

**Barnett  
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**Auctioneers**

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# Auction

Thursday, 13th December 2018  
commencing at 12pm

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**Venue:**

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

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**Auctioneers:**

John Barnett FRICS  
Jonathan Ross MRICS

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**T:** 020 8492 9449

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**Current Auction:**

Thursday, 13th December 2018

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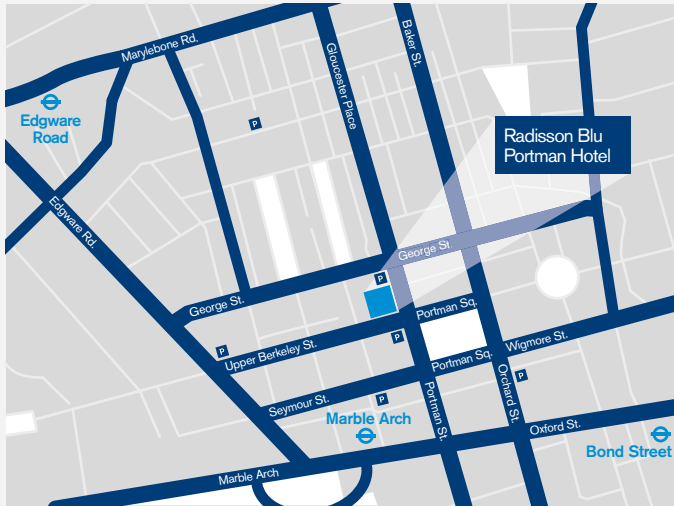
**Forthcoming Auctions:**

Thursday, 28th February 2019

Thursday, 16th May 2019

Wednesday, 17th July 2019

## Thursday, 13<sup>th</sup> December 2018



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

commencing at 12pm

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# Notice to all Bidders

- 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.
- 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.
- 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 shred your cheque.
- 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.**
- 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.
- 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.
- 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.**
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- 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:

- 'Reserve below' which means the 'Reserve' will be below the shown amount.
  - A single price figure where the 'Reserve' is not to exceed it.
  - A single price figure with a + symbol where the 'Reserve' is not to exceed that figure by more than 10%.
  - 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 **barnettross.co.uk**
- 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 **barnettross.co.uk** for updates.
  - 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.**
  - 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.
  - 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.
  - Any personal information provided to us in respect of an offer or purchase may be passed to our client and/or their representative. More information on how we hold and process your data is available on our website at **barnettross.co.uk**



## Telephone bids

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 [barnettross.co.uk](http://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.



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**Follow the auction live online at [barnettross.co.uk](http://barnettross.co.uk)**

Unfortunately it is not possible to bid from the screen.

# A very warm welcome to our December 2018 Auction.

We are delighted to offer for sale 32 lots on instructions from a range of our valued clients.

This catalogue features a wide variety of investments including retail, commercial and residential opportunities.

We look forward to seeing you on **Thursday, 13<sup>th</sup> December** at the **Radisson Blu Portman Hotel**.

## 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.

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## Meet the team.



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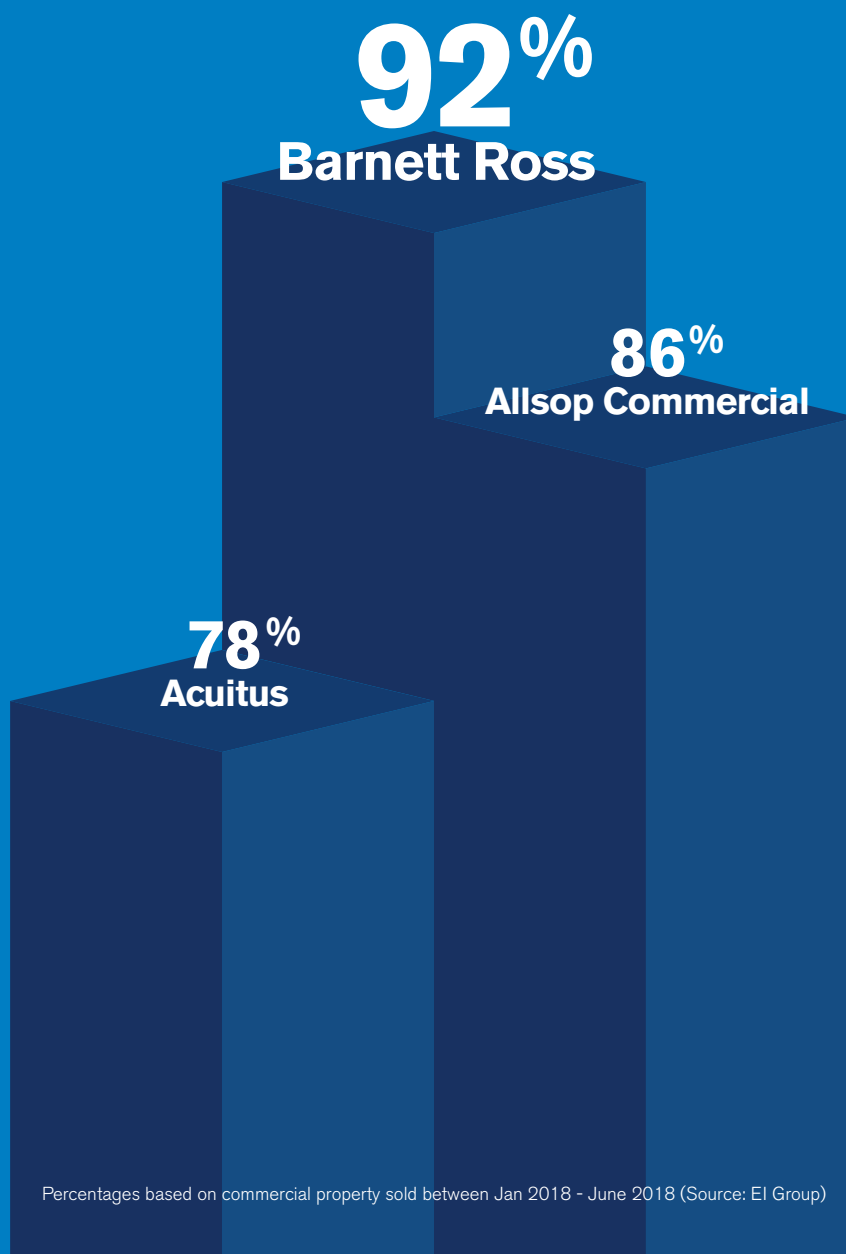
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# Practically perfect.

**Nobody's perfect, but we're pretty close. So far in 2018, we've sold 92% of all our properties available at auction, including a 100% sale in May.**

For expert advice, knowledge and experience, please contact a member of the team on 020 8492 9449.



Percentages based on commercial property sold between Jan 2018 - June 2018 (Source: EI Group)

# Order of Sale Thursday, 13<sup>th</sup> December 2018

Commencing 12.00pm

## Lot

<b>A</b>	4-6, 8-12 & 14-19 Ace Parade, Hook Road	<b>Chessington</b>	Surrey
<b>1</b>	353/353a Bowes Road	<b>Arnos Grove</b>	London N11
<b>2</b>	Warwick House, Bridgeman Street and Land on the North East side of Coe Street	<b>Bolton</b>	Lancashire
<b>3</b>	239 Northolt Road	<b>South Harrow</b>	Middlesex
<b>4</b>	Unit 6, 357 Derby Road	<b>Nottingham</b>	Nottinghamshire
<b>5</b>	20 Addington Road	<b>West Wickham</b>	Kent
<b>6</b>	24-26 Park Parade, Leigh Park	<b>Havant</b>	Hampshire
<b>7</b>	Left Hand Side, 79 Etherley Road	<b>Tottenham</b>	London N15
<b>8</b>	217/217a Southborough Lane	<b>Bromley</b>	Kent
<b>9</b>	22/22a St Marks Lane & 34/34a Lombard Street	<b>Newark</b>	Nottinghamshire
<b>10</b>	227/227a Southborough Lane	<b>Bromley</b>	Kent
<b>11</b>	44 Horsedage Street	<b>Oldham</b>	Lancashire
<b>12</b>	8 & 10 St James' Road	<b>Surbiton</b>	Surrey
<b>13</b>	10 St James' Road	<b>Surbiton</b>	Surrey
<b>14</b>	133 Goldhawk Road	<b>Shepherd's Bush</b>	London W12
<b>15</b>	20-22 Bromley Hill, Downham	<b>Bromley</b>	Kent



## Lot

<b>16</b>	8 The Parade, Pavenhill, Purton	<b>Swindon</b>	Wiltshire
<b>17</b>	16 St James' Road	<b>Surbiton</b>	Surrey
<b>18</b>	138 Butts Road, Sholing	<b>Southampton</b>	Hampshire
<b>19</b>	5 St Peters Road	<b>Great Yarmouth</b>	Norfolk
<b>20</b>	21 High Street, Hythe	<b>Southampton</b>	Hampshire
<b>21</b>	112 York Road	<b>Hartlepool</b>	Cleveland
<b>22</b>	75/75a St Nicholas Avenue	<b>Gosport</b>	Hampshire
<b>23</b>	68 Princes Street	<b>Stockport</b>	Cheshire
<b>24</b>	507 High Road	<b>Tottenham</b>	London N17
<b>25</b>	67 High Street	<b>Huntingdon</b>	Cambridgeshire
<b>26</b>	3A Alexandra Parade, Northolt Road	<b>South Harrow</b>	Middlesex
<b>27</b>	14/14a Northfield Road, Church Crookham	<b>Fleet</b>	Hampshire
<b>28</b>	Unit 5 Crestwood Park Shopping Centre, Bromley Lane	<b>Kingswinford</b>	West Midlands
<b>29</b>	85 Brookside South	<b>East Barnet</b>	Hertfordshire
<b>30</b>	70 Riverdene	<b>Edgware</b>	Middlesex
<b>31</b>	161-191 (odd) (excl. 165 & 181) Blackstock Road, Gleadless Valley	<b>Sheffield</b>	South Yorkshire

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

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Contact John Barnett FRICS  
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**If you are acting as an executor we can help you to maximise your assets with a sale through auction.**

- We can provide a 'Red Book' RICS Probate Valuation.
- If you subsequently sell the property in one of our auctions, we will refund the Valuation Fee.

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Contact John Barnett FRICS  
(Registered Valuer)  
jbarnett@barnettross.co.uk

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Freehold for sale by public auction (unless sold prior)  
**Thursday, 13th December 2018 at 1pm**  
(Main Auction commences at 12 pm)  
For all enquiries, please call **020 8492 9449**

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

**Barnett  
Ross**

**Auctioneers**

# Lot A

**4-6, 8-12 & 14-19 Ace Parade,  
Hook Road, Chessington, Surrey KT9 1DR**

**\*Reserve below  
£3,750,000**

6 week completion  
First time on the market for over 80 years



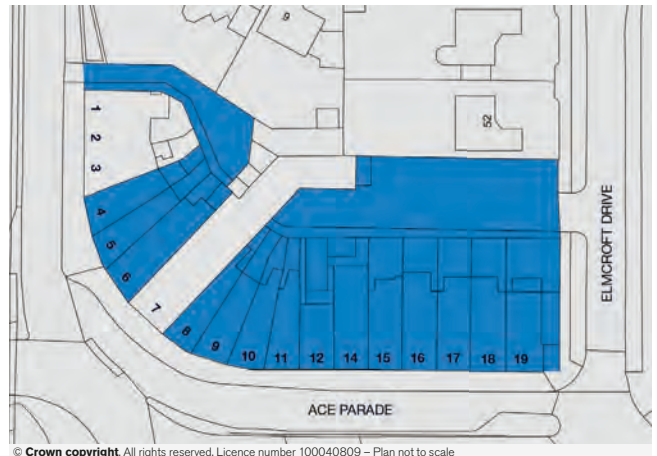
## SITUATION

Located on this prominent corner at the junction with Hook Road and the A3 (Kingston By-Pass) being approx. 1 mile north of Chessington Rail Station and just over a mile south of Surbiton. Chessington is an affluent residential area situated approximately 17 miles south-west of central London benefiting from good road links via the A3, a major route connecting London to the south coast.

