 sq ft plus 2 WCs First Floor Offices Approx. 1,235 sq ft	VACANT			

TOTAL

**£10,800 plus
Vacant Shop &
Upper Part**

£10,800 p.a. Plus Vacant Shop & Large 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
Robert Irving Burns, 23/24 Margaret Street,
London W1W 8LF Tel: 020 7637 0821 Ref: A. Reiff

VENDOR'S SOLICITORS
Nicholas & Co - Tel: 020 7323 4450
Ref: N. Nicholas - Email: nick.nicholas@nicholassolicitors.com

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

Located close to the junction with Honeypot Lane on this busy, well-known parade amongst such multiples as **Betfred, Haart, Cake Box, Londis, Post Office, Ellis & Co** and **William Hill**. Queensbury Underground Station (Jubilee Line) is within walking distance providing fast access to Baker Street (approx. 25 minutes). In addition, the property lies approx. 2½ miles from **St Ann's and St George's Shopping Centre** in Harrow and is only 4 miles from the **London Designer Outlet** and **Wembley Stadium**.

Kenton is a popular north London residential suburb being approximately 9 miles from Central London.

PROPERTY

Forming part of a mid-terrace building comprising a **3 Bed Self-Contained Flat** on the first and second floors which is accessed via a rear service road.

3 Bed Flat with Valuable Reversion in approx. 18¼ years.

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

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

ACCOMMODATION

First Floor & Second Floor Flat

- **First Floor:**
Lounge
Bathroom/WC
Kitchen
- **Second Floor:**
Bedroom 1
Bedroom 2
Bedroom 3

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 10th December 1993 at a peppercorn.

TENANCY

The property is let on a full repairing and insuring lease to **2 Individuals** for a term of 50 years from 12th September 1986 at a current rent of **£50 per annum** exclusive.

Valuable Reversion in approx. 18¼ years

VENDOR'S SOLICITORS

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

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POTENTIAL FOR NEW BUILD



SITUATION

Located on this attractive sought after private residential road, just a short walk to Stanmore Underground Station (Jubilee Line) with nearby shopping facilities including **Martins, McDonald's**, a **Tesco Petrol Station** with more being found on Church Road and The Broadway such as **Lidl** and **Sainsbury's**.

Stanmore is a prosperous residential suburb of north London located between Edgware and Hatch End enjoying excellent road links to the A41 and M1(Junction 4) approximately 10 miles from Central London.

PROPERTY

Comprising a **3 Bed Detached Chalet Bungalow** planned on ground and first floors. The property includes gas central heating, an integral **Garage**, off-street parking plus a front garden and a **85ft rear garden**.



VAT is NOT applicable to this Lot

Vacant 3 Bed Bungalow

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

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



ACCOMMODATION (measurements to maximum points)

Ground Floor

Living Room 16'4" x 24'11"

(sliding patio doors to garden)

Kitchen & Breakfast Room 21'7" x 11'5"

Master Bedroom 17'0" x 11'5"

En-suite Bathroom/WC 9'10" x 5'10"

Side extension:

Bedroom 2 (with Kitchen & WC) 11'8" x 14'9"

First Floor

Bedroom 3 18'0" x 30'6" (into eaves)

Bathroom/WC 9'10" x 6'0"

Garage 14'1" x 13'1"

Total GIA Approx. 2,123 sq ft including Garage

FREEHOLD offered with VACANT POSSESSION

Note 1: 6 Week Completion.

Note 2: Floor Plans available from Auctioneers.



VENDOR'S SOLICITORS

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

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SITUATION

Occupying a prominent trading position within the heart of the town centre, overlooking The Lawn and amongst multiple retailers including **Lloyds Bank, Co-operative Food, One-Stop, Betfred, Ladbroke's** and **Boots**.

Dawlish is an historic seaside town located between Torquay and Exeter, which benefits from a strong tourist industry attracted by its pleasant beach.

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop and Cellar** with separate front access to **2 Self-Contained Flats** on the first and second floors. **(see Note 2)**

VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Gross Frontage 21'10" Internal Width 15'5" Rear Width 10'6" Shop Depth 55'6" Built Depth 64'1" WC Cellar – Not inspected (Trap Door access) – Cellar not demised to tenant.	S. J. Nicks & S. E. Nicks (Clothing & Accessories – having 2 other retail businesses in the town)	10 years from 9th April 2015	£12,500	FRI (80% tenant's contribution and excluding the rear roof – please refer to lease) Rent Review 2020. Tenant's Break 2020 (subject to tenants paying a £3,125 penalty if operated). Note 1: The tenants did not operate their 9th April 2018 break clause.
Flat 1 (First Floor)	Bedroom/Living Room, Kitchen, Bathroom/WC (See Note 2) (GIA Approx. 590 sq.ft.)	Individual	6 months from 1st October 2014	£4,620	AST. Holding over. £425 Rent Deposit held.
Front Room (First Floor – Self-Contained)	1 Room – 8'0" x 22'0"	VACANT Note 2: This Room could easily be incorporated into Flat 1 to make it a 2 Bed Flat, subject to planning if required.			
Flat 2 (Second Floor)	1 Bedroom, Living Room, Kitchen, Bathroom, separate WC (GIA Approx. 730 sq.ft.)	Individual	6 months from 1st September 2016	£4,980	AST. Holding over. £495 Rent Deposit held. In occupation since 2012.

Note 3: The rents on the flats have not been increased for some years.

TOTAL

**£22,100
Plus Vacant
Room**

£22,100 p.a. Plus Vacant Room

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

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

VENDOR'S SOLICITORS

Cripps LLP - Tel: 01892 515 121
Ref: O. Morris - Email: oliver.morris@cripps.co.uk

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6 WEEK COMPLETION



SITUATION

Located within this established shopping parade just north of the town centre, diagonally opposite a **Tesco Express**, nearby a **Greggs**, a branch of **The WestBrom** and a **Betfred** as well as a variety of local traders.

West Bromwich lies approx. 5 miles north-west of Birmingham City Centre with excellent road links via the M5 (Junction 1) and M6 (Junction 9).

PROPERTY

A mid terrace building comprising **2 Intercommunicating Ground Floor Shops** with separate rear access to a **Self-Contained 2 Bed Flat** on the entire first floor.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 150 & 170 (Ground Floor Shop & First Floor Flat)	No. 150: Ground Floor Shop Gross Frontage 16'3" Internal Width 15'6" Shop Depth 43'5" Built Depth 59'8" No. 170: First Floor Flat¹ 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Lloyds Pharmacy Limited (Having approx. 1,200 branches)	10 years from 9th November 2015	£11,600	FRI Rent Review & Tenant's Break 2020. Note: We understand the flat is currently sublet on an AST.
No. 152 (Ground Floor Shop)	Gross Frontage 16'0" Internal Width 15'7" Shop Depth 43'3" Built Depth 59'3" WC & Staff Kitchen	Lloyds Pharmacy Limited (Having approx. 1,200 branches)	10 years from 9th November 2015	£9,150	FRI Rent Review & Tenant's Break 2020.
TOTAL				£20,750	

¹ Not inspected by Barnett Ross

£20,750 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

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

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SITUATION

Located in the town's main retailing thoroughfare, amongst such multiple retailers as **Boots, Lloyds Pharmacy, Betfred, Greggs, Co-operative Funeral, Barclays, Nationwide, NatWest, Post Office** and **Heron Foods**. In addition, there is an Outdoor Market along the High Street on Tuesdays, Wednesdays, Fridays and Saturdays. Wednesfield forms part of the Black Country area of the West Midlands conurbation approximately 3 miles north-east of Wolverhampton town centre.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Storage** on the first floor (see Note 1) 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.

VAT is NOT applicable to this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 94 (Ground Floor Shop & First Floor Store)	Ground Floor Shop Gross Frontage 19'6" Area Approx. 1,030 sq ft ¹ WC First Floor Store (see Note 1) Area Approx. 505 sq ft ¹	VACANT Note 1: The first floor store in some of the other units in the parade have been converted into a flat. Note 2: The shop/first floor was previously let at £15,100 p.a. and last year just the ground floor shop at the other end of the parade was let at £10,800 p.a. rising to £13,200 p.a.			
No. 106 (Second Floor Flat)	Not inspected, believed to be: 1 Bedroom, Living Room, Kitchen, Bathroom/WC	Individual	1 year from 1st December 2017	£4,800	AST £200 Rent Deposit held.

¹ Not inspected by Barnett Ross. Areas taken from VOA.

