

**Barnett  
Ross**

**Auctioneers**

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# Auction

Thursday, 16<sup>th</sup> May 2019  
commencing at 12pm

**Note change  
of venue**

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**Venue:**

The Langham  
1c Portland Place, Regent Street  
London W1B 1JA

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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, 16th May 2019

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**Forthcoming Auctions:**

Wednesday, 17th July 2019

Tuesday, 29th October 2019

Tuesday, 17th December 2019

# Thursday, 16<sup>th</sup> May 2019



The Langham  
 1c Portland Place,  
 Regent Street  
 London W1B 1JA

commencing at 12pm

## Contents

|                            |       |
|----------------------------|-------|
| Notice to all Bidders      | 2     |
| Important information      | 3     |
| Meet the Team              | 4     |
| Proof of Identity          | 5     |
| Order of Sale              | 6–7   |
| Lots 1–53                  | 17–59 |
| EPC Appendix               | 60    |
| General Conditions of Sale | 62–63 |
| Barnett Ross Results       | 64    |
| Memorandum                 | 65    |

# 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.**
- Some plans or extracts from plans in this catalogue are based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office Crown Copyright reserved.
- 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**
  - Please refer to page 5 in this catalogue for 'Proof of Identity' requirements.**
  - In respect of Lots 6, 7, 8, 9, 10 & 22 there is a disclosure under the Estate Agents Act 1979 contained in the Special Conditions of Sale.



## 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.



**To be added to our mailing list please send your email request to [info@barnettross.co.uk](mailto:info@barnettross.co.uk)**



**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 May 2019 Auction.

We are delighted to offer for sale 53 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, 16<sup>th</sup> May at The Langham.**

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Since our first auction in 2002 we have sold over £1.7 billion of property which includes the sale of a block of 65 flats at Okehampton Close, Finchley, London N12 9TX for £20,425,000 in May 2018 – the highest value lot ever sold by auction in the U.K.

# Meet the team.

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**John Barnett FRICS**  
Auctioneer and Director  
jbarnett@barnettross.co.uk

---

**Jonathan Ross MRICS**  
Auctioneer and Director  
jross@barnettross.co.uk

---

**Steven Grossman MRICS**  
Director  
sgrossman@barnettross.co.uk

---

**Elliott Greene BA (Hons)**  
egreene@barnettross.co.uk

---

**Joshua Platt BSc (Hons)**  
jplatt@barnettross.co.uk

---

**Zac Morrow**  
zmorrow@barnettross.co.uk

---

**Samantha Ross**  
info@barnettross.co.uk


---

**Carol Fass**  
info@barnettross.co.uk

**Barnett Ross**  
7 Cadbury Close  
High Road  
Whetstone  
London N20 9BD

**T:** 020 8492 9449  
**F:** 020 8492 7373  
**E:** info@barnettross.co.uk  
**W:** barnettross.co.uk

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## Proof of Identity

In accordance with current Anti-Money Laundering Regulations we will require Identity Documents (ID) to be supplied at the Auction for the successful Buyer and, if different from the Buyer, the successful Bidder.

ID is defined as one **original** item from each box below.

### Photographic ID

- Passport.
- UK Photocard Driving Licence.

### Proof of Home Address

- UK Photocard Driving Licence (only supply if Passport is provided for 'Photographic ID').
- Utility Bill no more than 3 months old.
- UK Bank or Building Society Statement.
- Council Tax Bill.



## ID Check List

**If you are purchasing the property in your own name only, please provide:**

- One item from each box above in respect of yourself.

**If you are purchasing the property jointly with others, please provide:**

- One item from each box above in respect of yourself and all of the other individuals.

**If you are purchasing the property in the name of a UK Limited Company or LLP, please provide:**

- One item from each box above for the Bidder.
- A copy of the company's Certificate of Incorporation.
- One item from each box above for any individual with more than a 25% shareholding in the Company.
- For an LLP, one item from each box above for two designated members.

**If you are purchasing for an unincorporated business or partnership, please provide:**

- One item from each box above for the Bidder.
- One item from each box above for any other individuals involved with the purchase.
- One item from each box above for any individual with more than 25% of the capital, profit or voting rights.

**If you are purchasing on behalf of a Trust, please provide:**

- A copy of the Trust Deed
- One item from each box above in respect of those beneficial owners with more than a 25% interest in the Trust.
- One item from each box above in respect of two Trustees.
- One item from each box above in respect of the Bidder, if not a Trustee.
- One item from each box above in respect of the Settlor(s).