## PROPERTY

Constructed in the mid-1930s by the client's grandfather and forming the majority of a purpose built parade benefitting from use of front lay-by parking and comprising:

- **14 Ground Floor Shops.**
- **13 Self-Contained Flats** on the first and second floors (many of which have uPVC double glazing) accessed from the rear.
- **No. 6** has internal and separate rear access to **Ancillary Store** on its two upper floors.
- **2 Garages.**
- **2 rear service roads.**
- **Strip of land currently used for unallocated parking for 12 cars.**



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**VAT is NOT applicable to this Lot**

**FREEHOLD**

**Total Income £221,950 p.a.  
rising to £229,450 p.a. from March 2019  
plus 2 Vacant Shops & 2 Vacant Flats**

**Barnett  
Ross**

**Auctioneers**

### Auctioneers:

7 Cadbury Close,  
Whetstone, London N20 9BD  
Tel: 020 8492 9449

**John Barnett FRICS:** [jbarnett@barnettross.co.uk](mailto:jbarnett@barnettross.co.uk)

**Steven Grossman:** [sgrossman@barnettross.co.uk](mailto:sgrossman@barnettross.co.uk)

### Joint Auctioneers:

R H Rose Associates  
Buckingham House East  
The Broadway, Stanmore, Middlesex HA7 4EB  
Tel: 020 8954 9288

**Robert Rose:** [robert@rhroseassociates.co.uk](mailto:robert@rhroseassociates.co.uk)

Nos 8–12 & 14



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 4/4a (Restaurant & Flat)	<b>Ground Floor Restaurant</b> Gross Frontage 20'0" Internal Width 18'4" narrowing to 12'8" Restaurant Depth 27'8" Built Depth 51'9" Part Kitchen (accessed via No. 5) <b>First &amp; Second Floor Flat</b> 6 Rooms, Bathroom/WC (GIA Approx. 970 sq ft)	<b>Sousa World Gourmet Limited (t/a Saffron Summer Indian Restaurant)</b>	20 years from 25th March 1999 (with new 15 year reversionary lease from 25th March 2019 – see Note 1)	£15,000 (Rising on 25/03/19 – see Note 1)	FRI £7,500 Rent Deposit held. The flat is occupied by staff. The restaurant intercommunicates with the adjoining restaurant (No.5).
No. 5/5a (Restaurant & Flat)	<b>Ground Floor Restaurant</b> Gross Frontage 20'0" Internal Width 18'5" narrowing to 13'2" Restaurant Depth 29'6" Built Depth 56'5" Part Kitchen & Store <b>First &amp; Second Floor Flat</b> 5 Rooms, Kitchen, Bathroom/WC (GIA Approx. 970 sq ft)	<b>Sousa World Gourmet Limited (t/a Saffron Summer Indian Restaurant)</b>	20 years from 25th March 1999 (with new 15 year reversionary lease from 25th March 2019 – see Note 1)	£14,750 (Rising on 25/03/19 – see Note 1)	FRI £7,375 Rent Deposit held. The flat is sublet. The restaurant intercommunicates with the adjoining restaurant (No.4).
No. 6 (Shop with First & Second Floor Ancillary)	<b>Ground Floor Shop</b> Gross Frontage 21'9" Internal Width 20'6" narrowing to 15'3" Shop & Built Depth 57'4" <b>First &amp; Second Floor Ancillary</b> GIA Approx. 1,100 sq ft	<b>Laidir Leisure Limited (t/a Powerhouse Fitness having 11 branches)</b>	10 years from 29th September 2016	£18,000	FRI Rent Review & Tenant's Break 2021
No. 8/8a (Shop, Flat & Garage)	<b>Ground Floor Shop</b> Gross Frontage 19'10" Internal Width 17'9" narrowing to 9'8" Shop & Depth 61'11" <b>First &amp; Second Floor Flat</b> 4 Rooms, 2 Kitchens, Bathroom/WC (GIA Approx. 915 sq ft) Plus Rear Garage	<b>Aces Tech Shop Limited (with personal guarantor) (Security &amp; Fire Alarms Showroom)</b>	From 10th May 2017 to 23rd June 2022	£18,000	FRI (subject to a schedule of condition) Tenant's Break 2020. The flat is sublet. £4,000 Rent Deposit held.
No. 9/9a (Shop & Flat)	<b>Ground Floor Shop</b> Gross Frontage 19'4" Internal Width 15'3" narrowing to 9'0" Shop Depth 47'4" Built Depth 53'9" <b>First &amp; Second Floor Flat</b> 5 Rooms, Kitchen, Bathroom/WC (GIA Approx. 1,005 sq ft)	<b>LASN International Limited (with 3 personal guarantors) (t/a Londis Supermarket)</b>	From 13th August 2012 to 23rd June 2026	£18,700	FRI Rent Review 2021. The tenant also occupies the adjoining shops (Nos. 10, 11 & 12), all of which intercommunicate with each other. £4,675 Rent Deposit held. The flat is sublet.

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 10/10a (Shop & Flat)	<b>Ground Floor Shop</b> Gross Frontage 19'4" narrowing to 9'10" Internal Width 17'11" Shop Depth 44'0" Built Depth 50'5" <b>First &amp; Second Floor Flat</b> 5 Rooms Kitchen, Bathroom/WC (GIA Approx. 1,005 sq ft)	<b>LASN International Limited (with 3 personal guarantors) (t/a Londis Supermarket)</b>	20 years from 24th June 2006	£18,000	FRI <b>Rent Reviews 2021 and 2026. The tenant also occupies the adjoining shops (Nos. 9, 11 &amp; 12), all of which intercommunicate with each other. £4,500 Rent Deposit held. The flat is sublet.</b>
No. 11/11a (Shop & Flat)	<b>Ground Floor Shop</b> Gross Frontage 19'4" Internal Width 17'0" narrowing to 9'9" Shop & Built Depth 42'0" <b>First &amp; Second Floor Flat</b> 5 Rooms, Kitchen, Bathroom/WC (GIA Approx. 860 sq ft)	<b>LASN International Limited (with 3 personal guarantors) (t/a Londis Supermarket)</b>	20 years from 24th June 2006	£18,250	FRI <b>Rent Reviews 2021 and 2026. The tenant also occupies the adjoining shops (Nos. 9, 10 &amp; 12), all of which intercommunicate with each other. £4,562 Rent Deposit held. The flat is sublet.</b>
No. 12/12a (Shop & Flat)	<b>Ground Floor Shop</b> Gross Frontage 18'4" Internal Width 16'2" Shop Depth 34'7" Built Depth 68'8" Rear Store Approx. 175 sq ft <b>First &amp; Second Floor Flat</b> 5 Rooms, Kitchen, Bathroom/WC (GIA Approx. 1,050 sq ft)	<b>LASN International Limited (with 3 personal guarantors) (t/a Londis Supermarket)</b>	20 years from 24th June 2006	£19,750	FRI <b>Rent Reviews 2021 and 2026. The tenant also occupies the adjoining shops (Nos. 9, 10 &amp; 11), all of which intercommunicate with each other. £4,937 Rent Deposit held. The flat is sublet.</b>
No. 14/14a (Shop & Flat)	<b>Ground Floor Shop</b> Gross Frontage 18'3" Internal Width 17'1" Shop Depth 39'0" Built Depth 60'10" <b>First &amp; Second Floor Flat</b> 5 Rooms, Kitchen, Bathroom/WC (GIA Approx. 1,040 sq ft)	<b>C. Humphries (t/a Jagers Barbershop)</b>	10 years from 29th September 2014	£18,250	FRI <b>Rent Review &amp; Tenant's Break 2019. The flat is sublet.</b>
No. 15/15a (Shop & Flat)	<b>Ground Floor Shop</b> Gross Frontage 18'3" Internal Width 16'4" Shop & Built Depth 39'6" <b>First &amp; Second Floor Flat</b> 5 Rooms, Kitchen, Bathroom/WC (GIA Approx. 1,040 sq ft)	<b>D. Sales &amp; E. Sales (t/a Diva Hairdressers)</b>	15 years from 25th March 2011	£18,250 <b>(rising to £20,500 in March 2019)</b>	FRI <b>Rent Reviews 2021 and 2026.</b>
No. 16/16a (Shop & Flat)	<b>Ground Floor Shop</b> Gross Frontage 18'3" Internal Width 16'9" Shop & Built Depth 39'6" <b>First &amp; Second Floor Flat</b> 5 Rooms, Kitchen, Bathroom/WC (GIA Approx. 1,040 sq ft)			<b>VACANT</b>	
No. 17/17a (Shop & Flat)	<b>Ground Floor Shop</b> Gross Frontage 18'0" Internal Width 17'2" Shop & Built Depth 39'9" <b>First &amp; Second Floor Flat</b> 5 Rooms, Kitchen, Bathroom/WC (GIA Approx. 1,040 sq ft)			<b>VACANT</b>	
No. 18/18a (Shop & Flat)	<b>Ground Floor Shop</b> Gross Frontage 18'3" Internal Width 18'0" Shop & Built Depth 39'9" <b>First &amp; Second Floor Flat</b> 5 Rooms, Kitchen, Bathroom/WC (GIA Approx. 1,040 sq ft)	<b>PM Construction &amp; Insulation Limited (Showroom &amp; Offices) (Currently fitting out)</b>	12 years from 22nd June 2018	£22,000 <b>(see Note 2)</b>	FRI <b>Rent Reviews 2022 &amp; 2026. Tenant's Break 2023. The flat is occupied by staff. £5,500 Rent Deposit held.</b>
No. 19/19a (Shop, Flat & Garage)	<b>Ground Floor Shop</b> Gross Frontage 20'3" Return Window Frontage 12'0" Internal Width 19'5" Shop & Built Depth 39'9" <b>Plus Garage</b> 9'9" x 26'4" <b>First &amp; Second Floor Flat</b> 5 Rooms, Kitchen, Bathroom/WC (GIA Approx. 1,145 sq ft)	<b>The Fairways Partnership Limited (Funeral Directors) (Part of Co-op Group)</b>	20 years from 25th December 2001	£23,000	FRI <b>There is potential to redevelop the garage in order to enlarge the shop and flat, subject to obtaining possession and the necessary consents. The flat is sublet.</b>
				<b>Total: £221,950 rising to £229,450 in March 2019 plus 2 Vacant Shops &amp; 2 Vacant Flats</b>	

**Note 1: Nos. 4/4a and 5/5a will be let together on a single reversionary lease for a term of 15 years from 25th March 2019 at a rent of £35,000 p.a. subject to 5 yearly rent reviews. The current rent deposits totalling £14,875 will continue to be held under the new Rent Deposit Deed relating to the new lease.**

**Note 2: No. 18 has a rent free period until 22nd July 2019 to assist with fit out works and therefore the vendor will top-up this rent shortfall on completion. Please refer to the Special Conditions of Sale.**



**Vendor's Solicitors**

DWFM Beckman

Tel: 020 7408 8888 Ref: David Freedman

Email: david.freedman@dwfmbeckman.com



## SITUATION

Located in this retail thoroughfare very close to Arnos Grove Underground Station (Piccadilly Line) and being opposite **BetFred** and close to such multiples as **Costa**, **Sainsbury's** and a host of local traders.