£4,800 p.a. Plus Vacant Shop & Store

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

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

TOTAL
**£4,800 Plus
Vacant Shop &
Store**

VENDOR'S SOLICITORS

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

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COMPLETION 30TH JUNE 2018



SITUATION

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

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

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** planned on the first and second floors.

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

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: The adjoining building comprising a vacant shop and 2 flats let on ASTs sold for £170,000 in March 2018.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 102 (Ground Floor Shop)	Gross Frontage 19'3" Internal Width 17'11" Shop & Built Depth 70'4" Sales Area Approx.770 sq ft WC	Armkandi Studio Limited (Photographic Studio)	3 years from 30th June 2017	£12,000 (rising to £13,200 p.a. in June 2019)	FRI Note 2: The Tenants did not exercise their 2018 Break Clause.
No. 104 (First Floor Flat)	1 Bedroom, Living Room, Kitchen, Bathroom/WC	Individual	1 year from 29th March 2018	£4,980	AST £415 Rent Deposit held.
No. 114 (Second Floor Flat)	1 Bedroom, Living Room, Kitchen, Bathroom/WC	Individual	Holding over	£3,840	AST £150 Rent Deposit held.
TOTAL				£20,820	

£20,820 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

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

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SITUATION

Located within this fully occupied shopping parade which includes a **Domino's** and a variety of other traders, close to the junction with Dorchester Road (B3067) and serving the surrounding residential neighbourhood.

Upton is located in the south-east of Dorset, 2 ½ miles east of Poole and approx. 6 ½ miles north-west of Bournemouth benefiting from good road access via the A35 just a short distance away.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate rear access via a communal staircase and balcony to a **Self-Contained Flat** at first floor level. There is also ample customer parking outside the shops.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'2" Internal Width 19'3" Shop Depth 39'10" Built Depth 54'2" WC	Mr & Mrs Srithar t/a Londis Convenience Store	15 years from 30th September 2007	£11,000	Effectively FRI (Law Society Lease) Rent Review 2019. Tenant's Break 2020.
First Floor Flat	Not Inspected – believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	99 years from 24th June 1982	£35	Effectively FRI Valuable reversion in approx. 63 years.
TOTAL				£11,035	

£11,035 per annum

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

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

VENDOR'S SOLICITORS

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

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6 WEEK COMPLETION



SITUATION

Located in a prominent trading position opposite **Boots** and amongst a variety of multiple occupiers including **Betfred, Barclays, Card Factory, Lloyds Bank, Peacocks, One Stop, Age UK** and **Ladbrokes** as well as being just yards from the **Kingston Shopping Centre**.

Hull lies approx. 50 miles east of Leeds and approx. 33 miles south-east of York. The Humberside city benefits from good road links via the A63 which connects to the M62 Trans-Pennine motorway.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'10"
Internal Width	15'7"
Shop Depth	52'7"
Built Depth	58'10"
Sales Area	Approx. 735 sq ft
WC	

First Floor Ancillary

Area	Approx. 790 sq ft
------	-------------------

£10,200 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JOSHUA PLATT**

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

View opposite the Property



VAT is applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **M&K Polish Goods Limited** for a term of 3 years from 26th September 2017 (**Renewal of previous lease – in occupation since 2010**) at a current rent of **£10,200 per annum** exclusive.

VENDOR'S SOLICITORS

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

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SITUATION

Located in this attractive village, close to the junction with Church Street, and serving the surrounding affluent residential area. Nearby multiples further along the High Street include **Martins, The Co-operative Food, Barclays, Post Office** and **Cancer Research**.

Steyning is situated 12 miles north-west of Brighton, 9 miles north of Worthing and benefits from good road links via the A283 which links to the A24.

PROPERTY

An end of terrace **Grade II Listed** building comprising a **Ground Floor Shop** with internal access to a **Storage Area** at first floor level. The property benefits from lay-by parking at the front.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'6"
Internal Width	16'5"
narrowing to	12'3"
Shop Depth	34'2"
Built Depth	59'1"

WC

First Floor Storage

Area	Approx. 680 sq ft
------	-------------------

£15,000 per annum

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

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



View further along the High Street

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **M & O Trading Ltd (with personal Guarantor)** as an **Off Licence (having 35 branches trading under the names of Hartleys (Off-Licence) & Mulberry (Convenience Stores) (T/O for Y/E 31/05/16 £25.3m, Pre-Tax Profit £170,015 and Shareholders' Funds £1.28m)** for a term of 15 years and 3 months from 25th June 2010 at a rent of **£15,000 per annum** exclusive.

Rent Review 2020

VENDOR'S SOLICITORS

Kidd Rapinet – Tel: 01252 713 242

Ref: Ms Emma Rowe – Email: erowe@kiddrapinet.co.uk

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SITUATION

Occupying a prominent main road trading position near to the junction with Cleveland Road, close to a **Co-Op Supermarket, Brewers, Anglian Windows, Premier Sports Solutions** and a host of established local traders.

Bournemouth is a popular seaside resort situated on the south coast approximately 30 miles south-west of Southampton and just under 6 miles east of Poole, enjoying excellent road access via the A31 to the M27.

VAT is NOT applicable to this Lot

PROPERTY

Forming part of a terraced parade comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** at rear ground, first and second floor level.

There is rear vehicular access from Melbourne Road allowing off-street parking for 2 cars.

FREEHOLD

Note: Notices have been served on the lessees in accordance with S.5A of the Landlord & Tenant Act 1987. At the time of printing, no responses had been received.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'3" Internal Width 18'8" Shop Depth 16'8" Built Depth 25'7" WC 1 Parking Space	M. Adel (Barber Shop)	10 years from 1st February 2018	£7,000	FRI (Law Society Lease) Rent Review & Tenant's Break 2023. £1,750 Rent Deposit held.
Rear Ground Floor Flat	1 Bedroom, Living Room/Kitchen, Bathroom/WC 1 Parking Space	2 Individuals	125 years from 1st January 2017	£200	FRI Rent Reviews 10 Yearly to RPI
First and Second Floor Flat	Not Inspected	1 Individual	999 years from 20th November 2005	£1	FRI
TOTAL				£7,201	

£7,201 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.

VENDOR'S SOLICITORS

Aldridge Brownlee Solicitors LLP – Tel: 01202 526 343
Ref: O. Baker – Email: owen.baker@absolicitors.com

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SITUATION

Occupying a prominent trading position adjacent to **Age UK** and opposite the **Castle Gate Shopping Centre** in the main retail thoroughfare being amongst other such multiples as **Betfred, Specsavers, NatWest, British Heart Foundation, Boots, Iceland** and many more.

Stockton lies some 3 miles west of Middlesbrough, 30 miles south of Newcastle-upon-Tyne and enjoys excellent road access with the A66 and A19.

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop and Basement** with internal access to **Ancillary Accommodation** at first and second floor levels.

VAT is applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'5"
Internal Width	14'7"
Shop Depth	78'8"
Built Depth	82'10"
Sales Area	Approx. 1,050 sq ft plus WC
Basement (max height 5'5")	Approx. 840 sq ft
First Floor Storage	Approx. 635 sq ft

Second Floor Storage

(currently used as a flat)	Approx. 645 sq ft
----------------------------	-------------------

Total Area

Approx. 3,170 sq ft

TENANCY

The entire property is let to **G. Peacock** as a **Gaming Café** (visit: www.gameonretro.com) for a term of 5 years from 18th August 2014 at a current rent of **£7,000 per annum** exclusive.

£7,000 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

Spratt Endicott Solicitors – Tel: 01295 204111
Ref: Ms Emma Buck – Email: ebuck@se-law.co.uk

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LOT 28

**177 Greystoke Avenue,
Southmead,
Bristol BS10 6BA**

***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 **McColl's, 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 rear access to a **Self-Contained Flat** on the first and second floors.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 17'6"

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 STEVEN GROSSMAN

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



TENANCY

The entire property is let on a full repairing and insuring lease to **K. M. Lakhani and B. K. Lakhani t/a Paragon Hairdressing & Barbers** 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 29

**181 Greystoke Avenue,
Southmead,
Bristol BS10 6BA**

***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 **McColl's, 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 rear access to a **Self-Contained Flat** on the first and second floors.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 20'0"

Built Depth 54'0"

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 STEVEN GROSSMAN

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



TENANCY

The entire property is let on a full repairing and insuring lease to the **Trustees of the Backhouse Racing Pension Fund t/a Backhouse Bet (Bookmakers having 15 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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6 WEEK COMPLETION



SITUATION

Occupying an excellent trading position in the main pedestrianised centre of the town, adjacent to **Ryman** and **Shoe Zone**, opposite **Peacocks** and **Greggs** and close to branches of **Primark**, **Boots**, **Santander**, **NatWest**, **HSBC**, **Holland & Barrett** and many more.