**If you are purchasing as an agent for the Buyer, please provide:**

- One item from each box above in respect of yourself acting as the Bidder.
- One item from each box above in respect of the Buyer.
- Written proof from the Buyer providing you with authority to act as their agent.

**If the Deposit and/or our Administration Fee is being paid from a source that is different from the Buyer/Bidder, please provide:**

- One item from each box above in respect of the provider of funds.

**If the capacity in which you propose to purchase is not shown above, or you wish to discuss any aspect of these requirements, please telephone the Auction Team before the auction on 020 8492 9449.**

**Note: We will undertake a 'Third Party' electronic identity verification on all ID supplied which may leave a 'soft footprint' on each individual's credit profile.**

# Order of Sale Thursday, 16<sup>th</sup> May 2019

Commencing 12.00pm

## Lot

|    |   |                        |                 |
|----|---|------------------------|-----------------|
| 1  | 136 Shenley Road  | <b>Borehamwood</b>     | Hertfordshire   |
| 2  | 287 Wood Lane   | <b>Dagenham</b>        | Essex           |
| 3  | 141/141A Deans Lane                                       | <b>Edgware</b>         | Middlesex       |
| 4  | 2-4 Crayford High Street                                  | <b>Crayford</b>        | Kent            |
| 5  | 124-126 Station Road, Hadfield                            | <b>Glossop</b>         | Derbyshire      |
| 6  | Tonge Bridge Garage & Adjoining Land, Hypatia Street      | <b>Bolton</b>          | Lancashire      |
| 7  | Land at Tonge Bridge Industrial Estate, Tonge Bridge Way  | <b>Bolton</b>          | Lancashire      |
| 8  | Unit 47 Tonge Bridge Industrial Estate, Tonge Bridge Way  | <b>Bolton</b>          | Lancashire      |
| 9  | Unit 51, Tonge Bridge Industrial Estate, Tonge Bridge Way | <b>Bolton</b>          | Lancashire      |
| 10 | Kendal Court, 63 The Ridgeway                             | <b>Chingford</b>       | London E4       |
| 11 | 74A Elm Park Road   | <b>Finchley</b>        | London N3       |
| 12 | Unit B, Salt Walk, Union Court, Union Street              | <b>Burton-on-Trent</b> | Staffordshire   |
| 13 | 32 Bethcar Street   | <b>Ebbw Vale</b>       | Blaenau Gwent   |
| 14 | 32 Caerphilly Road  | <b>Cardiff</b>         | South Glamorgan |
| 15 | 4 & 4b High Street, Lye                                   | <b>Stourbridge</b>     | West Midlands   |
| 16 | 314 Whitehorse Road                                       | <b>Croydon</b>         | Surrey          |
| 17 | 62/62a Devonshire Road                                    | <b>Bexhill-on-Sea</b>  | East Sussex     |
| 18 | 109 High Street   | <b>Barnet</b>          | Hertfordshire   |
| 19 | 51 High Street  | <b>Spilsby</b>         | Lincolnshire    |
| 20 | 44 Oldhill Street   | <b>Stamford Hill</b>   | London N16      |
| 21 | 435 & 437 Hornsey Road                                    | <b>Upper Holloway</b>  | London N19      |
| 22 | 111 Blackheath Road                                       |                        | London SE10     |
| 23 | Flat 7, Vicarage Court, 38-40 Holden Road                 | <b>Woodside Park</b>   | London N12      |
| 24 | 352 Lordship Lane   | <b>Dulwich</b>         | London SE22     |
| 25 | 15 Hall Gate  | <b>Doncaster</b>       | South Yorkshire |
| 26 | 55 High Street  | <b>Woburn Sands</b>    | Buckinghamshire |



