

AUCTION – THURSDAY 28TH FEBRUARY 2019
ADDENDUM

The following Lots have been sold prior:
14, 24, 28

The following Lot has been withdrawn:
16

LOT A – 156 FONTHILL ROAD, FINSBURY PARK, LONDON N4

We are now quoting 'Reserve below £1,000,000'.

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

LOT 1 – 6 NURSERY PARADE, MARSH ROAD, LUTON

Although it is not a requirement of the Estate Agents Act 1979, John Barnett, the Chairman of the Auctioneers, discloses that the property is owned by his sister-in-law and her husband.

LOT 3 – 49 & 51A MARKET STREET, LOUGHBOROUGH, LEICESTERSHIRE

The reserve has been reduced and therefore we are now quoting 'Reserve below £125,000'.

Revised Special Conditions of Sale available at the Document Desk.

LOT 4 – 118 UPPER CLAPTON ROAD, CLAPTON, LONDON E5

A Section 26 Notice dated 22/2/19 has been served by the lessee upon the freeholder requesting a new lease from 20th November 2019 at £12,000 p.a. exclusive.

LOT 5 – 455 STREATHAM HIGH ROAD, LONDON SW16

The property has been in the same ownership since 1986.

LOT 6 – 47, 49 & 49A COPPERFIELD ROAD, BASSETT, SOUTHAMPTON

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

LOT 7 – 58 HOYLAKE ROAD, BIDSTON, BIRKENHEAD

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

The lease is FRI, subject to a schedule of 11 photos with no written schedule.

LOT 10 – UNIT 1 THE PRECINCT, MAIN STREET, STRETTON, BURTON-ON-TRENT

The Landlord has not served a Notice in respect of the September 2019 Rent Review. In addition, no Notices have been served in respect of the 2014 Rent Review.

LOT 11 – 4 PARKING SPACES AT BYRON COURT, CHESHUNT, HERTFORDSHIRE

The reserve has been reduced and therefore we are now quoting 'Reserve below £5,000'.

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

The deposit shall be 20% of the purchase price or £2,500, whichever is the greater.

LOT 12 – 41 LOWER HIGH STREET, WEDNESBURY, WEST MIDLANDS

The property includes a rear gated yard/garden area that can be accessed from the rear of the ground floor and via a rear service road which may provide potential for further extension of the building and/or rear parking. However, the vendor does not know if the property includes the benefit of any rights over the service road and the buyer is to rely on their own investigations.

LOT 13 – 130 BRIGHTON ROAD, COULSDON, SURREY

Although it is not a requirement of the Estate Agents Act 1979, John Barnett, the Chairman of the Auctioneers, discloses that the property is owned by his sister-in-law and her husband.

LOT 15 – 11 HAMMERTON STREET, BURNLEY, LANCs

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

LOT 19 – 185 TOWN ROAD, EDMONTON, LONDON N9

Revised Special Conditions of Sale available at the Document Desk.

Point 7 of the special conditions of sale has now been altered to clarify the VAT position.

The property has been in the same family ownership since 1980.

LOT 21 – 105 HILLINGDON HILL, UXBRIDGE,, MIDDLESEX

Revised Special Conditions of Sale available at the Document Desk.

LOT 22 – 337 HENDON WAY, HENDON, LONDON NW4

Revised Special Conditions of Sale available at the Document Desk.

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

LOT 23 – 29 KINGSTON ROAD, WIMBLEDON, LONDON SW9

Shop – The lease is FRI, subject to a schedule of condition.

For the sake of good order, the shop only interconnects with the adjoining shop at the rear of the property via a doorway.

LOT 26 – 24 SILVER STREET, DURHAM, CO. DURHAM

Revised Special Conditions of Sale available at the Document Desk.

LOT 27 – 128 HOLTON ROAD, BARRY, SOUTH GLAMORGAN

In January 2019 the Vendor's agent informally advised the tenant that a new lease at £26,000 p.a. could be agreed and the tenant subsequently suggested that they would renew on a 10 year term at £20,000 p.a. The Vendor has taken this offer as their opening position. Accordingly, the Vendor will leave any renewal negotiations for the Purchaser to conclude.

LOT 31 – 27 CORPORATION ROAD, MIDDLESBROUGH

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £679.20 towards the Vendor's legal fees.

LOT 32 – 44 HIGH STREET, BROWNHILLS, WALSALL

Contrary to the Particulars, Special Conditions of Sale and General Conditions of Sale, completion will be on 25th April 2019.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £875 + VAT towards the Vendor's legal fees.

The property includes a variety of Landlord's fittings as specified in Schedule 6 of the lease including a pizza oven and walk-in chiller.

For the avoidance of doubt, the first floor does not have formal planning consent for residential, but it has been used as a flat for at least 13 years.

LOT 34 – 36 ORMSKIRK STREET, ST HELENS, LANCASHIRE

The right hand arrow on the photo extends slightly further to the right.

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

LOT 35 – 34 MARKET PLACE, WISBECH, CAMBRIDGESHIRE

The rent being paid is currently £15,000 p.a. by way of a personal concession which will not be binding on the Purchaser from completion.

LOT 36 – BASEMENT FLAT A, 70-72 CHATSWORTH ROAD, HACKNEY, LONDON E5

The tenant has been in occupation for approx. 2 years.

LOT 41 – 17-19 JAUNTY WAY, SHEFFIELD, SOUTH YORKSHIRE

The deposit shall be 10% of the purchase price or £2,500, whichever is the greater.

LOT 42 – 21-25 JAUNTY WAY, SHEFFIELD, SOUTH YORKSHIRE

The deposit shall be 10% of the purchase price or £2,500, whichever is the greater.

LOT 43 – 27-35 JAUNTY WAY, SHEFFIELD, SOUTH YORKSHIRE

The deposit shall be 10% of the purchase price or £2,500, whichever is the greater.

LOT 44 – FLAT 5 THE POSPECT PRECINCT, GLOUCESTER ROAD, WORKSOP, NOTTINGHAMSHIRE

The deposit shall be 10% of the purchase price or £2,500, whichever is the greater.