Arnos Grove is a popular London suburb that lies approx. 7 miles north of central London.

## PROPERTY

A mid terraced building comprising a **Ground Floor Shop** (currently with an ATM) together with 2 separate communal rear staircases to a **Self-Contained Flat** planned on the first and second floors which includes gas central heating and uPVC double glazing.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	18'3"
Internal Width	17'0"
Shop Depth	33'8"
Built Depth	51'8"
WC	

### First and Second Floor Flat

First Floor – 2 Rooms, Kitchen  
Second Floor – 2 Rooms, Bathroom, separate WC

**VAT is NOT applicable to this Lot**

**FREEHOLD**



## TENANCY

The entire property is let on a full repairing and insuring lease to **Mr A. Khoesheed as a Laundrette & Dry Cleaners** for a term of 25 years from 8th December 2000 at a current rent of **£20,250 per annum** exclusive.

**Rent Review 2020**

**£20,250** per annum

The Surveyors dealing with this property are  
**John Barnett** and **Zac Morrow**

For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page

## Vendor's Solicitors

Kirkwoods  
Tel: 020 8954 8555 Ref: Richard Bridges  
Email: richard@kirkwoods-solicitors.co.uk



### SITUATION

Close to the junction with Thynne Street, in this commercial area, opposite **Sainsbury's** and a **Johnstone's Decorating Centre** and nearby **Brandon Tool Hire**, **Graham Plumber's Merchant**, Bolton Mainline Rail Station and the city centre.

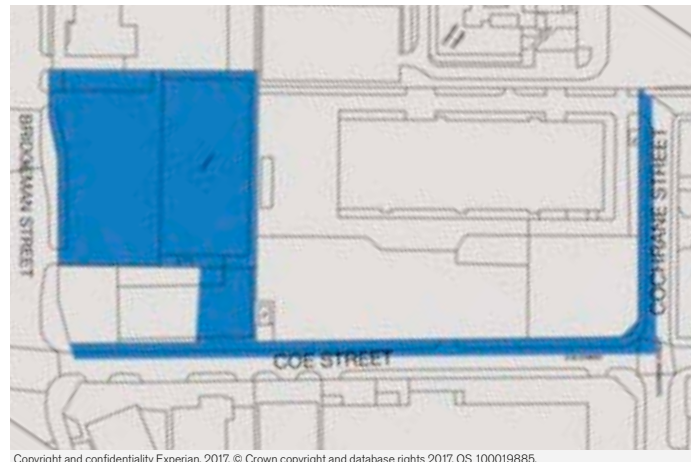
Bolton is a major retail and commercial centre enjoying easy access via the M61 and M62 motorways, some 10 miles north of Manchester.

### PROPERTY

Comprising a **Semi-detached Trade Counter** and a **Detached Garage/Accident Repair Centre** with associated parking and Land.

**VAT is NOT applicable to this Lot**

**FREEHOLD**



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### TENANCIES & ACCOMMODATION

Property & Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Land on the north-east side of Coe Street, Bolton BL3 6BU <b>Semi-Detached Trade Counter t/a Express Electrical Distributors Ltd</b>  Internal Area Approx. 8,335 sq ft <sup>1</sup>	<b>R. Jackson, P. Jackson, S. Jackson &amp; MJF SSAS Trustees Limited as Trustees of the EED Pension Scheme</b>	99 years from 18th July 1967 <b>(thus having approx. 47 ½ years unexpired)</b>	£3,250	<b>Rent Review 2042</b>
Warwick House, Bridgeman Street, Bolton BL3 6BS <b>Detached Garage/Accident Repair Centre with associated parking and land</b>  Internal Area Approx. 21,090 sq ft <sup>2</sup>	<b>H. Samson (Bolton) Limited</b>	125 years from 28th June 2005	Peppercorn	

L-Shaped Land comprising pavement and road

**Total Street Frontage Approx. 960 ft**

**VACANT**  
(subject to rights thereover)

**Total £3,250  
plus Vacant Land**

<sup>1</sup> Area taken from VOA.

<sup>2</sup> Not inspected by Barnett Ross. Area taken from VOA

**£3,250** per annum  
**plus Vacant Land**

### Vendor's Solicitors

Ms Deborah Field

Tel: 020 8346 4517

Email: [deborah.field@pspbolton.co.uk](mailto:deborah.field@pspbolton.co.uk)

The Surveyors dealing with this property are  
**John Barnett and Elliott Greene**

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**



### SITUATION

Located close to the junction with Parkfield Road in this prominent trading position, adjacent to **William Hill** and **Barclays** and being within 100 yards from South Harrow Underground Station (Piccadilly Line). Other nearby multiple retailers include **Costa**, **Lloyds Bank**, **Poundland**, **Cakebox**, **KFC**, **Paddy Power**, **Iceland** and **Superdrug**. South Harrow is a popular suburb situated approx. 10½ miles north-west of central London benefitting from good road links via the A40 (Western Avenue) providing access to the M25.

### PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on first and second floor levels. In addition, the property includes a **rear hard standing area for 2 cars**, which is accessed via a gated service road.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'11" Internal Width 18'4" narrowing at rear to 14'5" Shop Depth 26'1" Built Depth 49'0" WC Plus 1 Car Parking Space	<b>Wenzels the Bakers Limited</b> (Having over 60 branches) (T/O for Y/E 31/03/18) <b>£23.06m Pre-Tax Profit</b> <b>£2.57m and Shareholders' Funds £3.52m)</b>	10 years from 24th May 2017 (In occupation since 2006)	£21,000	FRI <b>Rent Review May 2022.</b> <b>Tenant's Break December 2021.</b>
First & Second Floor Flat	Not inspected Plus 1 Car Parking Space	Individual	From 25th December 1991 to 24th December 2180	Peppercorn	FRI
				<b>Total: £21,000</b>	

**£21,000** per annum

The Surveyors dealing with this property are **Steven Grossman** and **Joshua Platt**

#### Joint Auctioneers

R H Rose Associates  
Tel: 020 8954 9288 Ref: Robert Rose  
Email: robert@rhroseassociates.co.uk

#### Vendor's Solicitors

Greenwoods GRM LLP  
Tel: 020 7242 0631 Ref: David Schreiber  
Email: dschreiber@greenwoodsgm.co.uk

For legal documents, please refer to page 8 of this catalogue  
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\*Refer to points 9 and 10 in the 'Notice to all Bidders' page



### SITUATION

Located in this established retail parade close to the junction with Arnesby Road on this major arterial route into the city centre and opposite the University of Nottingham's Jubilee Campus (see photo). Nearby retailers include **Subway** as well as a host of local traders all serving the surrounding residential area. Nottingham is a popular city that lies approx. 13 miles east of Derby and approx. 24 miles north of Leicester.

### PROPERTY

An end of terrace building comprising a **Ground Floor Shop (Former Bank with A2 Use)** with internal access to **Ancillary Office/Store** on the first floor.

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	18'3"
Internal Width	17'5"
Shop Depth	33'8"
Built Depth	40'8"

#### First Floor Ancillary

Area	Approx. 200 sq ft
2 WCs	

**VAT is NOT applicable to this Lot**

### TENURE

Leasehold for a term of 2,000 years from 25th December 1985 at a peppercorn ground rent.

**Offered with Vacant Possession**

### View of Jubilee Campus opposite



**Note: The Vendor has received an offer from a charity to rent the property for a term of 10 years at an initial rent of £12,000 p.a. with a 3 month rent free period, rising to £15,000 p.a. in years 2 to 5. The lease would be subject to a rent review and tenant's break at the end of the fifth year.**

## Vacant Retail Unit

The Surveyors dealing with this property are **John Barnett** and **Joshua Platt**

### Joint Auctioneers

Salloway  
Tel: 01332 298 000 Ref: Hugo Beresford  
Email: hberesford@salloway.com

### Vendor's Solicitors

DWFM Beckham  
Tel: 020 7408 8888 Ref: David Freedman  
Email: david.freedman@dwfmbeckman.com

**For legal documents, please refer to page 8 of this catalogue**  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**





## SITUATION

Located close to the junction with Bourne Way in this well established local parade, adjacent to **One Stop** and close to a host of local traders, all serving the surrounding sought after residential area. Hayes Railway Station (Southeastern Line) is under 1 mile away and Bromley town centre is only approx. 3 miles to the north. West Wickham lies some 12 miles south-east of London midway between Croydon and Bromley.

## PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** planned on the first and second floor levels. In addition, the property includes a **15 ft front forecourt**, a **rear yard** and **off-street parking for 2 cars**.

**VAT is NOT applicable to this Lot**

## FREEHOLD

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	16'10"
Internal Width	15'10"
Built Depth	43'0"
WC	

#### First and Second Floor Flat

3 Bedrooms, Kitchen, Living Room, 2 x Bathroom/WC



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## TENANCY

The entire property is let on a full repairing and insuring lease to **J. Lam t/a Sakura Café and Sushi** for a term of 15 years from 21st December 2016 at a current rent of **£17,500 per annum** exclusive.

### Rent Reviews 2021 and 2026

**Note 1: There is a £4,007 Rent Deposit held.**

**Note 2: The Flat is occupied by staff.**

**Note 3: There is potential to extend the shop at the rear and also to convert the roof space, subject to obtaining possession and the necessary consents.**

**£17,500** per annum

The Surveyors dealing with this property are  
**Jonathan Ross** and **Steven Grossman**

### Vendor's Solicitors

Darlingtons  
Tel: 020 8951 6666 Ref: Jonathan Green  
Email: jgreen@darlingtons.com

For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page



## SITUATION

Forming part of this pedestrianised shopping centre, amongst such multiples as **Boots, Savers, William Hill, Age UK, McColl's, Premier Newsagent, Ladbroke's** and **Lidl**, all serving this residential suburb of Havant.

Havant lies approximately 5 miles north-east of Portsmouth and 9 miles west of Chichester with good road links via the A3(M) (Junction 4) which leads to the A27.

## PROPERTY

A mid-terraced building comprising a **Ground Floor Double Shop** with internal and separate rear access to **Self-Contained Ancillary Staff/Offices** on the first floor ([see Note](#)) and similar separate rear access to a **Self-Contained Flat** on the second floor.

In addition, the property benefits from use of a rear service road leading to a gated yard area allowing parking for at least 4 cars.