## Lot

|           |  |                     |               |
|-----------|--|---------------------|---------------|
| <b>27</b> | 177A-179 High Street                     | <b>Erdington</b>    | West Midlands |
| <b>28</b> | 3 & 3A High Street                       | <b>Ware</b>         | Hertfordshire |
| <b>29</b> | McColl's, Lakeland Avenue, Seacliffe     | <b>Whitehaven</b>   | Cumbria       |
| <b>30</b> | 1 & 3 Mill Street and 7 & 9 Duke Street  | <b>Congleton</b>    | Cheshire      |
| <b>31</b> | 62 King Street & 34-36 Lowther Street    | <b>Whitehaven</b>   | Cumbria       |
| <b>32</b> | 17 Briar Crescent                        | <b>Northolt</b>     | Middlesex     |
| <b>33</b> | 74 & 75 London Road                      | <b>King's Lynn</b>  | Norfolk       |
| <b>34</b> | Flat 13, Fortis Court, Fortis Green Road | <b>Muswell Hill</b> | London N10    |
| <b>35</b> | 1 & 2 Ivy Close                          | <b>South Harrow</b> | Middlesex     |
| <b>36</b> | 3 & 4 Ivy Close                          | <b>South Harrow</b> | Middlesex     |
| <b>37</b> | 5 & 6 Ivy Close                          | <b>South Harrow</b> | Middlesex     |
| <b>38</b> | 7 & 8 Ivy Close                          | <b>South Harrow</b> | Middlesex     |
| <b>39</b> | 9 & 10 Ivy Close                         | <b>South Harrow</b> | Middlesex     |
| <b>40</b> | 11 & 12 Ivy Close                        | <b>South Harrow</b> | Middlesex     |
| <b>41</b> | 13 & 14 Ivy Close                        | <b>South Harrow</b> | Middlesex     |
| <b>42</b> | 15 & 16 Ivy Close                        | <b>South Harrow</b> | Middlesex     |
| <b>43</b> | 17 & 18 Ivy Close                        | <b>South Harrow</b> | Middlesex     |
| <b>44</b> | 19 & 20 Ivy Close                        | <b>South Harrow</b> | Middlesex     |
| <b>45</b> | 21 & 22 Ivy Close                        | <b>South Harrow</b> | Middlesex     |
| <b>46</b> | 23 & 24 Ivy Close                        | <b>South Harrow</b> | Middlesex     |
| <b>47</b> | 25 & 26 Ivy Close                        | <b>South Harrow</b> | Middlesex     |
| <b>48</b> | 27 & 28 Ivy Close                        | <b>South Harrow</b> | Middlesex     |
| <b>49</b> | 29 & 30 Ivy Close                        | <b>South Harrow</b> | Middlesex     |
| <b>50</b> | 31 & 32 Ivy Close                        | <b>South Harrow</b> | Middlesex     |
| <b>51</b> | 315 & 317 Eastcote Lane                  | <b>South Harrow</b> | Middlesex     |
| <b>52</b> | 319 & 321 Eastcote Lane                  | <b>South Harrow</b> | Middlesex     |
| <b>53</b> | 323 & 325 Eastcote Lane                  | <b>South Harrow</b> | Middlesex     |

# 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,  
Pudsey Business Park, 47 Kent Road, Leeds LS28 9BB  
or call 0113 256 8712.**

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

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**100%**

100% auction in May 2018

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**£20.425m**

Record breaking price achieved by us for a single lot in 2018

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If you would like to enter your lots in our next auction please contact:

John Barnett FRICS  
Jonathan Ross MRICS  
Steven Grossman MRICS  
Elliott Greene  
Joshua Platt

[jbarnett@barnettross.co.uk](mailto:jbarnett@barnettross.co.uk)  
[jross@barnettross.co.uk](mailto:jross@barnettross.co.uk)  
[sgrossman@barnettross.co.uk](mailto:sgrossman@barnettross.co.uk)  
[egreene@barnettross.co.uk](mailto:egreene@barnettross.co.uk)  
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Contact Jonathan Ross  
[jross@barnettross.co.uk](mailto:jross@barnettross.co.uk)

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jbarnett@barnettross.co.uk

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**CS**

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Contact John Barnett FRICS  
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jbarnett@barnettross.co.uk

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## SITUATION

Located close to the junction with Whitehouse Avenue in the heart of the town centre, amongst multiples such as **Lloyds Bank, Boots, KFC, Halifax, Papa John's, Coral, Betfred** and a host of other multiple and independent retailers.

Borehamwood is a popular commercial and residential area lying 11 miles north-west of central London, within easy reach of the M1 (Junction 4) and the M25 (Junction 23).

## PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **4 Bed Self-Contained Flat** planned on part ground, first and second floors benefitting from uPVC windows, fitted wardrobes and laminate flooring.

The property includes a timber frame store and parking area at the rear and benefits from the use of a rear communal service road.