Dartford is a popular Kent town some 16 miles south-east of Central London with excellent road access being approx 1 ½ miles from the M25 Motorway (Junction 1b).

PROPERTY

A mid terraced building comprising a **Deep Ground Floor Shop** with internal and separate front access to **Staff/Store Area** on the first floor. In addition, the property includes a goods lift and benefits from use of a rear service road for loading.

VAT is applicable to this Lot

FREEHOLD

£45,000 per annum

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	29'0"
Internal Width	22'6"
widening at rear to	31'4"
Shop Depth	78'3"
Built Depth	104'5"
Sales Area	Approx. 2,095 sq ft
Store Area	Approx. 215 sq ft

First Floor

Staff Room & Kitchen Area	Approx. 310 sq ft
Store Area	Approx. 1,665 sq ft

Total Area

Approx. 4,285 sq ft

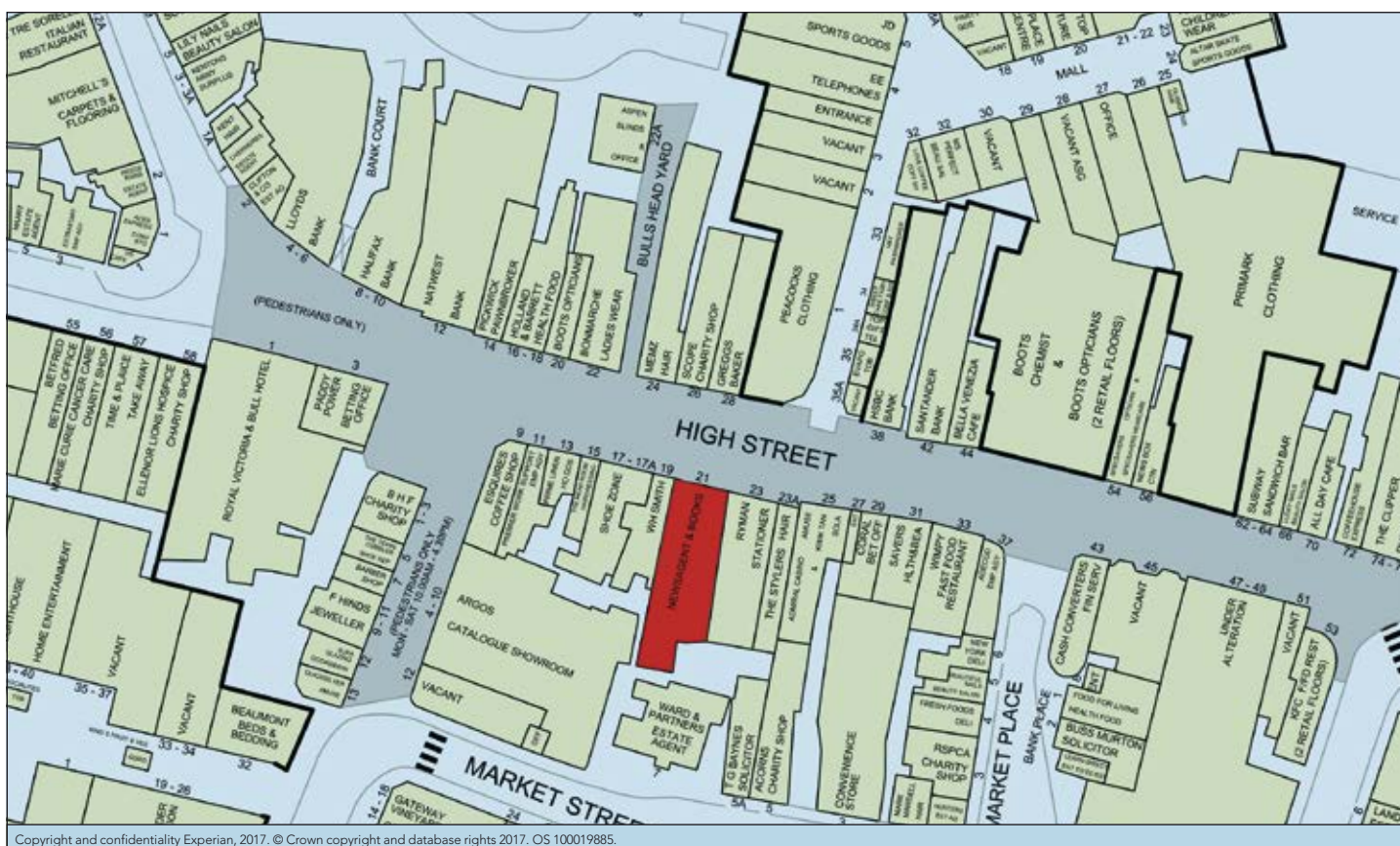
TENANCY

The entire property is let on a full repairing and insuring lease to **WH Smith Retail Holdings Limited (having over 1,400 branches)** (T/O for Y/E 31/08/17 £181.03m, Pre-Tax Profit £67.2m and Shareholders' Funds £450.7m) for a term of 5 years from 25th March 2016 (**renewal of a previous lease**) at a current rent of **£45,000 per annum** exclusive.

Note: The tenant also trades from the adjoining unit (No. 19) which interconnects at ground and first floor level.



Photograph taken June 2017



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VENDOR'S SOLICITORS

Hegarty LLP – Tel: 01733 346333

Ref: R. Hegarty – Email: richard.hegarty@hegarty.co.uk

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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



SITUATION

Occupying a prominent corner position at the junction with Barnfield Road in this established shopping centre amongst such multiples as **William Hill, Peacocks, Barclays, Ladbroke's, Oxfam, Poundland, Greggs, Subway** and a host of established traders being within close proximity of Burnt Oak Underground Station (Northern Line). Burnt Oak is a popular north-west London suburb located approximately 9 miles from central London with good access to the M1 and M25 motorways.

PROPERTY

A corner building comprising a **Ground Floor Double Fronted Café** with **Office Accommodation** at rear first floor plus separate rear access to **4 Self-Contained Flats** at front first and second floor level which benefits from entry phone systems (not tested) and uPVC windows.

VAT:

Approx. 14% of the sale price will be subject to VAT – see Special Conditions of Sale.

FREEHOLD



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£69,300 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.



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 146-148 (Ground Floor Double Café & First Floor Offices)	Ground Floor Double Café Gross Frontage 39'4" Return Frontage 63'7" Internal Width 38'0" Shop Depth 45'9" Built Depth 63'7" Staff & Customer WCs Area Approx. 2,240 sq ft Rear First Floor Offices Area Approx. 140 sq ft WC	Coffee Kahawa Limited (Having 7 franchised branches of Costa Coffee)	10 years from 13th December 2014	£30,000	FRI Valuable Rent Review 2019. Note: The current Rateable Value is £58,000
Flat 146A (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 10th August 2017	£12,000	AST
Flat 146B (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual	Regulated	£7,200	
Flat 148A (Second Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 23rd February 2010	£8,700	AST. Holding over.
Flat 148B (Second Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 4th December 2017	£11,400	AST
TOTAL				£69,300	

VENDOR'S SOLICITORS

Ingram Winter Green LLP – Tel: 020 7845 7400
Ref: Ms Amanda Jones – Email: amandajones@iwg.co.uk

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

6 WEEK COMPLETION



SITUATION

At the junction with Bridgeman Street, in this commercial area, close to a **Sainsbury's**, a branch of **Machine Mart**, Bolton Mainline Rail Station and the city centre. Bolton is a major retail and commercial centre enjoying easy access via the M61 and M62 motorways, some 10 miles north of Manchester.

PROPERTY & ACCOMMODATION

A corner building comprising a **2 storey Garage/Workshop** with parking at roof level.

Area Approx. 9,867 sq ft¹

¹ Not inspected by Barnett Ross. Area taken from VOA.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a lease to **M. Shamim (t/a Central Motors)** for a term of 125 years from 1st September 1962 (**thus having approx. 69 years unexpired**) at a current rent of **£3,500 per annum** exclusive.

Rent Reviews 2037 and 2062.