## ACCOMMODATION

### Ground Floor Double Shop

Gross Frontage	35'9"
Internal Width	34'9"
Shop Depth	32'10"
Built Depth	51'5"
Sales Area	Approx. 1,140 sq ft
Store Area	Approx. 450 sq ft

### First Floor

4 Offices & 2 WC's ([see Note](#))

GIA	Approx. 810 sq ft
-----	-------------------

### Second Floor Flat

2 Bedrooms, Living Room,  
Kitchen, Bathroom, sep WC

GIA	Approx. 810 sq ft
-----	-------------------



VAT is NOT applicable to this Lot

**FREEHOLD offered with VACANT POSSESSION**

**Note:** There is clear potential to simply convert the first floor into a Self-Contained Flat similar to the second floor, subject to obtaining the necessary consents.



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## Vacant Double Shop, Offices and Flat (see Note)

The Surveyors dealing with this property are  
**John Barnett and Jonathan Ross**

### Vendor's Solicitors

Macrory Ward  
Tel: 020 8440 3258 Ref: Martina Ward  
Email: [martina@macroryward.co.uk](mailto:martina@macroryward.co.uk)

For legal documents, please refer to page 8 of this catalogue

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### SITUATION

Located in this popular residential area, midway between St Ann's Road and West Green Road, and just a short walk to the recreational facilities in nearby Chestnuts Park.

The multiple shopping facilities in High Road, Tottenham and Seven Sisters Station (Main Line and Victoria Line) are less than a mile distant. The new Tottenham Hotspur Football Stadium is located approx. 2 miles to the north-east adding to the area's regeneration and Canary Wharf is just 7 miles south.

### PROPERTY

Comprising a left hand unmodernised Victorian **3 Bed House** together with a **Side/Rear Patio**.

VAT is **NOT** applicable to this Lot

### ACCOMMODATION (measurements to maximum points)

#### Ground Floor

Front Room	13'7" x 11'7"
Middle Room	11'0" x 11'0"
Kitchen	9'4" x 7'7"
Bathroom/WC	6'5" x 5'9"

#### First Floor

Bedroom 1	11'0" x 13'5"
Bedroom 2	10'0" x 10'9"
Bedroom 3	9'11" x 7'11"

GIA Approx. 800 sq ft

### FREEHOLD offered with VACANT POSSESSION

**Note 1: There may be potential to create additional living space in the loft, subject to obtaining the necessary consents.**

**Note 2: A 2 bed house at 81 Etherley Road sold in December 2017 for £518,000 (source: Zoopla.co.uk).**

# Vacant 3 Bed House

The Surveyors dealing with this property are  
**John Barnett** and **Joshua Platt**

For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page

### Vendor's Solicitors

DMH Stallard LLP  
Tel: 020 7822 1500 Ref: Phillip Bardsley  
Email: phillip.bardsley@dmhstallard.com



## SITUATION

Located within this popular shopping centre, close to **Ladbroke's**, **Budgens** and a host of local traders, all serving the surrounding sought after residential area. Bickley Station and Petts Wood Station (Thameslink and Southeastern Lines) are both approx. 1 mile distant and Bromley town centre is only 2 miles to the north-west. Bromley lies approx. 10 miles south-east of central London at the junction of the A21 and A222.

## PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** at first floor level. The property includes a **Large Rear Garden and Garage** which backs on to a service road.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage 17'9"  
Internal Width 12'8" widening to 15'6"  
Shop Depth 34'4"  
Built Depth 44'0"

WC

### First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC  
**Plus Rear Garden & Garage**

VAT is **NOT** applicable to this Lot

**FREEHOLD**



■ Lot 8 – 217/217a  
■ Lot 10 – 227/227a

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## TENANCY

The entire property is let on a full repairing and insuring lease to **A. Miller t/a A M Kitchen Design as a Kitchen Showroom** for a term of 8 years from 25th July 2012 at a current rent of **£18,000 per annum** exclusive (**see Note 1**).

**Note 1: The tenant currently pays £16,500 p. a. by way of a personal concession.**

**Note 2: The tenant did not operate their July 2018 Break Clause.**

**Note 3: The Flat is sub-let on an AST.**

**Note 4: There may be potential to create additional living space in the loft, subject to obtaining possession and the necessary consents.**

**£18,000** p.a. (see Note 1)

The Surveyors dealing with this property are  
**Jonathan Ross** and **Steven Grossman**

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\*Refer to points 9 and 10 in the 'Notice to all Bidders' page

## Vendor's Solicitors

Darlingtons  
Tel: 020 8951 6666 Ref: Jonathan Green  
Email: jgreen@darlingtons.com



### SITUATION

Located on the junction between Lombard Street and St. Marks Lane which forms an entrance to the St. Marks Place Shopping Centre in the heart of Newark. Several national retailers are located adjacent to the property including **Marks & Spencer, Claire's, Clarks Shoes, Brighthouse** and **Clintons**.

Opposite to the property is the pedestrianised entrance to the new **60,000 sq ft Asda Store** and **Newark Bus Station**. The historic Market Square and prime Stodman Street are located close by, as well as the St Marks Place NCP Car Park.

### PROPERTY

A prominent attractive corner building comprising the following adjoining units:

- 22/22a St Marks Lane – **Double Fronted Ground Floor Restaurant** with a **Function Room** on the first floor.
- 34/34a Lombard Street – **Ground Floor Shop** with internal access to **Offices** on the first floor.

**VAT is applicable to this Lot**

**FREEHOLD**

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
22/22a St Marks Lane	<b>Ground Floor Restaurant</b> Gross Frontage 43'0" Restaurant & Kitchen Area Approx. 1,200 sq ft Plus 2 WCs <b>First Floor</b> Function Room (35 seats) & Offices Area Approx. 733 sq ft Plus 2 WCs <b>Total Area</b> <b>Approx. 1,933 sq ft</b>	<b>CC Restaurants &amp; Catering Ltd</b> (with 2 guarantors) t/a Koinonia Restaurant	25 years from 5th February 2013	£24,000	Effective FRI <b>Rent Reviews 2018 (not actioned) and 5 yearly. Tenant's Break 2023. £6,300 (incl. VAT) Rent Deposit held.</b>
34/34a Lombard Street	<b>Ground Floor Shop</b> Gross Frontage 50'0" Area Approx. 1,082 sq ft <b>First Floor Office</b> Area Approx. 793 sq ft <b>Total Area</b> <b>Approx. 1,875 sq ft</b> Plus 2 WCs	<b>Note 1: No. 34/34a is currently let to Cheque Centres Ltd (in Liquidation) for a term of 10 years expiring on 1st September 2021 at £18,000 p.a. – rent has not been paid for over a year. Accordingly, vacant possession could be obtained if the lease is disclaimed or the Freeholder takes action to forfeit.</b>			Includes gas central heating.

**Note 2: The shop fascia of No.34/34a was redecorated prior to printing these Particulars – new photos are available from the Auctioneers.**

**Total: £24,000 plus Shop & Office (see Note)**

**\*Reserve below £250,000**

6 week completion



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**£24,000 p.a. plus Shop & Office (see Note 1)**

**Joint Auctioneers**

Innes England  
Tel: 0115 924 3243 Ref: Sam Hall  
Email: shall@innes-england.com

**Vendor's Solicitors**

Brecher  
Tel: 020 7563 1000 Ref: Caroline Ko  
Email: cko@brecher.co.uk

The Surveyors dealing with this property are  
**John Barnett and Joshua Platt**

**For legal documents, please refer to page 8 of this catalogue**  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**



## SITUATION

Located within this popular shopping centre, close to **Ladbrokes**, **Budgens** and a host of local traders, all serving the surrounding sought after residential area. Bickley Station and Petts Wood Station (Thameslink and Southeastern Lines) are both approx. 1 mile distant and Bromley town centre is only 2 miles to the north-west. Bromley lies approx. 10 miles south-east of central London at the junction of the A21 and A222.

## PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** at first floor level. The property includes a **Deep Rear Garden and Garage** which backs onto a service road.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	18'0"
Internal Width	13'4" widening to 16'9"
Shop Depth	34'4"
Built Depth	44'0"
WC	

### First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC  
(GIA Approx. 615 sq ft)

### Plus Garden & Garage

VAT is NOT applicable to this Lot

**FREEHOLD**



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## TENANCY

The entire property is let on a full repairing and insuring lease to **J. A. Spiers (with guarantor) as a Café/Coffee Shop** for a term of 15 years from 11th June 2010 at a current rent of **£16,500 per annum** exclusive.

### Rent Review 2020

**Note 1: There is a £8,250 Rent Deposit held.**

**Note 2: There may be potential to create additional living space in the loft, subject to obtaining possession and the necessary consents.**

**£16,500** per annum

The Surveyors dealing with this property are  
**Jonathan Ross and Steven Grossman**

### Vendor's Solicitors

Darlingtons  
Tel: 020 8951 6666 Ref: Jonathan Green  
Email: jgreen@darlingtons.com

For legal documents, please refer to page 8 of this catalogue  
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\*Refer to points 9 and 10 in the 'Notice to all Bidders' page





### SITUATION

Located near the junction with Rock Street in this mixed commercial and residential area, being directly opposite the impressive **Mahdlo Oldham Charity** premises and diagonally opposite the **St Mary's Medical Centre**. In addition, the property is a short walk away from **Spindles Town Square Shopping Centre** which hosts a variety of multiple retailers including **Boots, Costa, EE, Holland & Barrett, Greggs** and **Lloyds Bank**.

Oldham is approx. 7 miles north-east of Manchester with good road links via the M60 motorway (Junction 22) and A62.

### PROPERTY

Comprising a single storey detached **Ground Floor Shop** with a **Side Store** and **1 Parking Space**.

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	62'8"
Shop Width	44'5"
Shop & Built Depth	31'0"
Sales Area	Approx 1,130 sq ft
Side Store Area	Approx 290 sq ft
WC	

**Total Area**                      **Approx 1,420 sq ft**

**VAT is NOT applicable to this Lot**

### FREEHOLD

### TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Bestway Panacea Healthcare Limited trading as Well Pharmacy (see Tenant Profile)** for a term of 5 years from 14th March 2014 (**renewal of a previous lease**) at a current rent of **£12,000 per annum** exclusive.

**Note: The tenant did not operate their March 2017 Break Clause.**

### TENANT PROFILE

In 2014 the Co-operative Pharmacy was acquired by Bestway and in 2015 all 794 Co-operative pharmacies relaunched as 'Well'. Bestway also owns the chain of Best-one convenience stores.

'Well' are now the country's largest independent pharmacy chain, serving 1.3 million customers every week and dispensing 74 million prescriptions each year and the third largest pharmacy chain overall across the UK (source: www.well.co.uk).



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**£12,000** per annum

The Surveyors dealing with this property are  
**Steven Grossman** and **Elliott Greene**

### Vendor's Solicitors

KHH Law LLP  
Tel: 020 8800 8866 Ref: Nigel Hanan  
Email: nigelhanan@khhlaw.co.uk

**For legal documents, please refer to page 8 of this catalogue**  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
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## SITUATION

Close to the junction with Victoria Road and Surbiton Rail Station in the heart of the town centre, adjacent to a branch of **Co-op Funeralcare** and nearby other multiples including **Lloyds Bank, HSBC, Pizza Express, Specsavers, William Hill** and many others.

Surbiton is an affluent commuter town located approximately 11 miles south-west of central London and 1 mile south of Kingston. Surbiton Rail Station provides a direct rail service to London Waterloo whilst the town benefits from good road access via the A3.

