

AUCTION – THURSDAY 13TH DECEMBER 2018
ADDENDUM

The following Lots have been sold prior:

4, 24, 28

LOT A – 4-6, 8-12 & 14-19 ACE PARADE, HOOK ROAD, CHESSINGTON, SURREY

Completion will be 21st February 2019 or earlier by mutual agreement.

Re. Special Condition 14 – Reference to ‘the daily rate of £49.31’ should now read ‘the daily rate of £60.27’.

LOT 1 – 353/353A BOWES ROAD, ARNOS GROVE, LONDON N11

There is an £8,750 Rent Deposit held.

LOT 2 – WARWICK HOUSE, BRIDGEMAN STREET & LAND ON THE NORTH EAST SIDE OF COE STREET, BOLTON, LANCs

Revised Special Conditions of Sale available at the Document Desk.

LOT 3 – 239 NORTHOLT ROAD, SOUTH HARROW, MIDDLESEX

Revised Special Conditions of Sale available at the Document Desk.

LOT 6 – 24-26 PARK PARADE, LEIGH PARK, HAVANT, HAMPSHIRE

Revised Special Conditions of Sale available at the Document Desk.

LOT 7 – LEFT HAND SIDE, 79 ETHERLEY ROAD, TOTTENHAM, LONDON N15

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1% of the sale price or £1,800, whichever the higher, towards the Vendor’s costs.

LOT 9 – 22/22A ST MARKS LANE & 34/34A LOMBARD STREET, NEWARK, NOTTS

22/22a St Marks Lane – The lessee is CC Restaurant & Catering Ltd (with 2 guarantors) t/a Koinonia Restaurant.

34/34a Lombard Street – For the avoidance of doubt, any rental arrears due under the Tenancy of 34/34a Lombard Street, Newark from Cheque Centres Limited will not be payable by the Buyer to the Seller on the Completion Date.

LOT 11 – 44 HORSEEDGE STREET, OLDHAM, LANCs

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

LOT 15 – 20-22 BROMLEY HILL, DOWNHAM, BROMLEY, KENT

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1.5% of the sale price towards the Vendor’s legal fees.

LOT 25 – 67 HIGH STREET, HUNTINGDON, CAMBS.

Shop – The shop lease is currently internal repairing and insuring. However, a Deed of Variation has now been signed to amend this to effectively full repairing and insuring terms.

The Licence for the Rear Bin Store area has fallen through and the bins have been removed from this area. Total income is now £13,200 p.a.

LOT 27 – 14/14A NORTHFIELD ROAD, CHURCH CROOKHAM, FLEET, HANTS

Revised Special Conditions of Sale available at the Document Desk.

The share of the Freehold comprises one-sixth of the shares in the Freehold company that comprises the 6 shops in the parade.

Shop – The tenant has been in occupation since April 2018, but the lease is for a term from 22nd November 2018 to 30th March 2028.

LOT 29 – 85 BROOKSIDE SOUTH, EAST BARNET, HERTFORDSHIRE

Revised Special Conditions of Sale available at the Document Desk.

Contrary to the special conditions of sale, the deposit will be held as agent for the Vendor.

LOT 30 – 70 RIVERDENE, EDGWARE, MIDDLESEX

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,000 + VAT towards the Vendor’s legal fees.

LOT 31 – 161-191 (ODD) (excl. 165 & 181) BLACKSTOCK ROAD, GLEADLESS VALLEY, SHEFFIELD, SOUTH YORKSHIRE

The deposit shall be 10% of the purchase price or £3,000, whichever is the higher.

Contrary to the special conditions of sale, completion will be 30 business days after the contract date.