£3,500 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

Ms Deborah Field – Tel: 020 3675 0057
Email: deborah.field@pspbolton.co.uk

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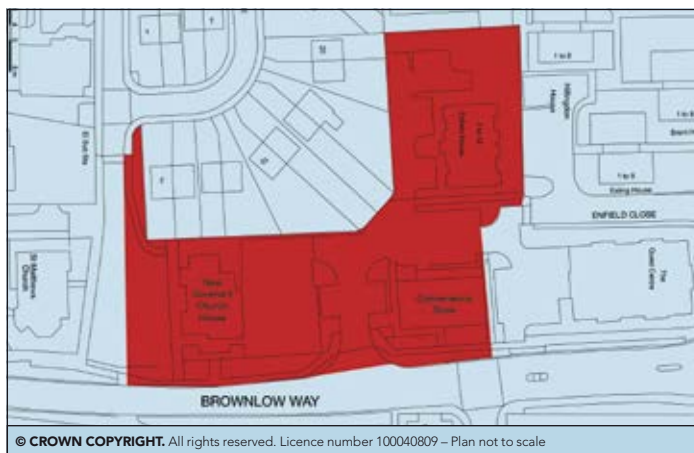
New Covenant Church House



Enfield House



Convenience Store



SITUATION

Close to the junction with Tennyson Street, in this mixed commercial and residential area, located approximately 1 mile north-east of the city centre.

Bolton is a major retail and commercial centre enjoying easy access via the M61 and M62 motorways, some 10 miles north of Manchester.

PROPERTY

Comprising **3 Detached Buildings with associated parking and land.**

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: Some of the roadways are not demised to any of the Lessees.

Note 2: 6 Week Completion.

TENANCIES & ACCOMMODATION

Property & Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
New Covenant Church House (formerly the Learners Arms Public House), Brownlow Way, Bolton BL1 3UB 2 Storey Detached Church with a parking area Internal Area Approx. 3,540 sq ft ¹	O.A. Adewumi, D.E. Adeshina, A.O. Popoola & S.O. Aikomo	99 years from 25th March 2009 (thus having approx. 90 years unexpired)	£2,750	Rent Reviews 2019 and 5 yearly.
Enfield House, Brownlow Way, Bolton BL1 3UX 3 Storey Detached Building comprising 12 Apartments with associated parking spaces	Enabling Homes Ltd.	From 6th October 2004 until 11th April 2249	Peppercorn	
Former Alldays Store, Brownlow Way, Bolton BL1 3UB Single Storey Detached McColl's Convenience Store with use of communal parking	R.A. Gill & B.A. Gill	250 years from 12th April 1999	Peppercorn	
TOTAL			£2,750	

¹ Area taken from VOA.

£2,750 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

Ms Deborah Field – Tel: 020 3675 0057
Email: deborah.field@pspbolton.co.uk

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6 WEEK COMPLETION



SITUATION

Located at the junction with Church Road, amongst a variety of local traders all serving the surrounding residential area. Litherland lies approx. 4¾ miles north of Liverpool City Centre and 30 miles west of Manchester benefitting from good transport links via Seaforth & Litherland Station (Merseyrail) and within easy reach of Dunnings Bridge Road that connects to the M57 and M58.

PROPERTY

Forming part of a parade comprising a single storey **Ground Floor Takeaway**.

ACCOMMODATION

Ground Floor Takeaway

Gross Frontage	16'2"
Internal Width	15'0"
Shop Depth	23'9"
Built Depth	33'8"
WC	

VAT is NOT applicable to this Lot

FREEHOLD

£5,200 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.

TENANCY

The entire property is let on a full repairing and insuring lease to **S. M. Miah as an Indian Takeaway** for a term of 15 years from 28th June 2013 at a current rent of **£5,200 per annum** exclusive.

Rent Reviews June 2018 and 5 yearly

£1,300 Rent Deposit held.



VENDOR'S SOLICITORS

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

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COMPLETION 24TH JUNE 2018



SITUATION

Located at the junction with School Lane, amongst a variety of local traders all serving the surrounding residential area. Litherland lies approx. 4¾ miles north of Liverpool City Centre and 30 miles west of Manchester benefitting from good transport links via Seaforth & Litherland Station (Merseyrail) and within easy reach of Duncines Bridge Road that connects to the M57 and M58.

PROPERTIES

Forming part of a local parade comprising **2 single storey Ground Floor Shops**.

VAT is NOT applicable to these Lots

FREEHOLD

TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 35 *Reserve below £30,000 (Gross Yield 11.7%)	No. 75 (Ground Floor Shop)	Gross Frontage 17'11" Internal Width 16'8" Shop Depth 24'11" Built Depth 31'6" WC	Ronald Draper (Newsagent)	10 years from 24th June 2010 (In occupation since 2000)	£3,496 (rising to £3,583 p.a. in June 2019 – see Note 1)	FRI Note 1: Rent increases annually by 2.5% p.a. on previous year.
Lot 36 *Reserve Below £30,000 (Gross Yield 11.9%)	No. 77 (Ground Floor Shop)	Gross Frontage 17'10" Internal Width 16'6" Shop & Built Depth 33'1"	Denise Thomas (Hair Salon having 2 branches)	10 years from 1st June 2007 (In occupation since 2002)	£3,583	FRI Holding over. Note 2: The tenant also trades from the adjoining shop (No. 79) which is not included in this sale.

The Surveyors dealing with these properties are
STEVEN GROSSMAN and ELLIOTT GREENE

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

VENDOR'S SOLICITORS

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

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View along High Street/Station Street



SITUATION

Located close to the junction with Station Street, occupying a prominent trading position within the town centre, adjacent to **The Money Shop** and **Cash Generator**, opposite a **Your Move Estate Agents** and amongst other multiples including **NatWest**, **Toni & Guy**, **Barclays**, **William Hill** and **Costa**.

Burton-on-Trent is located some 25 miles north-east of Birmingham and 11 miles south-west of Derby.

PROPERTY

Total Gross Frontage 43'5"

A mid terraced building comprising **2 Ground Floor Shops** with separate front access to **Self-Contained Office Accommodation** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 30 (Ground Floor Café)	Internal Width 12'7" Shop Depth 51'5" Built Depth 57'1" WC	Mrs Jones & M E Ltd and M. Jones and G. Jones (Café)	15 years from 25th December 2006	£11,500	FRI Rent Review December 2016 (Outstanding)
No. 31 (Ground Floor Shop)	Internal Width 21'7" Shop Depth 38'8" Built Depth 57'3" Area Approx. 834 sq ft Storage Area Approx. 194 sq ft Kitchen, WC	VACANT Note 1: The Shop is currently on the market to let at £19,500 p.a.			
First & Second Floor Offices (above Nos. 30/31)	First Floor GIA Approx. 1,285 sq ft Second Floor GIA Approx. 1,356 sq ft incl 2 WCs Total GIA Approx. 2,641 sq ft				
		VACANT Note 2: Planning was granted in 2012 (now lapsed) for 'Conversion of first and second floors to form 4 flats' – Planning Documentation available from Auctioneers.			

£11,500 p.a. Plus 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.

TOTAL **£11,500 plus
Vacant Shop &
Upper Part**



JOINT AUCTIONEERS
Robert Irving Burns, 23/24 Margaret Street,
London W1W 8LF Tel: 020 7637 0821 Ref: A. Reiff

VENDOR'S SOLICITORS
Nicholas & Co – Tel: 020 7323 4450
Ref: N. Nicholas – Email: nick.nicholas@nicholassolicitors.com

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6 WEEK COMPLETION



SITUATION

Located in the town's principal pedestrianised shopping thoroughfare, amongst a host of multiple occupiers such as **Post Office, Card Factory, Halifax, Lloyds Bank, Superdrug, Greggs, Specsavers** and **TUI Travel Agents** and in close proximity to Mexborough Mainline Station.

Mexborough is a market town located 5 miles north of Rotherham and 5 miles west of Doncaster, benefitting from good road links being only 4 miles east of the A1(M) via the A6023.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** and **Basement** with internal and separate side and rear access to **Ancillary Accommodation** (previously a flat & photography studio) at first floor level.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	27'11"
Return Frontage	45'9"
Internal Width	30'1"
Shop Depth	33'2"
Built Depth	43'5"
Sales Area	Approx. 998 sq ft plus WCs
Basement Area	Approx. 392 sq ft

First Floor Ancillary

3 Rooms, Kitchen, 3 WCs	Approx. 628 sq ft
-------------------------	-------------------

TENANCY

The entire property is let on a full repairing and insuring lease to **Coral Racing Ltd (see Tenant Profile)** for a term of 16 years from 3rd February 2011 at a current rent of **£20,139 per annum** exclusive.

Rent Review 2021 to greater of Open Market Rental Value or 2.5% p.a. compounded. Therefore, the minimum rent in 2021 will be £22,785.43.

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.