VAT is applicable to this Lot

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 8 (Ground Floor Restaurant)	Gross Frontage 20'6" Internal Width 19'6" Restaurant Depth 28'4" Built Depth 35'11" 2 WCs	<b>G. Park (Sushi Bar)</b>	15 years from 2nd May 2018	£16,750	FRI <b>Rent Reviews 2023 and 2028</b> £4,187.50 Rent Deposit held.
No. 10 (Ground Floor Shop)	Gross Frontage 16'6" Internal Width 15'9" Built Depth 35'11" WC	<b>See Note</b>	125 years (less 3 days) from 25th December 1979	£25	FRI <b>Note: The lease for 125 years (less 3 days) from 25th December 1979 of No. 10 is being offered as Lot 13 in this auction.</b>
				<b>Total: £16,775</b>	

## PROPERTY

Forming part of a retail parade comprising:

**No. 8 - Ground Floor Restaurant**

**No. 10 - Ground Floor Shop (see Note).**

The property includes a rear **Yard**.

## TENURE

**Leasehold for a term of 125 years from 25th December 1979 (thus having approx. 86 years unexpired) at a fixed ground rent of £25 p.a.**

**£16,775** per annum

The Surveyors dealing with this property are  
**John Barnett** and **Steven Grossman**

## Vendor's Solicitors

ISC Lawyers

Tel: 020 7833 8453 Ref: Michael Conlon

Email: michaelconlon@isclawyers.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page



### SITUATION

Close to the junction with Victoria Road and Surbiton Rail Station in the heart of the town centre, nearby multiples such as **Lloyds Bank, HSBC, Pizza Express, Specsavers, William Hill** and many others. Surbiton is an affluent commuter town located approximately 11 miles south-west of central London and 1 mile south of Kingston. Surbiton Rail Station provides a direct rail service to London Waterloo whilst the town benefits from good road access via the A3.

### PROPERTY

Forming part of a retail parade comprising a **Ground Floor Shop** together with a rear yard.

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	16'6"
Internal Width	15'9"
Shop & Built Depth	35'11"
WC	

VAT is applicable to this Lot

### TENURE

Leasehold for a term of **125 years (less 3 days) from 25th December 1979 (thus having approx. 86 years unexpired) at a fixed ground rent of £25 p.a.**

### TENANCY

The property is let on a full repairing and insuring lease to **Co-operative Group Limited (having over 3,600 outlets) as a Funeral Parlour** for a term of 10 years from 1st January 2018 (**in occupation for approx. 40 years - renewal of a previous lease**) at a current rent of **£12,000 per annum** exclusive.

Rent Review 2023

**£12,000** per annum

The Surveyors dealing with this property are **John Barnett** and **Steven Grossman**

#### Vendor's Solicitors

ISC Lawyers  
Tel: 020 7833 8453 Ref: Michael Conlon  
Email: michaelconlon@isclawyers.co.uk

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### SITUATION

Located on the south side of the popular Goldhawk Road near the junction with Sycamore Gardens, amongst a host of local traders who serve the surrounding residential area as well as being within close proximity to the famous **Shepherd's Bush Market** and the impressive **Westfield London Shopping Centre**.

Shepherd's Bush lies approx. 4 miles west of central London with good transport links via the A40 and Goldhawk Road Underground Station (Circle and Hammersmith & City Lines).

### PROPERTY

A late Victorian mid-terrace building comprising **4 Self-Contained Flats (1 Regulated & 3 sold-off)** planned over lower ground, ground, first and second floor levels. The lower ground floor flat includes a rear garden.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Flat	1 Bedroom, Living Room, Kitchen, Bathroom/WC. Flat includes gas central heating. (GIA Approx. 500 sq ft)	Individual	<b>Regulated Tenancy</b>	£9,420 (£785 pcm)	<b>EDR 14th May 2018</b> <b>Note 1: A one bed flat at 107c Goldhawk Road sold for £390,000 in January 2018 (source: Zoopla).</b>
Lower Ground Floor Garden Flat	Not Inspected	2 Individuals	125 years from 25th March 1993	£150	FRI <b>Rent rises by £50 every 25 years.</b>
First Floor Flat	Not Inspected	Individual	125 years from 25th December 1994	£100	FRI
Second Floor Flat	Not Inspected	Boropex Holdings Ltd	125 years from 25th June 2014	£250	FRI <b>Rent doubles every 25 years.</b>
				<b>Total: £9,920</b>	

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

**£9,920** per annum

The Surveyors dealing with this property are **John Barnett** and **Joshua Platt**

### Vendor's Solicitors

J. S. Lane & Co - Tel: 020 8950 1782  
Ref: Jon Lane - Email: info@jsslane.co.uk

For legal documents, please refer to page 8 of this catalogue  
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**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**



### SITUATION

Located close to the junction with Ashgrove Road in this local parade, amongst multiples such as **Pizza Hut, Pizza GoGo, Coral, McDonald's** and a host of local retailers all serving the surrounding residential area.

Downham lies approximately 1½ miles to the north of Bromley town centre and 8 miles south-east of central London.

### PROPERTY

A mid-terrace building comprising a **Ground Floor Double Restaurant** which benefits from use of a rear service road.

### ACCOMMODATION

**Ground Floor Double Restaurant** (74 covers)

Gross Frontage	43'6"
Internal Width	41'6"
Built Depth	60'5"
Restaurant Area	Approx. 1,300 sq ft
Kitchen/Store Area	Approx. 390 sq ft
Office Area	Approx. 60 sq ft
<b>Total Area</b>	<b>Approx. 1,750 sq ft</b>

**VAT is NOT applicable to this Lot**

### TENURE

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

### TENANCY

The property is let on a full repairing and insuring lease to **Madhuwan Restaurant Ltd (with 3 personal guarantors) as a Napalese & Indian Restaurant** for a term of 15 years from 18th July 2018 (see Note) at a current rent of **£38,000 per annum** exclusive.

Rent Reviews 2023 and 2028

**£38,000** per annum

The Surveyors dealing with this property are  
**Jonathan Ross and Steven Grossman**



The Property



Interior of Restaurant

**Note 1: We understand the business has traded from the premises under a previous lease at the same rent for many years.**

**Note 2: The lessees agreed a premium of £60,000 to take the new lease. They have so far paid £20,000 to the Freeholder with a further £10,000 p.a. to follow over the next 4 years. These additional sums will pass to the Purchaser.**

### Vendor's Solicitors

Bude Nathan Iwanier  
Tel: 020 8458 5656 Ref: Bernard Dubiner  
Email: bd@bnllaw.co.uk

For legal documents, please refer to page 8 of this catalogue  
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### SITUATION

Located close to the junction with Restrop Road and High Street in this established parade which includes a **Lloyds Pharmacy** and opposite a **One-Stop**, serving the surrounding residential area. Purton lies approx. 4 miles north-west of Swindon with easy access to the M4 (Junction 16).

### PROPERTY

A single storey mid-terraced building comprising a **Ground Floor Shop** which benefits from use of a communal rear service area.

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	18'8"
Internal Width	17'9"
Shop Depth	30'6"
Built Depth	45'5"
WC	

**VAT is NOT applicable to this Lot**

**FREEHOLD**

### TENANCY

The property is let on a full repairing and insuring lease to **A. Hiscock as a Butcher** for a term of 15 years from 1st August 2017 (**renewal of a previous 15 year lease**) at a current rent of **£8,000 per annum** exclusive.

**Rent Reviews 2022 and 2027**

**Tenant's Break 2027**

**£8,000** per annum

The Surveyors dealing with this property are **Jonathan Ross** and **Joshua Platt**

### Vendor's Solicitors

Harrison Drury  
Tel: 01524 548 967 Ref: Hannah Craig  
Email: hannah.craig@harrison-drury.com

For legal documents, please refer to page 8 of this catalogue  
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\*Refer to points 9 and 10 in the 'Notice to all Bidders' page



### SITUATION

Close to the junction with Victoria Road and Surbiton Rail Station in the heart of the town centre with nearby multiples including **Co-op Funeralcare, Lloyds Bank, HSBC, Pizza Express, Specsavers, William Hill** and many others.

Surbiton is an affluent commuter town located approximately 11 miles south-west of central London and 1 mile south of Kingston. Surbiton Rail Station provides a direct rail service to London Waterloo whilst the town benefits from good road access via the A3.

### PROPERTY

Forming part of a retail parade comprising a **Ground Floor Shop** together with a rear yard.

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	15'8"
Internal Width	15'4"
widening to	19'6"
Shop & Built Depth	35'3"
WC	

### VAT is applicable to this Lot

### TENURE

Leasehold for a term of 125 years from 25th December 1979 (thus having approx. 86 years unexpired) at a fixed ground rent of **£25 p.a.**

### TENANCY

The property is let on a full repairing and insuring lease to **Computer Angels Limited (Computer Repairs and Support) (having 2 branches)** for a term of 12 years from 24th April 2013 at a current rent of **£14,000 per annum** exclusive.

### Rent Review and Tenant's Break 2021

**Note: £2,600 (incl. VAT) Rent Deposit held.**

**£14,000** per annum

The Surveyors dealing with this property are  
**John Barnett** and **Steven Grossman**

### Vendor's Solicitors

ISC Lawyers

Tel: 020 7833 8453 Ref: Michael Conlon

Email: michaelconlon@isclawyers.co.uk

For legal documents, please refer to page 8 of this catalogue

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\*Refer to points 9 and 10 in the 'Notice to all Bidders' page



### SITUATION

Close to the junction with Heathfield Road in this neighbourhood parade, adjacent to a **Tesco Express** and serving the surrounding residential area.

Sholing is located approximately 3 miles east of Southampton City Centre with excellent road links via the A3025 to the M27 (Junction 8).

### PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor.

There is a rear service road allowing vehicular access for unloading together with a **20ft deep Front Forecourt**.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks	
Ground Floor Shop	Gross Frontage Internal Width Shop Depth Built Depth 2 WC's	17'1" 16'4" 29'4" 42'3"	<b>Ladbrokes Betting and Gaming Limited</b> (Part of the <b>Ladbrokes Coral Group</b> having some 3,500 branches)	15 years from 28th June 2016	£5,400	Internal Repairing <b>Rent Reviews &amp; Tenant's Breaks 2021 &amp; 2026</b> <b>Note: Ladbrokes also occupy the adjoining shop (No. 140) which intercommunicates with the subject property.</b>
First Floor Flat	Not inspected	Individual	134 years from 13th November 1981	£25	FRI	
				<b>Total: £5,425</b>		

**£5,425** per annum

The Surveyors dealing with this property are **Steven Grossman** and **Jonathan Ross**

### Vendor's Solicitors

Axiom Stone

Tel: 020 8951 6989 Ref: Ms Jaymini Ghelani

Email: [jg@axiomstone.co.uk](mailto:jg@axiomstone.co.uk)

For legal documents, please refer to page 8 of this catalogue

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\*Refer to points 9 and 10 in the 'Notice to all Bidders' page





## SITUATION

Located at the junction with Dene Side opposite **Londis** and amongst a host of local traders and being close to the Town Centre and Sea Front. Great Yarmouth is a popular coastal resort, located approx. 18 miles east of Norwich, 8 miles north of Lowestoft and benefits from good road links via the A47, A143 and the A12.

## PROPERTY

A corner building comprising a **Ground Floor Take-Away** with separate side access to a **Self-Contained Flat** on first and second floor levels.