## FREEHOLD

## TENANCIES & ACCOMMODATION

| Property                               | Accommodation  | Lessee & Trade                 | Term  | Ann. Excl. Rental | Remarks   |
|--|--|--------------------------------|---|-------------------|---|
| Ground Floor Shop                      | Gross Frontage 19'11"<br>Internal Width 19'1"<br>Shop Depth 39'8"<br>Built Depth 42'8"<br>WC<br>Plus Rear Store Area Approx. 450 sq ft | <b>N. Lambrienos (Florist)</b> | 3 years from 1st July 2014<br><b>(excl. s24-28 of L &amp; T Act 1954)</b> | £12,000           | FRI (subject to a schedule of condition).<br><b>Holding over.</b> |
| Part Ground, First & Second Floor Flat | 4 Bedrooms, Lounge, Living Room, Kitchen, Bathroom/WC<br><b>(GIA Approx. 1,150 sq ft)</b>  |                                |   | <b>VACANT</b>     |   |

**Total: £12,000 Plus Vacant 4 Bed Flat**

# £12,000 p.a. Plus Vacant 4 Bed Flat

## Vendor's Solicitors

Neves Solicitors LLP

Tel: 01582 715 234 Ref: Ian Simpson

Email: [ian.simpson@nevesllp.co.uk](mailto:ian.simpson@nevesllp.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 £850 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page

[View opposite the property](#)

VAT is NOT applicable to this Lot

## SITUATION

Located close to the junction with Winmill Road in this well-established parade, amongst such other multiples as **William Hill, Lloyds Pharmacy** and **Co-op Food**.

Dagenham is a densely populated residential area being approximately 3 miles south-east of Ilford and 3 miles south-west of Romford benefitting from good road links to the A406 North Circular and only 5 miles from London City Airport.

## PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with separate rear access via a service road to a **Self-Contained Flat** on the first and second floors. In addition, the property includes a **10ft deep front forecourt** and there are double gates to a **Private Rear Yard for Car Parking**.

## ACCOMMODATION<sup>1</sup>

Site Depth 84'6" plus 10ft forecourt

### Ground Floor Shop

|                |       |
|----------------|-------|
| Gross Frontage | 19'0" |
| Internal Width | 17'0" |
| Shop Depth     | 39'2" |
| Built Depth    | 67'0" |
| WC             |       |

### First and Second Floor Flat

3/4 Rooms, Kitchen, Bathroom/WC

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

**VAT is NOT applicable to this Lot**

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## FREEHOLD

### TENANCY

The entire property is let on a full repairing and insuring lease to **S J Wren (sublet as a Mini Cab Office)** for a term of 99 years from 29th September 1926 at a rent of **£12.50 per annum** exclusive.

**Valuable Reversion in approx. 6½ years.**

**Note 1: No. 303 Wood Lane (shop & flat let separately) sold for £365,000 in July 2018.**

**Note 2: We understand the flat is sub-let on on AST at £8,640 p.a**

**£12.50** per annum

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

### Vendor's Solicitors

Mr Anthony Kellner

Tel: 01707 667 300

Email: anthony.kellner@pantherplc.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 £850 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**

## SITUATION

In this well-known shopping centre near to the junction with Hale Lane, midway between Mill Hill Broadway and Edgware Town Centre and close to the **Harvester Public House** and a **Co-op** (opening soon). Edgware is a sought after area approximately 9½ miles north-west of central London and benefitting from excellent transport links via the A41, M1 (Junction 4 - Northbound) and Edgware Underground Station (Northern Line).

## PROPERTY

A terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained 2 Storey Upper Part** used for **Office** and **Storage**.

There is a metal store building to the rear plus private parking area, which is approached from the rear service road.

## ACCOMMODATION

### Ground Floor Shop

|                    |                   |
|--------------------|-------------------|
| Gross Frontage     | 20'3"             |
| Internal Width     | 18'4"             |
| Shop & Built Depth | 32'10"            |
| Store Building     | Approx. 190 sq ft |
| Site Depth         | 96'0"             |

### First Floor

3 Rooms, Bathroom/WC

### Second Floor

1 Room

VAT is NOT applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **I.D. Aldridge as a Plumbing Merchants** for a term of 5 years from 29th September 2015 at a current rent of **£14,250 per annum** exclusive.

Rent Review September 2018 (Not yet actioned)

Valuable Reversion 2020

## PLANNING

Consent was granted on 26/3/2019 under Permitted Development for conversion into 2 self-contained flats:

- 1st Floor – 2 bedrooms, open plan Reception/Kitchen, Bathroom/WC
- 2nd Floor – Studio

Planning Ref. No. 19/1684/192. Plans available from Auctioneers.

