

AUCTION – THURSDAY 16TH MAY 2019
ADDENDUM

The following Lots have been sold prior:

25, 30, 31, 34, 45, 48

LOT 1 – 136 SHENLEY ROAD, BOREHAMWOOD, HERTS

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

LOT 3 – 141/141A DEANS LANE, EDGWARE, MIDDLESEX

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

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £2,000 plus VAT towards the Vendor's legal costs.

LOT 4 – 2-4 CRAYFORD HIGH STREET, KENT

Revised Special Conditions of Sale available at the Document Desk.

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

LOT 5 – 124-126 STATION ROAD, HADFIELD, GLOSSOP, DERBYSHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £750 plus VAT towards the Vendor's legal costs.

LOT 6 – TONGE BRIDGE GARAGE & ADJOINING LAND, HYPATIA STREET, BOLTON, LANCs

The deposit shall be 100% of the purchase price or £5,000, whichever the lower.

LOT 7 – LAND AT TONGE BRIDGE INDUSTRIAL ESTATE, TONGE BRIDGE WAY, BOLTON, LANCs

The deposit shall be 100% of the purchase price or £5,000, whichever the lower.

LOT 8A – UNIT 49 TONGE BRIDGE INDUSTRIAL ESTATE, TONGE BRIDGE WAY, BOLTON, LANCs

There is a disclosure under The Estate Agents Act 1979 contained in the Special Conditions of Sale.

LOT 10 – KENDAL COURT, 63 THE RIDGEWAY, CHINGFORD, LONDON E4

Revised Special Conditions of Sale available at the Document Desk.

The deposit shall be 20% of purchase price.

LOT 12 – UNIT B SALT WALK, UNION COURT, UNION STREET, BURTON-ON-TRENT, STAFFORDSHIRE

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

LOT 13 – 32 BETHCAR STREET, EBBW VALE, BLAENAU GWENT

Completion will be on 5th July 2019 as stated in the Special Conditions of Sale.

LOT 14 – 32 CAERPHILLY ROAD, CARDIFF, SOUTH GLAMORGAN

The Ground Rent is £9.34½ per annum.

LOT 16 – 314 WHITEHORSE ROAD, CROYDON, SURREY

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,050 plus VAT towards the Vendor's legal costs.

LOT 17 – 62/62A DEVONSHIRE ROAD, BEXHILL-ON-SEA, EAST SUSSEX

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

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £950 plus VAT towards the Vendor's legal costs and £500 plus VAT towards the Vendor's auctioneers costs.

Shop – There is a tenant's break on 23rd October 2022.

LOT 18 – 109 HIGH STREET, BARNET, HERTS

Willow Retail Ltd have made an application to assign the lease to the main charity The Willow Foundation.

There is a basement that can only be accessed via a trap door within the shop and this is not referred to in the lease.

LOT 19 – 51 HIGH STREET, SPILSBY, LINCs

The lease is internal repairing and insuring plus the tenant is also liable for repairs to the windows and doors in the outside walls or their respective frames.

LOT 20 – 44 OLDHILL STREET, STAMFORD HILL, LONDON N16

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 £950 plus VAT towards the Vendor's legal costs.

LOT 21 – 435-437 HORNSEY ROAD, LONDON N19

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 £1,500 plus VAT towards the Vendor's legal costs.

LOT 23 – FLAT 7, VICARAGE COURT, 38-40 HOLDEN ROAD, WOODSIDE PARK, LONDON N12

There are no Special Conditions of Sale relating to this lot.

LOT 24 – 352 LORDSHIP LANE, DULWICH LONDON SE22

Revised Special Conditions of Sale available at the Document Desk.

LOT 27 – 177A-179 HIGH STREET, ERDINGTON, WEST MIDLANDS

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

No. 177A (Shop) – The rent review is 18th February 2020 and not in 2024.

LOT 28 – 3 & 3A HIGH STREET, WARE, HERTFORDSHIRE

The tenant of the shop did not operate the 2018 break clause.

The lease of the shop is outside s.24-28 of the L & T Act 1954.

The shop lease is IRI plus shop front.

LOT 29 – McCOLL'S, LAKELAND AVENUE, SEACLIFFE, WHITEHAVEN, CUMBRIA

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

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £400 plus VAT towards the Vendor's legal costs.

LOT 33 – 74 & 75 LONDON ROAD, KING'S LYNN, NORFOLK

Revised Special Conditions of Sale available at the Document Desk.

The properties are Grade II Listed.

LOTS 35-53 – 1-32 2 IVY CLOSE AND 315-325 EASTCOTE LANE, SOUTH HARROW, MIDDX

The deposit for each of the above lots shall be 10% of the purchase price or £2,000 if higher.

Contrary to the special conditions of sale, the deposit for each of the above lots will be held by the Auctioneers as agent for the vendor.

Although some leases may require the lessee to insure the building through the agency of the lessor's managing agents, in practice the Seller (as lessor) has been insuring all buildings on the Ivy Close / Eastcote Lane estate so as to ensure suitable cover for all units on the estate.

In respect of each of the above lots, the Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,000 plus VAT towards the Vendor's legal and auctioneers costs.