**VAT is NOT applicable to this Lot**

## FREEHOLD

## ACCOMMODATION

### Ground Floor Take-Away

Gross Frontage	21'6"
Internal Width	19'9"
Built Depth	48'0"

### First and Second Floor Flat

3 Bedrooms, Living Room, Kitchen, Bathroom/WC<sup>1</sup>

<sup>1</sup>Not inspected by Barnett Ross

## TENANCY

The entire property is let on a full repairing and insuring lease to **M. Zeng as a Chinese Take-Away** for a term of 21 years from 1st March 2002 at a current rent of **£11,000 per annum** exclusive.

## Rent Review 2020



View from the Property

**£11,000** per annum

The Surveyors dealing with this property are  
**Jonathan Ross and Elliott Greene**

## Vendor's Solicitors

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

For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page



## SITUATION

Located in Hythe town centre on this pedestrianised retail thoroughfare amongst such multiples as **Waitrose, McColls, Post Office, Superdrug, Lloyds Bank, Oxfam** and **Costa Coffee** approx. 3 miles south of Southampton city centre.

Hythe is an attractive historic village lying on the western shore of Southampton water abutting the New Forest with regular passenger ferry services to Southampton.

Southampton is a busy commercial centre located on the south coast, well served by good transport links including the A27 which links to the M27 motorway.

## PROPERTY

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

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

**VAT is NOT applicable to this Lot**

## FREEHOLD

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	24'8"
Internal Width	23'6"
Shop Depth	70'4"
Area	Approx. 1,640 sq ft

### First Floor Store

Area	Approx. 545 sq ft
WC	

**Total Area** **Approx. 2,185 sq ft**

## TENANCY

The entire property is let on a full repairing and insuring lease to **Boots UK Limited (having approx. 2,500 branches) (T/O for Y/E 31/8/17 £6.84bn, Pre-Tax Profit £498m and Shareholders' Funds £1.77bn)** for a term of 10 years from 1st May 2017 (**in occupation since 1994 – renewal of a previous lease**) at a current rent of **£30,500 per annum exclusive**.

**Rent Review and Tenant's Break 2022**

**\*Reserve below £350,000**

In same ownership for 23 years  
6 week completion

View from the property



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**Joint Auctioneers**

R H Rose Associates  
Tel: 020 8954 9288 Ref: Robert Rose  
Email: robert@rhroseassociates.co.uk

**Vendor's Solicitors**

Greenwoods GRM LLP  
Tel: 020 7242 0631 Ref: David Schreiber  
Email: dschreiber@greenwoodsgm.co.uk

**£30,500** per annum

The Surveyors dealing with this property are  
**Steven Grossman and Jonathan Ross**

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## SITUATION

Occupying a prominent trading position adjacent to **Santander**, opposite **Nationwide** and amongst such other multiple occupiers as **Subway, Coral, Lloyds Bank** as well as being close to **Middleton Grange Shopping Centre**. In addition, the property backs onto a large public car park.

Hartlepool is a coastal town which lies some 13 miles north-east of Darlington and 9 miles north of Middlesbrough and enjoys excellent road access via the A19.

## PROPERTY

A mid terraced building comprising a **Ground Floor Bank** with internal access to **Ancillary Store/Offices** on the first floor and hatch access to **Further Accommodation** on the second floor.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## ACCOMMODATION

### Ground Floor Bank

Gross Frontage	21'11"
Internal Width	20'2"(max)
Bank Depth	44'7"
Built Depth	57'11"
Rear Office Area	Approx. 255 sq ft

### First Floor Ancillary

Area	Approx. 520 sq ft
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### Second Floor

Area	Approx. 450 sq ft
------	-------------------

## TENANCY

The entire property is let on a full repairing and insuring lease to **HSBC Bank plc (T/O for Y/E 31/12/17 £19.76bn, Pre-Tax Profit £2.37bn and Shareholders' Funds £43.46bn)** for a term of 10 years from 30th November 2017 (**in occupation for over 30 years - renewal of a previous lease**) at a current rent of **£17,000 per annum** exclusive.

**Rent Review and Tenant's Break 2022**

**Note: 6 week completion.**

**£17,000** per annum

The Surveyors dealing with this property are  
**Steven Grossman and Elliott Greene**

### Joint Auctioneers

R H Rose Associates  
Tel: 020 8954 9288 Ref: Robert Rose  
Email: robert@rhroseassociates.co.uk

### Vendor's Solicitors

Greenwoods GRM LLP  
Tel: 020 7242 0631 Ref: David Schreiber  
Email: dschreiber@greenwoodsgrm.co.uk

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## SITUATION

Occupying a prominent position within this established parade, close to the junction with Rowner Road and nearby a host of local traders. 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 a rear yard together with separate side access via an external staircase and communal balcony to a **Self-Contained Flat** on the first and second floors.

In addition, there is a **Lock-up Garage** in a block to the side.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 15'11" Internal Width 15'3" Shop Depth 26'9" Built Depth 33'1" WC	<b>R. Drowell</b> (with personal guarantor) (Hairdresser)	10 years from 1st July 2012	£9,000	FRI (Law Society Lease) <b>Rent Review 2021</b>
First and Second Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup> Plus Garage	<b>Individual</b>	99 years (less 10 days) from 1st January 1958	£25	FRI <b>Valuable Reversion in approx. 38 years.</b>
				<b>Total: £9,025</b>	

<sup>1</sup>Not inspected by Barnett Ross

**£9,025** per annum

The Surveyors dealing with this property are **Steven Grossman** and **Jonathan Ross**

### Vendor's Solicitors

Burnetts  
Tel: 01228 552 222 Ref: Rebecca Davidson  
Email: rd@burnetts.co.uk

For legal documents, please refer to page 8 of this catalogue  
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### SITUATION

Located in the town centre on this pedestrianised retail thoroughfare opposite **GAME** and amongst such multiples as **Bonmarché, Ryman, Creams Desserts** and a host of local traders as well as being just yards from **Redrock Stockport** – Stockport's new leisure destination which is home to **Zizzi, Pizza Express, The Gym, The Light Sociable Cinema** and more, whilst being nearby the **Merseyway Shopping Centre**. Stockport lies approx. 6 miles south-east of Manchester and approx. 28 miles west of Sheffield.

### PROPERTY

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

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	16'11"
Internal Width	14'9"
Shop Depth	50'9"
Built Depth	54'3"

#### First Floor Ancillary

Area	Approx	233 sq ft
Kitchenette, WCs		

**VAT is NOT applicable to this Lot**

### FREEHOLD



### TENANCY

The entire property is let on a full repairing and insuring lease to **Greenhalghs Craft Bakery Ltd (see Tenant Profile)** for a term of 15 years from 27th July 2007 at a current rent of **£33,000 per annum** exclusive.

### TENANT PROFILE

Greenhalgh's is a long-established family Craft Bakery which was founded in 1957. The Company currently employs approximately 950 staff and is one of the largest employers in the Bolton area with 61 retail shops, along with a wholesale and fleet sector, supplying high quality bakery products to convenience stores, high street retail stores, farm shops and sole proprietorships, through to nationwide providers including major supermarket chains (source: www.greenhalghs.com).

**£33,000** per annum

The Surveyors dealing with this property are  
**Steven Grossman and Elliott Greene**

#### Joint Auctioneers

Boddy & Edwards  
Tel: 01483 322 500 Ref: Barry Munday  
Email: barry@boddyandedwards.co.uk

#### Vendor's Solicitors

Battens Solicitors  
Tel: 01935 846 121 Ref: Robert Wright  
Email: robert.wright@battens.co.uk

For legal documents, please refer to page 8 of this catalogue  
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## SITUATION

Located in this well-known main retail shopping centre opposite **Asda** and close to such multiples as **Paddy Power, Nationwide, McDonald's, Superdrug, Post Office** and a host of local traders. Seven Sisters Underground Station (Victoria Line), Tottenham Hale Station (Underground & National Rail) and Bruce Grove Overground Station are all located within ¼ of a mile from the property.

The new Tottenham Hotspur Football Stadium is located approx. 1 mile north adding to the area's regeneration and Canary Wharf is just 7 miles to the south.

## PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with internal access to a **Flat** planned on first and second floors.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	17'2"
Internal Width	16'3"
Shop Depth	20'3"
Built Depth	34'3"
WC	

### First and Second Floor Flat

3 Rooms, Kitchen with Shower, WC  
(GIA Approx. 830 sq ft)

**VAT is NOT applicable to this Lot**

## View opposite property



## FREEHOLD

### TENANCY

The entire property is let on a full repairing and insuring lease to **Mr A. Tek as a Barbers** for a term of 20 years from 4th September 2012 at a current rent of **£23,000 per annum** exclusive.

### Rent Reviews 2022 & 2027

**Note: There is potential to erect an Advertising Hoarding on the flank wall, subject to obtaining the necessary consents.**

**£23,000** per annum

The Surveyors dealing with this property are  
**John Barnett and Elliott Greene**

## Vendor's Solicitors

Kirkwoods  
Tel: 020 8954 8555 Ref: Richard Bridges  
Email: richard@kirkwoods-solicitors.co.uk

For legal documents, please refer to page 8 of this catalogue  
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## SITUATION

Located at the northern end of the High Street only a 100 yards from the pedestrianised retail section of this affluent market town, close to Market Square, and amongst such multiples as **NatWest, Lloyds, Co-op Funeralcare, Pizza Express** and **William Hill**. Huntingdon lies 14 miles north-west of Cambridge and benefits from good road links via the A14 to Cambridge and the A1 to London.

## PROPERTY

A Grade II Listed building comprising a **Ground Floor Double Fronted Shop** with separate rear access through the arch to a **Self-Contained Flat** at first floor level. The property benefits from access on to St. Georges Court at the rear where there is an enclosed area used as a bin store.

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks	
Ground Floor Shop	Gross Frontage Internal Width Shop Depth WC	28'8" 27'5" 13'10"	<b>I. Fusnik t/a Hair by Iwona</b>	10 years from 21st November 2018 <b>(Renewal of a previous lease – in occupation since 2009)</b>	£13,200	FRI <b>Rent Review 2023. £1,666 Rent Deposit held</b>
Bin Store		<b>Red Rock Estate &amp; Property Management Ltd</b>	Licence to occupy	£1,000	<b>Terminable on 3 months notice.</b>	
First Floor Flat	Not Inspected	<b>2 Individuals</b>	999 years from 1st September 2006	Peppercorn	FRI	
				<b>Total: £14,200</b>		



**£14,200** per annum

The Surveyors dealing with this property are  
**Jonathan Ross and Steven Grossman**

## Vendor's Solicitors

Spratt Endicott  
Tel: 01295 204 111 Ref: Ben Madden  
Email: [bmadden@se-law.co.uk](mailto:bmadden@se-law.co.uk)

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\*Refer to points 9 and 10 in the 'Notice to all Bidders' page





### SITUATION

Located within this prominent parade, setback from Northolt Road, amongst a variety of local traders and nearby Northolt Park Rail Station (Mainline) and an **Asda Supermarket**.

South Harrow is a popular suburb situated 10½ miles north-west of central London benefitting from good road links via the A40 (Western Avenue) providing access to the M25.