**Note 1: Once the conversion has been completed, Planning Consent can be applied for the addition of a rear dormer window at 2nd floor level to convert the studio flat into a 1 bedroom flat.**

**Note 2: Plans have been submitted with a planning application to extend the ground at the rear by 38'8" making the total Built Depth 71'2". Planning Ref No. 19/1688/FUL and the date of determination is 21st May 2019. Plans available from Auctioneers.**

**£14,250** per annum

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

## 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 £850 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page

## SITUATION

Occupying a prominent trading position close at the junction with London Road which houses such multiples as **Iceland, Subway, Coral** and more.

Crayford is located some 14 miles south-east of central London with excellent road access being within 2 miles of the M25 motorway.

## PROPERTY

A terraced building comprising **2 Ground Floor Shops** with separate rear access to a **Self-Contained Flat** at first floor level.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCIES & ACCOMMODATION

| Property                                       | Accommodation   | Lessee & Trade                 | Term                           | Ann. Excl. Rental | Remarks  |
|--|---|--------------------------------|--------------------------------|-------------------|--|
| No.2<br>(Ground Floor Shop & First Floor Flat) | <b>Ground Floor Shop (see Note 1)</b><br>Gross Frontage 32'5"<br>Internal Width 28'7"<br>narrowing at rear to 7'10"<br>Built Depth 30'5"<br><b>First Floor Flat</b><br>Not Inspected by Barnett Ross –<br>Believed to be a 2 Bed Flat | <b>J G Harrison (LEAT) Ltd</b> | 85½ years from 25th March 1951 | £200              | FRI<br><b>Valuable Reversion in approx. 17¼ years.</b><br><br><b>Note 1: We understand the shop is currently sublet to a Nail Salon at £7,000 p.a.</b> |
| No. 4<br>(Ground Floor Shop & Basement)        | Not inspected   | <b>M. Maltby</b>               | 999 years from 24th June 2012  | £50               | FRI<br><b>Rent doubles every 25 years.</b>   |
|  |   |                                |                                | <b>Total:</b>     |  |
|  |   |                                |                                | <b>£250</b>       |  |

**Note 2: Although the left hand part of the first floor of No. 4 is included in the Freehold Title, we cannot confirm who it has been demised to.**

# £250 p.a. Plus Valuable Reversion

The Surveyors dealing with this property are  
**Steven Grossman 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 £850 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**

## Vendor's Solicitors

Kenwright & Lynch  
Tel: 020 8767 3332 Ref: Frances Collis  
Email: frances@collissand.co

## SITUATION

Occupying a prominent trading position within this local shopping parade, adjacent to **The Post Office**, nearby a **Boots Pharmacy** and amongst a variety of local traders, all serving the surrounding residential population.

Hadfield is a popular town located approx. 11 miles east of Manchester.

## PROPERTY

A mid-terrace building comprising a **Ground Floor Double Fronted Shop** with separate rear access to a **Self-Contained Flat** on the first and attic floors. In addition, the property includes a rear yard.

**VAT is applicable to this Lot**

## FREEHOLD

## TENANCIES & ACCOMMODATION

| Property                 | Accommodation   | Lessee & Trade                    | Term  | Ann. Excl. Rental                   | Remarks |     |
|--------------------------|---|-----------------------------------|---|-------------------------------------|---------|-----|
| Ground Floor Shop        | Gross Frontage<br>Internal Width<br>Shop Depth<br>Built Depth<br>WC | 32'6"<br>29'11"<br>28'0"<br>53'0" | <b>Martin McColl Limited</b><br><b>(Convenience Store having over 1,600 branches)</b><br><b>(T/O for Y/E 26/11/2017 £713.4m, Pre-Tax Profit £27.2m and Shareholders' Funds £186.2m)</b> | 15 years from<br>21st November 2006 | £12,850 | FRI |
| First & Attic Floor Flat | Not Inspected   | <b>Individual</b>                 | 999 years from<br>21st November 2006  | Peppercorn                          | FRI     |     |
|                          |   |                                   |   | <b>Total: £12,850</b>               |         |     |

**£12,850** per annum

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

### Vendor's Solicitors

Spire Solicitors LLP

Tel: 01953 453 143 Ref: Colin Wright

Email: colin.wright@spiresolicitors.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

The Property



Photography from Google Earth taken Aug. 2018

### SITUATION

Located at the junction with Bury Road in this industrial area just over ½ mile east from Bolton 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

A Single Storey Car Dealership with Forecourt on a site of approx. 17,570 sq ft (0.403 acres).