**£20,139 p.a. with
Minimum Rental Uplifts**

The Surveyors dealing with this property are
JOSHUA PLATT and **NICHOLAS LEIGH**

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

VENDOR'S SOLICITORS

Sethi and Co – Tel: 01932 772 121
Ref: D. Sethi – Email: property@sethilaw.co.uk

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6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position at the corner of Claremont Road serving the surrounding residential area and within close proximity to Howden Park Rugby Stadium. Darlington Town Centre and Darlington Rail Station are approx. 1 mile distant.

Darlington is a well-established market town located approx. 14 miles west of Middlesbrough and 18 miles south of Durham.

PROPERTY

A detached corner building comprising a **Ground Floor Shop** with separate front access to a **Large Self-Contained Flat** on part ground and first floors. The property benefits from having a front forecourt and a rear **Garden**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	10'10"
Return Frontage	38'5"
Internal Width	15'8"
Shop & Built Depth	38'9"
Rear Office/Store Area Approx.	270 sq ft
WC	

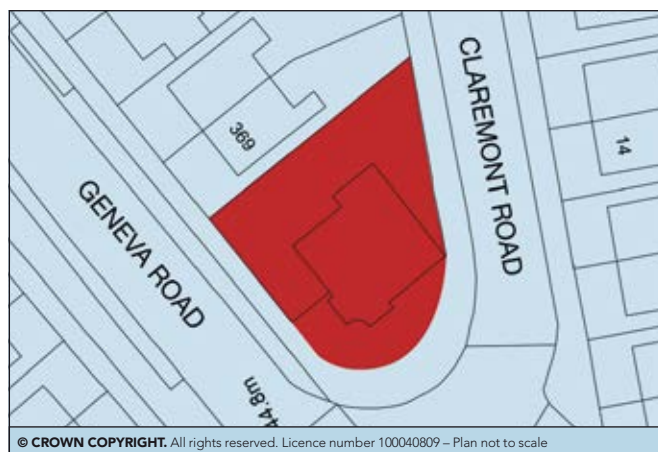
Part Ground & First Floor Flat

5 Rooms, Kitchen, Bathroom, WC
(GIA Approx. 940 sq ft)

£9,000 per annum

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

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



VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Wine Cellar Trading 1 Ltd t/a Simply Food & Drinks** for a term of 15 years from 9th January 2004 at a current rent of **£9,000 per annum** exclusive.

Note: The flat is currently unoccupied.

VENDOR'S SOLICITORS

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

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6 WEEK COMPLETION



SITUATION

Located in this residential area and within easy walking distance of the attractive High Street which includes **Barclays Bank, Imagine Estate Agents, Post Office, Spar, The Red Lion and William Hill** as well as a number of local eateries and retailers.

Bushey is an affluent village approximately 1½ miles from Watford with excellent transport links via Bushey Station (Mainline - 15 minutes to London Euston), the M1 (Junction 5) and M25 (Junction 19).

VAT is NOT applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 1 (Ground Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC plus Garage	JCR Property Management Ltd	125 years (less 5 days) from 26th August 2011	£300	FRI Rent doubles on 31/12/2020 and 20 yearly.
Flat 2 (First Floor Flat)	1 Bedroom, Living Room, Kitchen, Bathroom/WC plus Garage	J. P. Morris	125 years (less 5 days) from 26th August 2011	£300	FRI Rent doubles on 31/12/2020 and 20 yearly.
Flat 3 (First Floor Flat)	1 Bedroom, Living Room, Kitchen, Bathroom/WC plus Garage	M. S. Evans & L. S. Woodcok	125 years (less 5 days) from 26th August 2011	£300	FRI Rent doubles on 31/12/2020 and 20 yearly.

¹ Not inspected by Barnett Ross

PROPERTY

Comprising **3 Self-Contained Flats** planned over the ground and first floors together with **3 Garages** within this purpose-built apartment block which benefits from off-street communal parking.

TENURE

Leasehold for a term of 125 years from 26th August 2011 at a peppercorn ground rent.

Note: In accordance with Section 5B of the L & T 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.

TOTAL

£900

£900 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 5541
Ref: G. Kaye - Email: graham.kaye@howardkennedy.com

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SITUATION

Located close to the junction with Devonshire Street in this prime London location being just a short walk of Regents Park (Bakerloo Line) and Great Portland Street Underground Stations (Circle, Hammersmith & City and Metropolitan Lines). A vast amount of shopping facilities can be found on Oxford Street and Regent Street approx. 1/2 mile south and the open spaces of Regent's Park are just to the north. **Tesco Express, Sainsbury's Local, Pret, Pizza Express** are just a sample of some nearby traders as well as a large variety of cafés and eateries on Great Portland Street which runs parallel.

PROPERTY

Comprising a **Self-Contained Studio Flat** on the fifth floor within this attractive purpose built period residential building which is served by a Porter and passenger lift. The flat includes:

- Intercom system
- Fully furnished
- Washer Dryer
- Hob/Oven
- Wooden flooring
- Built-in wardrobes

£16,380 per annum

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

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

ACCOMMODATION

Studio Flat

1 Room, Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 42 years from 24th June 1981 (having approx. 5 years unexpired) at a fixed ground rent of £75 p.a.

TENANCY

The property is let to an **Individual** on an AST for a term of 1 year from 10th March 2017 (holding over) at a current rent of **£16,380 per annum** exclusive.

Note: Upon the request of the Purchaser, the Vendor will, after exchange of contracts and prior to completion, serve a section 42 Notice drafted by the Purchaser's solicitor upon the Freeholder for a 90 year lease extension.

VENDOR'S SOLICITORS

Lex Sterling Solicitors - Tel: 020 8043 2097
Ref: T. Japal - Email: tjapal@lexsterling.com

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SITUATION

Located within this established parade close to the junction with Queens Walk and amongst multiples such as **Boots, Londis, McColls, Coral** and a variety of specialist businesses all serving the surrounding residential area. The property benefits from excellent tube links, lying approx. 1/2 mile of Eastcote Underground Station (Metropolitan & Piccadilly Lines) and within a mile of Ruislip Gardens Underground Station (Central Line).

Wembley Stadium is just 5 miles to the east, Heathrow approx. 6 miles south-west and good road links via the M4, M40 and M25 are all easily accessible.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'2" Internal Width 15'6" Shop Depth 25'0" Built Depth 36'6" WC	O. Shepherd t/a Mr Monkeys Vape Shop	10 years from 4th December 2017	£10,000	FRI Rent Review 2022. £2,500 Rent Deposit held.
First & Second Floor Flat	Not inspected – 3 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	125 years from 30th November 2017	£100	FRI
TOTAL				£10,100	

£10,100 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.

PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** arranged over first and second floors. In addition, the property benefits from front lay-by parking, a rear service road for unloading and a **Rear Yard**.



VENDOR'S SOLICITORS

Liefman Rose & Co – Tel: 0161 740 7878
Ref: M. Rose – Email: liefmanrose@gmail.com

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SITUATION

Located in the town centre at the junction with Castle Street, adjacent to **Market Hall**, opposite **Specsavers** and amongst other multiples such as **Timpson**, **NatWest**, **The Original Factory Shop**, **Savers**, **Peacocks** and **Santander**.

Brecon is an attractive and historic town lying 33 miles north-east of Swansea and it is a popular tourist destination being the gateway to the Brecon Beacons National Park.

PROPERTY

A corner building comprising a **Ground Floor Shop and Basement** with separate side access to a **Self-Contained Upper Part** on the first and second floors. In addition, the shop also benefits from separate side access and an enclosed yard at basement level.



VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Gross Frontage (incl. splay) 23'11" Internal Width 20'1" widening at rear to 35'7" Shop Depth 40'4" Area Approx. 980 sq ft WC Basement Area Approx. 1,150 sq ft Total Area Approx. 2,130 sq ft	Tenovus Cancer Care (Charity having 64 branches)	Quarterly Tenancy (see Note)	£16,000	Note: Tenovus have traded from the premises since 1998 initially by way of an internal repairing and insuring lease (subject to a schedule of condition) for a term from 4th Dec. 1998 to 22nd March 2008.
First & Second Floor Upper Part	Not Inspected	Individual(s)	125 years from 29th September 2005	£250 (doubling every 25 years)	FRI
TOTAL				£16,250	

£16,250 per annum

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

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

JOINT AUCTIONEERS

Anthony Filer & Co – Tel: 020 8459 5855
Ref: A. Filer – anthony@filer.co.uk

VENDOR'S SOLICITORS

Michael Conn Goldsobel – Tel: 020 7580 8902
Ref: S. Cohen – Email: simon.cohen@mcglaw.co.uk

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SITUATION

Occupying a busy trading position opposite the junction with Hamlet Road within this well established shopping parade near a **Tesco Express** and a variety of local traders as well as being just a short walk of the open spaces at **Crystal Palace Park**.