### PROPERTY

Forming part of a mid-terraced building comprising a **Self-Contained 3 Bed Flat** planned over first and second floors, which is accessed via the rear of the building and benefitting from gas central heating, laminate flooring and uPVC double glazed windows.

**VAT is NOT applicable to this Lot**

### ACCOMMODATION (measurements to maximum points)

#### First Floor

Living Room 22'2" x 11'9"  
Kitchen 12'1" x 9'9"

#### Second Floor

Bedroom 1 10'3" x 7'1"  
Bedroom 2 11'6" x 12'1"  
Bedroom 3 12'1" x 9'11"  
Bathroom/WC 7'5" x 5'2"

**GIA Approx. 810 sq ft**

### TENURE

**Leasehold for a term of 999 years from 5th January 1981 at a Peppercorn ground rent.**

**Offered with VACANT POSSESSION**

**Note: The flat was previously let until November 2018 at £17,400 p.a. (£1,450 pcm).**

## Vacant 3 Bed Flat

The Surveyors dealing with this property are  
**Joshua Platt** and **Steven Grossman**

For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page

### Vendor's Solicitors

Courtney Smith & Co  
Tel: 020 8868 7636 Ref: Sumith Dabrera  
Email: sumith@courtneymsmithsolicitors.com



### SITUATION

Located at the junction with Northfield Close within an established local parade including a **Londis** and **Post Office**. Church Crookham lies on the A323 between Fleet and Farnham some 13 miles west of Basingstoke and benefitting from excellent road links being only 5 miles from the M3 (Junction 4A).

### PROPERTY

An end of terraced building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** above. The property includes a **Garage** and use of a service road and customer parking area.

**VAT is NOT applicable to this Lot**

### TENURE

Leasehold for a term of **999 years** from 25th December 1978 at a fixed ground rent of **£25 p.a. plus share of Freehold**.



### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 14 (Shop)	Gross Frontage 20'4" Internal Width 18'6" Shop Depth 33'10" Built Depth 54'3" 2 WCs	<b>Temptation Hair Studio Limited (Hairdresser – see Note)</b>	10 years (less 1 day) from 1st April 2018 (excl. s.24-28 L & T Act 1954)	£8,400	FRI <b>Rent Review 2023 linked to RPI. Tenant's Break 2023.</b>
No. 14A (Flat)	Not Inspected	<b>Individual</b>	999 years (less 1 day) from 25th December 1978	£12.50	FRI
Garage			<b>VACANT</b>		

**Note: The shop has traded as a hairdresser for many years where the current tenant used to be an employee.**

**Total: £8,412.50  
Plus Vacant  
Garage**

## £8,412.50 p.a. Plus Vacant Garage

The Surveyors dealing with this property are **Steven Grossman** and **Joshua Platt**

For legal documents, please refer to page 8 of this catalogue  
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\*Refer to points 9 and 10 in the 'Notice to all Bidders' page

### Vendor's Solicitors

Marsden Rawsthorn

Tel: 01772 799 601 Ref: Nicola Fairhurst

Email: nfairhurst@marsdenrawsthorn.com



### SITUATION

Located at the junction with Bromley Lane and Lapwood Avenue within this established parade which includes a **Spar Supermarket** serving the surrounding residential area.

Kingswinford lies close to the A491 approximately 4 miles west of Dudley and 12 miles west of Birmingham city centre with easy access to the M5 (Junction 2).

### PROPERTY

A mid terraced building comprising a **Ground Floor Take-Away (A5 Use)** with separate rear access via a communal balcony to a **Self-Contained Flat** on the first floor. In addition, the property includes a **Garage** and use of a front shoppers' car park and rear service area.

### ACCOMMODATION

#### Ground Floor Take-Away

Gross Frontage	17'11"
Internal Width	17'0"
Shop Depth	18'1"
Built Depth	43'3"

WC

#### First Floor Flat

2 Bedrooms, Living Room, Kitchen, Dining Room/Office, Bathroom/WC

(GIA Approx. 655 sq ft)

#### Plus Garage

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

### TENURE

**Leasehold for a term of 2,000 years from 25th March 1988 at a Peppercorn ground rent.**

### TENANCY

The entire property is let on a full repairing and insuring lease to **T. C. Cheung as a Chinese Take-Away** for a term of 20 years from 24th June 2011 at a current rent of **£10,650 per annum** exclusive.

**Rent Reviews June 2016 (not yet actioned) and 5 yearly.**

**Note: There is a £5,325 Rent Deposit held.**



**£10,650** per annum

The Surveyors dealing with this property are **John Barnett** and **Joshua Platt**

### Vendor's Solicitors

ISC Lawyers

Tel: 020 7833 8453 Ref: Michael Conlon

Email: michaelconlon@isclawyers.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page



### SITUATION

Located close to the junction with Monkfrith Way in this sought after residential area conveniently situated between East Barnet and Southgate, nearby Monkfrith Primary School and Bright Horizons Nursery and Pre-School and just yards from Oak Hill Park and the local shopping in Hampden Square.

East Barnet is a popular north London suburb located some 9 miles from central London.

### PROPERTY

Comprising a **4 Bed Semi-Detached House** planned on ground, first and second floors. The property benefits from gas central heating (not tested), uPVC double glazed windows, a south facing **47' Rear Garden** and enjoys fantastic views from the master bedroom.

View from master bedroom



### ACCOMMODATION (measurements to maximum points)

#### Ground Floor

Porch	6'4"	×	2'9"
Entrance Hall	6'5"	×	11'1"
Living Room	11'9"	×	14'2"
Dining Room	10'11"	×	11'8"
Kitchen	7'3"	×	11'8"
Conservatory	11'3"	×	9'11"

#### First Floor

Bedroom 1	10'10"	×	14'2"
Bedroom 2	10'10"	×	11'8"
Bedroom 3	7'6"	×	9'7"
Bathroom	4'7"	×	6'6"
Separate WC	2'7"	×	6'7"

#### Second Floor

Bedroom 4 (Master Bedroom)	12'6"	×	17'6"
Shower Room/WC	6'0"	×	6'7"

**GIA Approx. 1,407 sq ft**

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note 1: Floor Plan available from the Auctioneers.**

**Note 2: 97 Brookside South (4 bed semi - 1,600 sq ft) sold for £730,000 in April 2017.**

## Vacant 4 Bed House

The Surveyors dealing with this property are  
**Jonathan Ross and Zac Morrow**

For legal documents, please refer to page 8 of this catalogue  
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\*Refer to points 9 and 10 in the 'Notice to all Bidders' page

### Vendor's Solicitors

Fletcher Day  
Tel: 020 8344 2288 Ref: Julia Harling  
Email: julia@fletcherday.co.uk



### SITUATION

Located within this popular residential area directly opposite an entrance to Stoneyfields Park and equidistant from the multiple shopping and local transport facilities of Mill Hill Broadway and Station Road Edgware. In addition, there are a number of local primary and secondary schools in the area including Courtland, Mill Hill County, Fairway and Rosh Pinah.

Edgware is a prosperous London suburb, approximately 10 miles north-west of central London with good road access via the A1, A41, M1 and M25.

### PROPERTY

A semi-detached **3 Bed House** planned on ground and first floors and including:

- Gas Central Heating
- uPVC Double Glazing
- Side access to Patio/Rear Garden

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

### ACCOMMODATION (measurements to maximum points)

#### Ground Floor

Entrance Hall		
Front Room	11'3"	× 12'4"
<i>interconnecting to</i>		
Rear Room (leading to Patio)	9'10"	× 13'2"
Kitchen (leading to Patio)	6'7"	× 7'2"
Separate WC		

#### First Floor

Bedroom 1	10'6"	× 12'9"
Bedroom 2	10'9"	× 13'8"
Bedroom 3	5'11"	× 6'5"
Bathroom/WC	5'7"	× 7'2"

**GIA Approx. 810 sq ft**

**Note 1: There is potential to create additional living space in the loft and convert the front garden for parking, both subject to obtaining the necessary consents.**

**Note 2: Part of the rear garden will not be included in the sale - refer to special conditions of sale.**

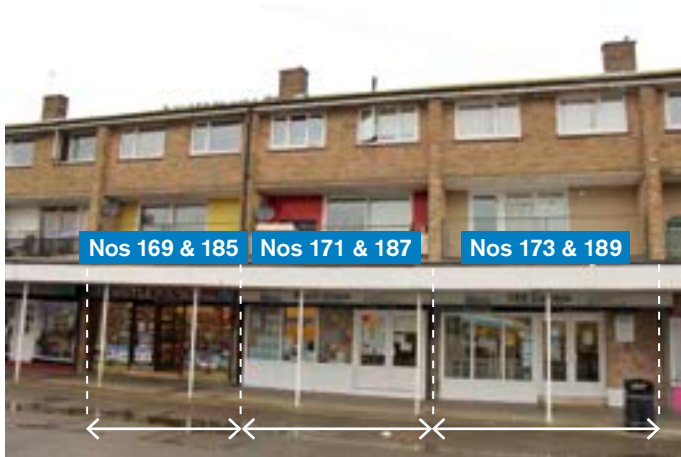
# Vacant 3 Bed House

The Surveyors dealing with this property are  
**Steven Grossman and Zac Morrow**

**For legal documents, please refer to page 8 of this catalogue**  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**

### Vendor's Solicitors

Moerans Solicitors  
Tel: 020 8952 0242 Ref: Kate Summerfield  
Email: kate.summerfield@moerans.com



### SITUATION

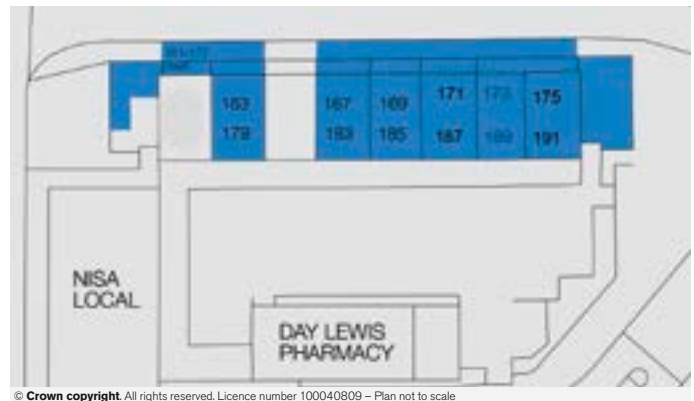
Located within this local shopping centre, anchored by a **Nisa Local** plus a **Day Lewis Pharmacy** and a host of local traders, all serving the surrounding residential area. Gleadless Valley is a residential suburb approximately 2½ miles south-east of Sheffield city centre.

### PROPERTY

Forming part of a parade comprising **6 Ground & Lower Ground Floor Shops** each with a **Self-Contained Flat** on the first and second floors together with part of the rear of No. 161 & 177. Each shop benefits from rear access at lower ground floor level, for deliveries.