VAT is NOT applicable to this Lot

### TENURE

Leasehold for a term of 980 years from 12th September 1874 at a peppercorn.

### KEY:

- Leasehold – Let
- Leasehold – Vacant

### TENANCIES & ACCOMMODATION

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| Property   | Accommodation   | Lessee & Trade       | Term                               | Ann. Excl. Rental | Remarks                                     |
|--|---|----------------------|------------------------------------|-------------------|---|
| Car Dealership & Forecourt   | <b>Ground Floor</b><br>Unit Area Approx. 4,368 sq ft <sup>1</sup><br>plus Forecourt | <b>2 Individuals</b> | 125 years from<br>1st January 2000 | Peppercorn        | FRI<br><b>See area shaded blue on plan.</b> |
| Adjoining Land   | <b>VACANT</b>   |                      |                                    |                   | <b>See area hatched blue on plan.</b>       |
| <b>Note: There may be potential to erect Advertising Hoardings on the land that directly fronts along Bury Road (A579), subject to obtaining the necessary consents.</b> |   |                      |                                    |                   |   |

<sup>1</sup> Not inspected. Area from VOA.

### Vendor's Solicitors

Macrory Ward  
Tel: 020 8440 3258 Ref: Martina Ward  
Email: martina@macroryward.co.uk

# Ground Rent Investment

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 £850 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**





**KEY:**

- Freehold – Vacant/Not Demised
- Freehold – Let to M. I. (UK) Ltd
- Leasehold – Let to M. I. (UK) Ltd
- Leasehold – Vacant/Not Demised
- Freehold – Let to Electricity North West

**Part of Area let to M. I. (UK) Ltd**

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**SITUATION**

Located in this industrial area just over 1/2 mile east from Bolton 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.

**VAT is NOT applicable to this Lot**

**PROPERTY**

- An **Elongated Plot Of Land** on which there is a large warehouse unit occupied by sub lessees including Suzuki (shaded red and blue on plan).
- A small rectangular plot comprising a **Gated Sub-Station** (shaded green on plan).
- **Part of River and adjoining Land** (hatched red and blue on plan).

**Part FREEHOLD and part LEASEHOLD for a term of 999 years from 12th September 1874 at a peppercorn.**

**TENANCIES & ACCOMMODATION**

| Property                 | Accommodation      | Area         | Lessee & Trade                    | Term                               | Ann. Excl. Rental | Remarks   |
|--------------------------|--------------------|--------------|-----------------------------------|------------------------------------|-------------------|---|
| Land on the South Side   | Area Approx.       | 57,063 sq ft | <b>M.I. (UK) Ltd</b>              | 250 years from 25th September 1985 | Peppercorn        | FRI<br><b>See area shaded red and blue on plan.</b> |
| Substation               | Area Approx.       | 435 sq ft    | <b>Electricity North West Ltd</b> | 60 years from 1st August 1978      | Peppercorn        | FRI<br><b>See area shaded green on plan.</b>        |
| River and adjoining Land | <b>NOT DEMISED</b> |              |                                   |                                    |                   | <b>See area hatched red and blue on plan.</b>       |

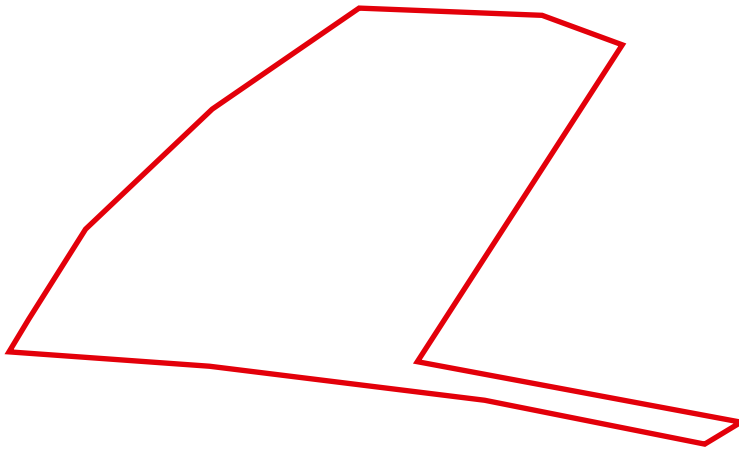
**Vendor's Solicitors**

Macrory Ward  
Tel: 020 8440 3258 Ref: Martina Ward  
Email: martina@macroryward.co.uk