Crystal Palace is located just north of Croydon and approximately 6 miles south-east of central London, benefitting from good transport links via Crystal Palace Mainline Station being just a few hundred yards away.

PROPERTY

Forming part of a parade comprising a **Ground Floor Double Shop**.

VAT is NOT applicable to this Lot

Net Rent
£8,300 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.

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage	31'4"
Internal Width	27'11"
Shop & Built Depth	10'8"
WC	

TENURE

Leasehold for a term of 125 years from 25th December 2002 (thus having approx. 109 ½ years unexpired) at a current ground rent of £400 p.a. doubling every 25 years.

TENANCY

The property is let on a full repairing and insuring Law Society lease to **S. Tregear as a Vape Shop** for a term of 6 years from 20th February 2013 at a current rent of **£8,700 per annum** exclusive.

Note 1: The tenant did not exercise the 2016 Break Clause.

Note 2: £2,500 Rent Deposit held.

VENDOR'S SOLICITORS

Ellicotts LLP - Tel: 020 8445 5257
Ref: Ms Federica Oliver - Email: federica@ellicotts.co.uk

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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



SITUATION

Located along this busy thoroughfare, close to the junction with Earl's Court Road and within 100 yards of Earl's Court Underground Station (District & Piccadilly Lines). A number of local amenities are within close proximity as well as a variety of multiples such as **The Tanning Shop, Lloyds Bank, Dexters, Café Nero, Nandos, GBK, Pret, Byron Burger** and many more.

The property lies just ¾ of a mile of Hyde Park and Stamford Bridge Football Stadium as well as only being approx. 2½ miles west of Westminster.

PROPERTY

A recently refurbished end of terrace building comprising a **Ground Floor Shop and Basement** with separate front access to **Office Accommodation** at first, second and third floor levels.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'1"
Internal Width	9'8" narrowing at rear
Shop Depth	19'1"
Built Depth	27'9"

Basement

1 Room, WC

First, Second & Third Floors

3 Rooms, WC

VAT is **NOT** applicable to this Lot

FREEHOLD offered with **VACANT POSSESSION**

Note 1: There may be potential to convert the existing offices to residential accommodation under Permitted Development and any other necessary consents.

Note 2: Floor plans available from Auctioneers on request.



Vacant Shop & Offices

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

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



ESTATE OFFICE
PROPERTY CONSULTANTS

JOINT AUCTIONEERS

Estate Office, 4th Floor, 1 Kingdom Street,
London W2 6BD
Tel: 020 7266 8500 Ref: C. Aziz

VENDOR'S SOLICITORS

Ingram Winter Green – Tel: 020 7845 7408
Ref: M. Compton – Email: michaelcompton@iwg.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

6 WEEK COMPLETION



SITUATION

Located close to the junction with Bank Street within the town centre, diagonally opposite Haslingden Library and amongst various multiples such as **Greggs, Nisa Extra, Sue Ryder, TSB Bank, Hallmark** and more.

Haslingden lies approximately 8 ½ miles from Burnley and 8 miles south-east of Blackburn benefitting from good road links via the A56 to the M66 (Junction 1) & the M65 (Junction 8).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop and Basement** with internal access to **Ancillary Accommodation** at first floor and second floor levels.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'5"
Internal Width	15'2"
Shop & Built Depth	36'2"
Area	Approx. 480 sq ft

Basement

Area	Approx. 440 sq ft
WC	

First Floor Ancillary

Area	Approx. 475 sq ft
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Second Floor Ancillary

Area	Approx. 295 sq ft
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Total Area	Approx. 1,690 sq ft
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VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Age UK Ltd (having approx. 400 branches) (T/O for Y/E 31/03/17 £73.1m, Pre-Tax Profit £3.8m and Shareholders' Funds £49.5m)** for a term of 15 years from 15th January 2012 at a current rent of **£5,500 per annum** exclusive.

Rent Review and Tenant's Break 2022



£5,500 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

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

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6 WEEK COMPLETION



SITUATION

Located opposite the junction with Plough Lane in this mixed commercial and residential area, approx. 1 ½ miles of Croydon Town Centre and ½ mile of Waddon Mainline Station.

Croydon is a principal retail centre approximately 10 miles to the south of central London being adjacent to the A23 which gives direct access to the National Motorway Network via the M23 and M25.

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

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 210 (Ground Floor Betting Shop)	Gross Frontage 16'8" Internal Width 16'4" Built Depth 35'4" WC	William Hill Organization Limited (Having approx. 2,300 branches)	20 years from 25th December 2007	£8,500	FRI Rent Reviews December 2017 (Outstanding - Landlord quoted £10,750 p.a.) and 2022 Note: William Hill also occupies the adjoining shop (No. 214) which intercommunicates with the subject property.
No. 212 (First & Second Floor Flat)	Not Inspected	Individual	99 years from 25th December 2016	£250	FRI Rent rises to £500 p.a. in 2036, £1,000 p.a. in 2056, £2,000 p.a. in 2076, £4,000 p.a. in 2096 & £8,000 p.a. in 2106.
TOTAL				£8,750	

£8,750 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

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



SITUATION

Located close to the junction with Mill Lane in this very popular and affluent residential north London suburb benefitting from excellent transport links via West Hampstead Underground Station (Jubilee Line), West Hampstead Overground Station and West Hampstead Thameslink all being located within a half mile of the property. A number of multiples, local eateries and shopping facilities can be found on West End Lane just a short walk away. The open spaces at Golders Hill Park and Hampstead Heath are just over a mile distant with Marble Arch approx. 3 miles south of the property.

PROPERTY

Comprising a **5 Bed Mid-Terrace House** planned on ground, first and second floors and in need of complete modernisation. The property benefits from gas central heating (not tested), uPVC double glazed windows and a rear garden.

VAT is NOT applicable to this Lot

ACCOMMODATION

(measurements to maximum points)

Ground Floor

Living Room	14'5" × 11'6"
Dining Room	12'3" × 9'10"
Kitchen	16'8" × 11'6"
Bathroom/WC	8'2" × 6'2"

First Floor

Bedroom 1	14'5" × 15'2"
Bedroom 2	12'3" × 9'10"
Bedroom 3	11'9" × 9'3"
Bathroom/WC	5'10" × 5'6"

Second Floor

Bedroom 4	9'10" × 15'3"
Bedroom 5	9'2" × 12'5"
Bathroom/WC	6'6" × 8'6"

GIA Approx. 1,622 sq ft

Rear Garden

FREEHOLD offered with VACANT POSSESSION

Vacant 5 Bed House

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

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

VENDOR'S SOLICITORS

Seddons - Tel: 020 7725 8000
Ref: Ms Zoe Pearse - Email: zoe.pearse@seddons.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

6 WEEK COMPLETION



SITUATION

Located in this cul-de-sac accessed via Station Road in this popular residential area, close to Martson Green Mainline Rail Station, the Birmingham NEC and Birmingham Airport. Marston Green is a suburb of Birmingham lying approximately 6 miles to the east of the city centre.

PROPERTY

Comprising a detached block of **6 Lock-up Garages**.

Gross Frontage 52'0"
Built Depth 15'0"

VAT is NOT applicable to this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

Property	Lessee	Term	Ann. Excl. Rental	Remarks
Garage Nos. 2, 5 & 6	Various	Quarterly Agreements	£1,500	Each Garage is let for between £400 p.a. to £600 p.a.
Garage Nos. 1, 3 & 4	VACANT			