**VAT is NOT applicable to this Lot**

**FREEHOLD**



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### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 169 & 185	<b>No. 185: Ground &amp; Lower Ground Floor Shop</b> Gross Frontage 17'9" Built Depth 29'7"	<b>A &amp; J Hartley</b>	99 years from 29th September 1960	£40	FRI <b>Valuable Reversion in approx. 40¾ years.</b>
	<b>No. 169: 1st &amp; 2nd Floor Flat</b> 3 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup>	<b>2 Individuals</b>	99 years from 29th September 1960	£35	FRI <b>Valuable Reversion in approx. 40¾ years.</b>
Nos. 171 & 187	<b>No. 187: Ground &amp; Lower Ground Floor Shop</b> Gross Frontage 19'0" Built Depth 29'9"	<b>Gleadless Valley Community Forum</b>	99 years from 29th September 1960	£60	FRI <b>Valuable Reversion in approx. 40¾ years.</b>
	<b>No. 171: 1st &amp; 2nd Floor Flat</b> 3 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup>	<b>Individual</b>	99 years from 29th September 1960	£15	FRI <b>Valuable Reversion in approx. 40¾ years.</b>
Nos. 173 & 189	<b>No. 189: Ground &amp; Lower Ground Floor Shop</b> Gross Frontage 16'7" Built Depth 29'10"	<b>Gleadless Valley Community Forum</b>	99 years from 29th September 1960	£75	FRI <b>Valuable Reversion in approx. 40¾ years.</b>
	<b>No. 173: 1st &amp; 2nd Floor Flat</b> 3 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup>				
Rear part of Nos. 161 & 177		<b>X. C. Chen</b>	99 years from 29th September 1960	Nil	FRI <b>Valuable Reversion in approx. 40¾ years.</b>
Nos. 183 & 167 and 191 & 175	<b>2 x Ground &amp; Lower Ground Floor Shop and 2 x 1st &amp; 2nd Floor Flat</b>	<b>S. Krausz</b>	999 years from 8th January 2010	Peppercorn	FRI
Nos. 163 & 179	<b>Ground &amp; Lower Ground Floor Shop and 1st &amp; 2nd Floor Flat</b>	<b>A. Ilyas</b>	999 years from 8th January 2010	Peppercorn	FRI
				<b>Total: £225</b>	

<sup>1</sup>Not inspected by Barnett Ross

**£225** per annum **Plus**  
**5 Valuable Reversions**

### Vendor's Solicitors

Spratt Endicott Solicitors  
Tel: 01295 204 111 Ref: Emma Buck  
Email: ebuck@se-law.co.uk

The Surveyors dealing with this property are  
**Jonathan Ross and Elliott Greene**

For legal documents, please refer to page 8 of this catalogue

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# 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 'Online Catalogue' at [barnettross.co.uk](http://barnettross.co.uk)

Lot	Address	EPC Asset Rating
A	4-6, 8-12 & 14-19 Ace Parade, Hook Road, Chessington, Surrey KT9 1DR	C, E, E, C, D, D, E, D, D, C, C, C, C, D, C, C, D, G, D, G, D, G, F, C
1	353/353A Bowes Road, Arnos Grove, London N11 1AA	B
3	239 Northolt Road, South Harrow, Middlesex HA2 8HR	C
4	Unit 6, 357 Derby Road, Nottingham, Nottinghamshire NG7 2DZ	E
5	20 Addington Road, West Wickham, Kent BR4 9BS	C
6	24-26 Park Parade, Leigh Park, Havant, Hampshire PO9 5AD (Flat)	D
7	Left Hand Side, 79 Etherley Road, Tottenham, London N15 3AT	G
8	217/217A Southborough Lane, Bromley, Kent BR2 8AT	G, E
9	22/22a St Marks Lane & 34/34a Lombard Street, Newark, Nottinghamshire NG24 1XS	D, E
10	227/227A Southborough Lane, Bromley, Kent BR2 8AT	C, F
12	8 & 10 St James' Road, Surbiton, Surrey KT6 4QH	D
13	10 St James' Road, Surbiton, Surrey KT6 4QH	D
14	133 Goldhawk Road, Shepherd's Bush, London W12 8EN (Ground Floor Flat)	C
15	20-22 Bromley Hill, Downham, Bromley, Kent BR1 4JX	E
17	16 St James' Road, Surbiton, Surrey KT6 4QH	D
18	138 Butts Road, Sholing, Southampton, Hampshire SO19 1BJ	C
19	5 St Peters Road, Great Yarmouth, Norfolk NR30 3AU	D
20	21 High Street, Hythe, Southampton, Hampshire SO45 6AG	C
21	112 York Road, Hartlepool, Cleveland TS26 9DF	D
22	75/75a St Nicholas Avenue, Gosport, Hampshire PO13 9RH	C
23	68 Princes Street, Stockport, Cheshire SK1 1RJ	E
24	507 High Road, Tottenham, London N17 6QA	D
25	67 High Street, Huntingdon, Cambridgeshire PE29 3DN	D
26	3A Alexandra Parade, Northolt Road, South Harrow, Middlesex HA2 8HE	D
27	14/14A Northfield Road, Church Crookham, Fleet, Hampshire GU52 6ED	C
28	Unit 5 Crestwood Park Shopping Centre, Bromley Lane, Kingswinford, West Midlands DY6 8RP	D
29	85 Brookside South, East Barnet, Hertfordshire EN4 8LL	D
30	70 Riverdene, Edgware, Middlesex HA8 9TD	E

# 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 7 Cadbury Close, Whetstone, London, N20 9BD.
- 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/offeror 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/offeror 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'.

July 2018

# Barnett Ross Results 24<sup>th</sup> October 2018

Lot	Property	Sale Price	Available Price (Subject to contract)	Lot	Property	Sale Price	Available Price (Subject to contract)
A	Flats 1-30, County Heights, Hinton Road, Bournemouth, Dorset BH1 2AJ	Withdrawn Prior		28	9 Frederick Street, Cascades Centre, Rotherham, South Yorkshire S60 1QN	£212,500	
1	98 Boundary Road, St John's Wood, London NW8 0RH	£380,000		29	582 Longbridge Road, Dagenham, Essex RM8 2AR	£172,000	
2	68 Manor Road, Bletchley, Buckinghamshire MK2 2HR	Withdrawn Prior		30	63A High Street, Huntingdon, Cambridgeshire PE29 3DN	£112,500	
3	88 High Street, Penge, London SE20 7HB	£166,000		31	Flat 2, 5a Ivy Terrace, 10 Grove Road, Eastbourne, East Sussex BN21 4QR	£95,000	
4	41 London Road, Morden, Surrey SM4 5HT	£110,000		32	52/53 Market Street, Loughborough, Leicestershire LE11 3ER	£169,000	
5	171 Greystoke Avenue, Southmead, Bristol, Avon BS10 6BA	£39,000		33	75 Fore Street, Redruth, Cornwall TR15 2BL	£84,000	
6	173 Greystoke Avenue, Southmead, Bristol, Avon BS10 6BA	£39,000		34	63 High Street & 2 Emberton Street, Wolstanton, Staffordshire ST5 0ES	£291,000	
7	21-29 (odd) Whitehorse Lane, South Norwood, London SE25 6RD	Refer		35	190 Kilburn High Road, Kilburn, London NW6 4JD	Sold After	
8	319 Woodland Road, Cockerton, Darlington, County Durham DL3 9AA	Sold Prior		36	30 Church Street, Shildon, County Durham DL4 1DX	£50,000	
9	43 Friern Barnet Road, New Southgate, London N11 1ND	£980,000		37	180 High Street, New Malden, Surrey KT3 4ES	£526,000	
10	51 High Street, West Bromwich, West Midlands B70 6NZ	Sold Prior		38	96a & 96b Ermin Street, Stratton St Margaret, Swindon, Wiltshire SN3 4NQ	£96,000	
11	58 Boscombe Road, Shepherd's Bush, London W12 9HU	£985,000		39	19/21 Market Street, Holyhead, Anglesey LL65 1UL	£165,500	
12	622/624 Uxbridge Road, Hayes, Middlesex UB4 0RY	Withdrawn Prior		40	169 High Street, Burton-upon-Trent, Staffordshire DE14 1JE	£224,000	
13	3 Orchard Street, Preston, Lancashire PR1 2EN	£389,000		41	14 Newton Road, Great Barr, Birmingham, West Midlands B43 6BN	£160,000	
14	178-186 St. Albans Road, Watford, Hertfordshire WD24 4AS	£1,478,000		42	18 Sydenham Road, Hartlepool, Cleveland TS25 1QB	£56,500	
15	289 Heathway, Dagenham, Essex RM9 5AQ	£262,000		43	49-51 Blackburn Road, Accrington, Lancashire BB5 1JJ	£200,000	
16	200 Ripple Road, Barking, Essex IG11 7PR	£401,000		44	73 Waterloo Road, Blyth, Northumberland NE24 1BW	£95,000	
17	Flat 2, 1 Westbourne Gardens, Westbourne Green, Bayswater, London W2 5NR	£999,000		45	9/11 Elm Road, Aveley, Essex RM15 4SX	£35,000	
18	15 Wycombe Gardens, Golders Green, London NW11 8AN	Withdrawn Prior		46	13/15 Elm Road, Aveley, Essex RM15 4SX	£26,000	
19	36-50 Eccleshall Road, Stone, Staffordshire ST15 0HN	£1,395,000		47	17/19 Elm Road, Aveley, Essex RM15 4SX	£46,000	
20	9/11 Market Place, Gainsborough, Lincolnshire DN21 2BP	£524,000		48	21/23 Elm Road, Aveley, Essex RM15 4SX	£26,000	
21	13/15 Glenroy Avenue, Colne, Lancashire BB8 9ET	£289,000		49	4 Market Place, Huddersfield, West Yorkshire HD1 2AN	£268,500	
22	30 Robin Close, Romford, Essex RM5 3UJ	Withdrawn Prior		50	6 Crown Street, Northwich, Cheshire CW9 5AX	£135,000	
23	Land at Nursery Gardens, Welwyn Garden City, Hertfordshire AL7 1SF	£3,200		51	70/70a Gregson Avenue, Gosport, Hampshire PO13 0UR	£186,000	
24	34 Sangley Road, Catford, London SE6 2JH	Sold Prior		52	46 Ninfield Road, Sidley, Bexhill-on-Sea, East Sussex TN39 5AB	£80,000	
25	95 Old Christchurch Road, Bournemouth, Dorset BH1 1EP	Refer		53	187 Langney Road, Eastbourne, East Sussex BN22 8AH	£63,000	
26	1-7 Broadway and 5 Union Street, Accrington, Lancashire BB5 1JY	£595,000		54	4 Belk Street, Hartlepool, Cleveland TS24 8DH	£50,000	
27	23 Market Street, Barnsley, South Yorkshire S70 1SL	£749,000		55	108 Cleveland Street & 10a Warren Mews, Fitzrovia, London W1T 6NY	Sold Prior	
				56	167 Greystoke Avenue, Southmead, Bristol, Avon BS10 6BA	£30,000	

83%  
sale

52 lots offered / 43 lots sold / Total raised £10,960,950

# Memorandum

## Auction 13<sup>th</sup> December 2018

**LOT** ..... **Date** .....

**Property** .....

**Vendor** .....

**Purchaser** .....

**Address** .....

**Postcode** ..... **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 **Purchase Price**.  
This Agreement is subject to the General 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 .....

Contact Name .....

If signing on behalf of the **Purchaser**, please complete the following:

Name of Bidder .....

Address .....

Telephone .....

Capacity .....

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## Following auction

Thursday, 28th February 2019

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## To enter your lots, please contact

John Barnett FRICS	<a href="mailto:jbarnett@barnettross.co.uk">jbarnett@barnettross.co.uk</a>
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**Barnett  
Ross**

**Auctioneers**

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