# Ground Rent Investment

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 £850 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page



### SITUATION

Located in this industrial area just over 1/2 mile east from Bolton 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

An L shaped site on which there has been erected **2 Single Storey Industrial/Warehouse Buildings on a site of approx 17,248 sq ft (0.4 acres).**

### ACCOMMODATION

#### Ground Floor

|                 |         |             |
|-----------------|---------|-------------|
| Front Unit Area | Approx. | 3,741 sq ft |
| Rear Unit Area  | Approx. | 8,759 sq ft |

**Total Area**                      **Approx. 12,500 sq ft**

**VAT is NOT applicable to this Lot**

**Part FREEHOLD and part LEASEHOLD for a term of 999 years from 20th June 1872 at a peppercorn.**

### TENANCY

The entire property is let on a full repairing and insuring lease to **GMP Baird Ltd as a Battery Collection Service** for a term of 90 years from 23rd January 1995 at a current rent of **£7,125 per annum** exclusive.

**Rent Reviews 2024 and 5 yearly.**

### KEY:

- Freehold
- Leasehold

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**£7,125** per annum

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

### Vendor's Solicitors

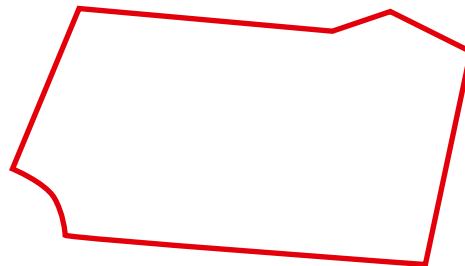
Macrory Ward  
Tel: 020 8440 3258 Ref: Martina Ward  
Email: martina@macroryward.co.uk

**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 £850 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**

# Lot 8A

**Unit 49 Tonge Bridge Industrial Estate,  
Tonge Bridge Way, Bolton, Lancashire BL2 6BD**

**\*Reserve below £225,000**  
Ground Rent Investment  
6 week completion



## SITUATION

Located in this industrial area just over 1/2 mile east from Bolton 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

**A 2 Storey Office Building on a rectangular site of approx. 18,730 sq ft. (0.43 acres).**

## ACCOMMODATION

|                   |                |                    |
|-------------------|----------------|--------------------|
| Ground Floor Area | Approx.        | 2,198 sq ft        |
| First Floor Area  | Approx.        | 2,105 sq ft        |
| <b>Total Area</b> | <b>Approx.</b> | <b>4,303 sq ft</b> |

**VAT is NOT applicable to this Lot**

**Part FREEHOLD and part LEASEHOLD for a term of 999 years from 20th June 1872 at a peppercorn.**

## TENANCY

The entire property is let on a full repairing and insuring lease to **Manpower Projects Limited** for a term of 90 years from 17th April 2000 at a current rent of **£9,750 per annum** exclusive.

**Rent Reviews 2022 and 5 yearly.**

**Note: Manpower Projects Limited paid £150,000 for their lease in 2015.**

## KEY:

- Freehold
- Leasehold

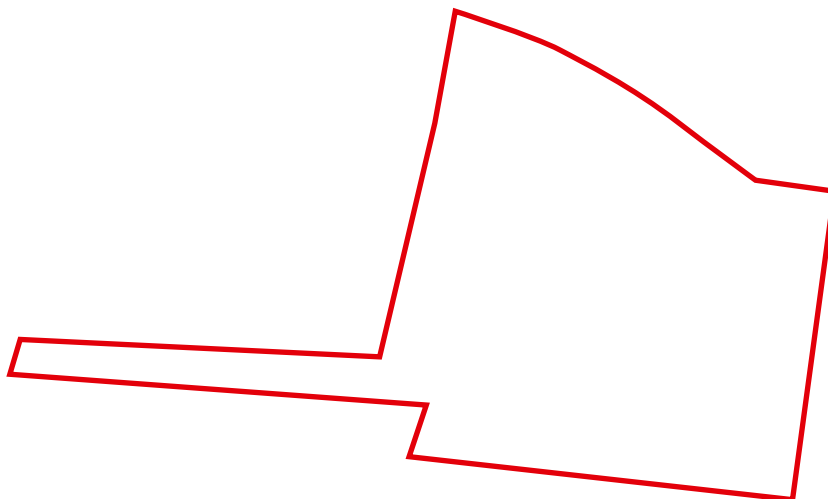
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**£9,750** per annum

## Vendor's Solicitors

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





## SITUATION

Located in this industrial area just over 1/2 mile east from Bolton 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

**2 single storey warehouse buildings on a mainly rectangular site of approx. 30,056 sq ft (0.69 acres).** In addition, there is a Rectangular Plot of land used for Storage.