TOTAL

**£1,500 plus
3 Vacant Garages**

£1,500 p.a. plus 3 Vacant Garages

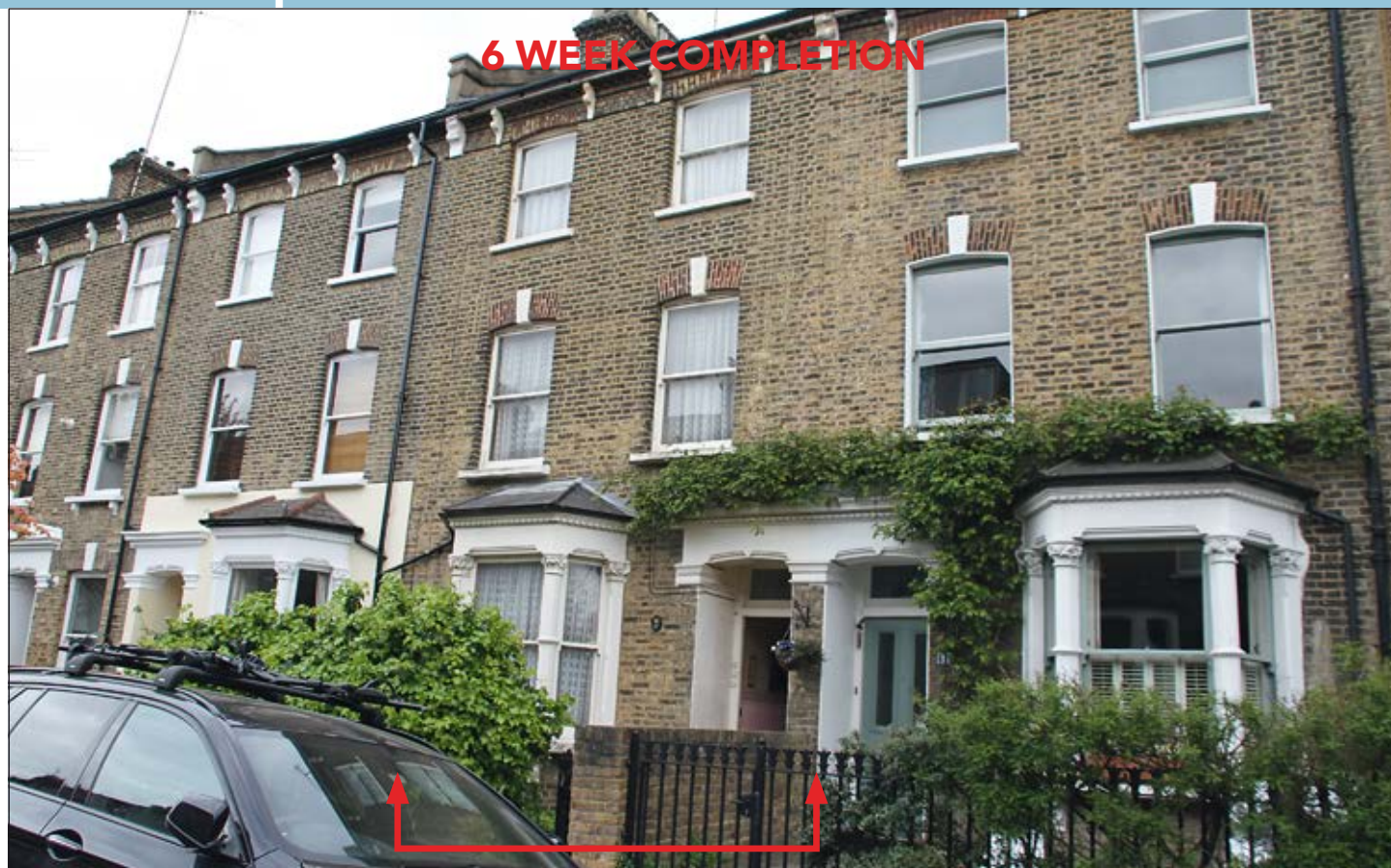
The Surveyors dealing with this property are
JOHN BARNETT and **ELLIOTT GREENE**

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

VENDOR'S SOLICITORS

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



SITUATION

Located in this affluent and popular residential suburb nearby the main town thoroughfare of Fortress Road which provides access to the well-known Camden High Street.

Kentish Town is approximately 3 miles away from the West End and benefits from excellent transport links via Tufnell Park Underground Station (Northern Line) and Kentish Town Rail and Underground Station (Thameslink & Northern Lines).

PROPERTY

Comprising a late Victorian mid-terrace unmodernised **5 Bed House** planned on ground, first, second and third floors. The property includes a conservatory/kitchen on the ground floor, a cellar and small garden at the rear with a shed.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 50 years from 29th September 1975 (thus having approx. 7¼ years unexpired) at a current rent of £10,000 per annum exclusive.

Note 1: The original lease was granted for 99 years from 29th September 1876 but this was extended by 50 years from 29th September 1975 at £320 p.a. subject to one review in the year 2000 when it increased to £10,000 p.a.

Note 2: In 2002 The Commonhold and Leasehold Reform Act was passed which enabled lessees who had opted for the 50 year extension to be granted a second chance to purchase their Freehold.

Vacant 5 Bed House

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

Front Room	12'11" × 15'6" (into bay)
Rear Room	11'2" × 12'9"
Kitchen/Conservatory	9'4" × 9'9" (door to garden)

Cellar (steps access) 17'5" × 3'7" (under 6'0" height)

Staircase (with chairlift) leading up to:

Half Landing	
Bathroom/WC	6'6" × 6'3"

First Floor

Front Bedroom	16'9" × 12'8"
Rear Bedroom	13'1" × 10'11" (with basin)

Second Floor

Front Bedroom	12'10" × 17'6"
Rear Bedroom	11'3" × 13'3" (with butler sink & kitchen)

Third Floor

Rear Bedroom	16'6" × 13'4"
--------------	---------------

Offered with VACANT POSSESSION

Note 3: The Vendors will, after exchange of contracts and prior to completion, serve any Notices drafted by the Purchaser's solicitor upon the Freeholders in order to Enfranchise the Freehold (see Special Conditions).

VENDOR'S SOLICITORS

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

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Energy Performance Certificate (EPC) Appendix

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

Lot	Address	EPC Asset Rating
A	Flats 1–65 Okehampton Close, North Finchley, London N12 9TX	Various – Refer to legal pack.
1	106 High Street, Rushden, Northants NN10 0PQ	E
2	8 Chapel Road, Ilford, Essex IG1 2AG	D, D
3	143 New Road, Rubery, Birmingham, West Midlands B45 9JW	G
7	66/66a Gregson Avenue, Gosport, Hampshire PO13 0UR	C, F
8	107 Hamlet Court Road Westcliff-on-Sea, Essex SS0 7ES	D
10	126 Boundary Road, St John's Wood, London NW8 0RH	G
11	22 Fortress Road, London NW5 2HB	C, C, D, D
12	126, 126a, 126b & 126c Camden Road, Tunbridge Wells, Kent TN1 2QZ	C, C, D, D
13	17 Stafford Street, Hanley, Stoke-on-Trent, Staffordshire ST1 1JW	E
14	216 Station Road & Flats 28 a/b/c Stream Lane, Edgware, Middlesex HA8 7AR	Flat 28a – E Flat 28b – F Flat 28c – G
15	Harpers, Spital Road, Staxton, Scarborough, North Yorkshire YO12 4NW	D
16	25–29 Doncaster Road, Goldthorpe, Rotherham, South Yorkshire S63 9HG	F
19	17 The Strand, Dawlish, Devon EX7 9PS	C, F, D
20	150, 152 & 170 Walsall Road, West Bromwich, West Midlands B71 3HP	F
21	94 & 106 High Street, Wednesfield, Wolverhampton, West Midlands WV11 1SZ	E, E
22	102, 104 & 114 High Street, Wednesfield, Wolverhampton, West Midlands WV11 1SZ	D, D, G
23	1 The Triangle, Upton, Poole, Dorset BH16 5PG	C
24	265 Holderness Road, Hull, East Riding of Yorkshire HU8 8TD	D
26	305 Holdenhurst Road, Bournemouth, Dorset BH8 8BX	D
30	21 High Street, Dartford, Kent DA1 1DT	D
31	146–148 Burnt Oak Broadway, Burnt Oak, Middlesex HA8 0AX	B, F, E, F
34	36 School Lane, Litherland, Liverpool, Merseyside L21 7LZ	E
35	75 Church Road, Litherland, Liverpool, Merseyside L21 7LF	D
36	77 Church Road, Litherland, Liverpool, Merseyside L21 7LF	C
37	30–31 High Street, Burton-on-Trent, Staffordshire DE14 1JN	F, C
38	81 & 83 High Street, Mexborough, South Yorkshire S64 9AB	C, E
41	Flat 70, 105 Hallam Street, Marylebone, London W1W 5HE	C
42	216 Whitby Road, Ruislip, Middlesex HA4 9DY	G
43	26 High Street, Brecon, Powys LD3 7LE	D
44	51–53 Anerley Road, Crystal Palace, London SE19 2AS	F
45	6 Hogarth Place, Earls Court, London SW5 0QT	E
47	210/212 Croydon Road, Beddington, Croydon, Surrey CR0 4PJ	E, D

