

**AUCTION – WEDNESDAY 24<sup>TH</sup> OCTOBER 2018**  
**ADDENDUM**

**The following Lots have been sold prior:**  
8, 10, 24, 55

**The following Lots have been withdrawn:**  
A, 2, 12, 18 & 22

**LOT 3 – 88 HIGH STREET, PENGE, LONDON SE20**

The lease is internal repairing and insuring. There is also a rent review in 2023.

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

**LOT 4 – 41 LONDON ROAD, MORDEN, SURREY**

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

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

**LOT 5 – 171 GREYSTOKE AVENUE, SOUTHMEAD, BRISTOL**

In accordance with the Estate Agents Act 1979, it is disclosed that the son of the Chairman of the Auctioneers has an interest in the property being sold.

**LOT 6 – 173 GREYSTOKE AVENUE, SOUTHMEAD, BRISTOL**

In accordance with the Estate Agents Act 1979, it is disclosed that the son of the Chairman of the Auctioneers has an interest in the property being sold.

**LOT 9 – 43 FRIERN BARNET ROAD, NEW SOUTHGATE, LONDON N11**

The tenant has an option to renew the lease for a further 15 years, subject to rent reviews in the fifth and tenth years.

**LOT 13 – 3 ORCHARD STREET, PRESTON, LANCASHIRE**

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

**LOT 14 – 178/178A, 189/180A, 182/182A, 184/184A, 186/186A ST ALBANS ROAD, WATFORD, HERTS**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 0.75% of the purchase price plus VAT towards the Vendor's legal costs.

**LOT 17 – FLAT 2, 1 WESTBOURNE GARDENS, WESTBOURNE GREEN, LONDON W2**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £560 + VAT towards the Vendor's legal costs. The Vendors will, after exchange of contracts and prior to completion, serve a Section 42 Notice on the Freeholder as drafted by the Purchaser's Solicitors and this Notice will subsequently be assigned to the buyer. The Purchaser will be responsible for all costs relating to the service of Section 42 Notice to include lodging the 10% deposit for the lease extension, and for all statutory requirements arising from service of the said Notice, and will indemnify the Vendors in respect thereof.

**LOT 19 – 36-50 ECCLESHALL ROAD, STONE, STAFFS.**

No. 38 – The lessees have written to ask if the Freeholder will release them from the lease and grant a new lease to one of their employees (no references received).

No. 42 – The lease term is from 11/9/08 to 24/6/28. The 2018 Rent Review was due in June, not September.

**LOT 23 – LAND AT NURSERY GARDENS, WELWYN GARDEN CITY, HERTS**

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

The deposit shall be 100% of the purchase price or £2,000, whichever is the lower.

**LOT 25 – 95 OLD CHRISTCHURCH ROAD, BOURNEMOUTH, DORSET**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1% of the purchase price plus VAT towards the Vendor's agent's fees and £800 + VAT towards the Vendor's legal fees.

No. 95 – There is a £3,750 Rent Deposit held.

**LOT 27 – 23 MARKET STREET, BARNESLEY, SOUTH YORKSHIRE**

The property is let to Poundland Ltd for a term up to and including 25<sup>th</sup> March 2021.

There is a Deed of Variation which states the tenant is not responsible to repair any boilers, lifts, previous tenant fixtures and fittings, or to take any action in respect of asbestos present at the premises at the time of the Deed.

**LOT 30 – 63A HIGH STREET, HUNTINGDON, CAMBS.**

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

The Term of the Lease is 15 years from 23<sup>rd</sup> October 2018.

The Lease is excluded from the provisions of sections 24 to 28 of the L & T Act 1954. There is a £2,187.50 Rent Deposit held.

**LOT 33 – 75 FORE STREET, REDRUTH, CORNWALL**

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

Contrary to the Special Conditions of Sale, the deposit will be held as Stakeholder.

The lease is FRI subject to a schedule of condition. The rent reviews and tenant's breaks are in 2020 and 2023 and not as stated in the catalogue.

**LOT 34 – 63 HIGH STREET & 2 EMBERTON STREET, WOLSTANTON, STAFFS.**

Contrary to the Special Conditions of Sale, the deposit will be held by the Auctioneers as Agent for the Vendor.

The online catalogue only has been amended to reflect the following changes:

63a – The tenant is Sensational Hair Extension. The lease term is for 5 years from 30<sup>th</sup> June 2018 with a Tenant's Break at any time on or after 30<sup>th</sup> June 2021 on 3 months notice and therefore the tenant is not holding over.

63c/d – The lease term is for 3 years from 16<sup>th</sup> July 2018 with a Tenant's Break at any time on or after 16<sup>th</sup> July 2019 on 3 months notice and therefore the tenant is not holding over.

Flat 2 – There is a £375 Rent Deposit held.

**LOT 37 – 180 HIGH STREET, NEW MALDEN, SURREY**

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

The Rent Deposit referred to in the legal pack is being returned to the tenant by the vendor before completion in accordance with the Rent Deposit Deed.

The Legal Pack included a Licence to Underlet dated 7 January 2014 and a certified copy Underlease dated 7 January 2014, but the Auctioneers have been verbally advised by the current tenant that the sub-tenant is no longer in occupation of the property.

**LOT 39 – 19/21 MARKET STREET, HOLYHEAD, ANGLESEY**

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

**LOT 40 – 169 HIGH STREET, BURTON-UPON-TRENT, STAFFORDSHIRE**

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

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

The lease is subject to a schedule of condition.

**LOT 42 – 18 SYDENHAM ROAD, HARTLEPOOL, CLEVELAND**

The lessee has notified the landlord that they have closed this branch on 16<sup>th</sup> October 2018. In view of this, we are now quoting "Reserve below £60,000".

**LOT 43 – 49-51 BLACKBURN ROAD, ACCRINGTON, LANCASHIRE**

Contrary to the Special Conditions, the completion period will be 30 working days.

**LOT 44 – 73 WATERLOO ROAD, BLYTH, NORTHUMBERLAND**

Contrary to the Special Conditions of Sale, the deposit will be held as Stakeholder.

**LOTS 45-48 – 9/11, 13/15, 17/19 & 21/23 ELM PARK, AVELEY, ESSEX**

\*Revised Special Conditions of Sale for each lot are available at the Document Desk.

**LOT 50 – 6 CROWN STREET, NORTHWICH, CHESHIRE**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 0.5% of the purchase price plus VAT towards the Vendor's costs.

**LOT 51 – 70/70A GREGSON AVENUE, GOSPORT, HAMPSHIRE**

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

**LOT 54 – 4 BELK STREET, HARTLEPOOL, CLEVELAND**

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

**LOT 56 – 167 GREYSTOKE AVENUE, SOUTHMEAD, BRISTOL**

The deposit shall be 20% of the purchase price.

An incorrect lease was attached to the Freehold Title. Please refer to the letter in the legal pack from Vendor's solicitor regarding this matter.