OUR NEXT AUCTION

IS ON

**TUESDAY
17TH JULY
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

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

RESULTS OF AUCTION HELD ON 27TH FEBRUARY 2018

Lot	Property	Sale Price	Available Price (Subject to contract)	Lot	Property	Sale Price	Available Price (Subject to contract)
1	267 Station Road, Harrow, Middlesex HA1 2TB	£755,000		32	66 High Street & 2a/2b Lingfield Road, Edenbridge, Kent TN8 5AJ	£300,000	
2	307/309 St Mary's Lane, Upminster, Essex RM14 3DA	£935,000		33	242 Wickham Road, Shirley, Croydon, Surrey CR0 8BJ	£200,000	
3	18/18a Station Road, Crayford, Kent DA1 3QA	Sold Prior		34	482/482a St Albans Road, Watford, Hertfordshire WD24 6QU	Sold After	
4	Ground Rent Portfolio in Birmingham, Norwich & Sheffield	£11,500		35	91-97 High Road, Ickenham, Middlesex UB10 8LB	£1,405,000	
5	17/17a Love Lane, Pinner, Middlesex HA5 3EE	£535,500		36	18 Gunnersbury Avenue, Ealing, London W5 3QL	£96,000	
6	373 High Road, Tottenham, London N17 6QN		Refer	37	19 Ancaster Square, Llanrwst, Conwy LL26 0LD		£110,000
7	75 High Street, Ashford, Kent TN24 8SF	£360,000		38	14-18 London Road, Sevenoaks, Kent TN13 1AJ		£695,000
8	81/82 Fernwood Drive, Rugeley, Staffordshire WS15 2PY	£104,000		39	416 Uxbridge Road, Shepherds Bush, London W12 0NR	£975,000	
9	9/9a/9b Court Parade, East Lane, Wembley, Middlesex HA0 3NU	£557,000		40	52a & 54 Market Street, Loughborough, Leicestershire LE11 3ER	£199,000	
10	19 Queen Street, Ramsgate, Kent CT11 9DZ	Sold After		41	1/1a Station Road and 1702/1704 Warwick Road, Knowle, Solihull, West Midlands B93 0HW	£402,000	
11	3 High Street, Wellington, Somerset TA21 8QT	Sold After		42	3 Farm Lane, Fulham, London SW6 1PU	Withdrawn Prior	
12	The Mill, Upper Mills Trading Estate, Stonehouse, Stroud, Gloucestershire GL10 2BJ	£900,000		43	36/48 High Street, Wednesfield, Wolverhampton, West Midlands WV11 1SZ	£135,000	
13	185/186 High Street, Dudley, West Midlands DY1 1QE	£276,000		44	Freehold Ground Rents of Flats 1 - 46 Nether Close, Nether Street, Finchley, London N3 1AA	£75,000	
14	307 Wood Lane, Dagenham, Essex RM8 3NH	£160,000		45	17 Moorland Road, Burslem, Stoke-on-Trent, Staffordshire ST6 1DS		£59,000
15	309 Wood Lane, Dagenham, Essex RM8 3NH	£171,000		46	83/83a Magdalen Way, Gorleston-on-Sea, Norfolk NR31 7AA	£161,000	
16	42 Lichfield Terrace, St Mary's Lane, Upminster, Essex RM14 3JX	Sold Prior		47	10D East Street, Epsom, Surrey KT17 1HH	£155,000	
17	25 Benland, Bretton, Peterborough, Cambridgeshire PE3 8EB		£124,500	48	78 Bradshawgate, Leigh, Lancashire WN7 4NP	Sold Prior	
18	133 Crow Lane, Henbury, Bristol, Avon BS10 7DS	£33,000		49	Flats 1-3, 156 Leighton, Orton Malborne, Peterborough, Cambridgeshire PE2 5QE		£190,000
19	38/38a High Street, Rushden, Northamptonshire NN10 0PJ	£122,000		50	56 Middlewood Road, Hillsborough, Sheffield, South Yorkshire S6 4HA	£102,000	
20	1 Bedford Road, Clapham, London SW4 7SH	£566,000		51	273 Oakleigh Road North, Whetstone, London N20 0DG	£575,000	
21	34/34a Brendon Avenue, Neasden, London NW10 1SS	£27,000		52	4 Arnside Road, Southmead, Bristol BS10 6AT	Sold Prior	
22	2-7 & 14-15 The Precinct, Station Lane, Featherstone, Pontefract, West Yorkshire WF7 5BX	£122,000		53	10 Arnside Road, Southmead, Bristol BS10 6AT	Sold Prior	
23	18 New Road, Rochester, Kent ME1 1BG		£500,000	54	1 Arnside Road, Southmead, Bristol BS10 6AT	Sold Prior	
24	1 & 3 Mill Street and 7 & 9 Duke Street, Congleton, Cheshire CW12 1AP	Withdrawn Prior		55	159 Greystoke Avenue, Southmead, Bristol BS10 6AS	Sold Prior	
25	169 Halcot Avenue, Bexleyheath, Kent DA6 7QA		£365,000	56	Heywood House, 14/16 High Street & 5/7 South Street, Great Torrington, Devon EX38 8HN	Sold Prior	
26	97 Lensbury Way, Abbey Wood, London SE2 9TA		£329,500	57	Ground Rent Portfolios in the North of England	£8,500	
27	291 Wood Lane, Dagenham, Essex RM8 3NH	£180,000		58	1 Church Street, Sidford, Sidmouth, Devon EX10 9RL	£136,000	
28	1-3 Weylond Road, Dagenham, Essex RM8 3AB	£266,000		59	29 New Chapel Street, Blackburn, Lancashire BB2 4DT	£62,500	
29	98 & 110 High Street, Wednesfield, Wolverhampton, West Midlands WV11 1SZ	£193,000		60	1 Bleasdale Avenue, Perivale, Greenford, Middlesex UB6 8LB	Sold Prior	
30	Units A & B, 25 High Street, Loftus, Saltburn-by-the-Sea, Cleveland TS13 4HA	£81,000		61	3 Willowbay Close, Barnet, Hertfordshire EN5 2PJ	Withdrawn Prior	
31	Ground Rent Portfolio in Bury & Darwen, Lancashire	£8,500					

58 Lots offered – 49 Lots sold – Total raised £12,968,000

MEMORANDUM AUCTION 10TH MAY 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

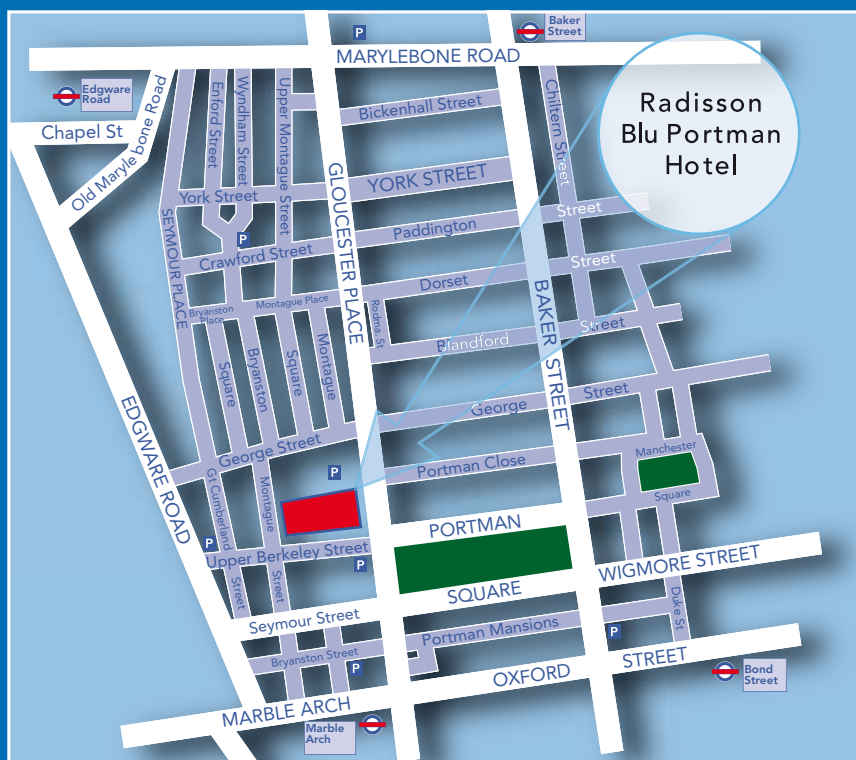
Address

Telephone Capacity

Following Auction – Tuesday 17th July 2018

To enter your lots, please contact:

John Barnett FRICS	jbarnett@barnettross.co.uk
Jonathan Ross MRICS	jross@barnettross.co.uk
Steven Grossman MRICS	sgrossman@barnettross.co.uk
Nicholas Leigh	nleigh@barnettross.co.uk
Elliott Greene	egreene@barnettross.co.uk
Joshua Platt	jplatt@barnettross.co.uk



VENUE

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



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