VAT is NOT applicable to this Lot

Part FREEHOLD and part LEASEHOLD for a term of 999 years from 20th June 1872 at a peppercorn.

## KEY:

- Freehold – Let
- ▨ Freehold – Vacant
- Leasehold – Let

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## TENANCIES & ACCOMMODATION

| Property       | Accommodation                             | Lessee & Trade                                     | Term                               | Ann. Excl. Rental     | Remarks                                   |
|----------------|---|--|------------------------------------|-----------------------|---|
| Unit 51        | Ground Floor<br>Area Approx. 10,182 sq ft | Albion Etrusion Ltd<br>(Furniture<br>Manufacturer) | 99 years from<br>1st December 1978 | £11,400               | FRI<br>Rent Reviews 2020<br>and 7 yearly. |
| Adjoining Land |   | Albion Etrusion Ltd<br>(Furniture<br>Manufacturer) | 99 years from<br>1st January 1979  | £1,415                | FRI<br>Rent Reviews 2021<br>and 7 yearly. |
|                |   |  |                                    | <b>Total: £12,815</b> |   |

Note: Albion Etrusion paid £230,000 for the lease of Unit 51 in 2008.

**£12,815** per annum

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

## Vendor's Solicitors

Macrory Ward  
Tel: 020 8440 3258 Ref: Martina Ward  
Email: martina@macroryward.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

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## SITUATION

In this affluent residential area less than 1 mile from Chingford Town Centre and approx. 10 miles from central London.

[View from The Ridgeway](#)

## PROPERTY

A detached block of **8 Flats**, two of which were recently added on the third floor.

There is a side drive-in to a rear car parking area and a block of **6 Garages** in need of repair.

**VAT is NOT applicable to this Lot**

## FREEHOLD

**Note: The freeholder insures – Current sum insured £1,122,000 and current premium £1,866.44 p.a.**

## TENANCIES & ACCOMMODATION

| Property & Accommodation                   | Lessee  | Term  | Ann. Excl. Rental | Remarks  |
|--|---------|---|-------------------|----------|
| Block of 6 Garages                         |         |   |                   |          |
| <b>VACANT</b>                              |         |   |                   |          |
| Kendal Court<br>(8 Flats)<br>Not inspected | Various | Each between 189 years<br>and 999 years from<br>29th September 1963 | Peppercorn        | Each FRI |

**Note: In accordance with s.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.**

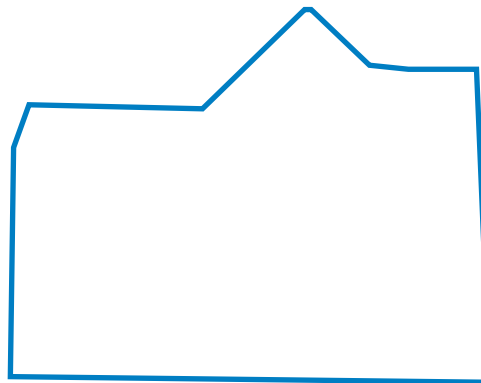
# 6 Vacant Garages

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

## Vendor's Solicitors

Alison Sandler  
Tel: 020 8906 4411

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 off Nether Street in this popular and sought after residential suburb, less than 1/2 mile from Finchley Central Underground Station (Northern Line).

The area is well served by the multiple shopping facilities in Ballards Lane as well as being near to Moss Hall School and within close proximity to Dollis Valley Greenwalk and Dollis Brook.

Finchley lies approx. 7 miles north of central London being conveniently situated near to the A406 North Circular Road and M1 (Junction 1)

## PROPERTY

Forming part of a mid-terraced building comprising a **Self-Contained 2 Bed Flat** at first floor level. In addition, the flat includes the **Roof Space** which has potential to be converted into additional living space, subject to obtaining the necessary consents.

### The property also includes:

- Gas central heating
- Attractive lounge with original corning
- uPVC double glazing
- Entryphone
- Fridge/Freezer
- Hob & Oven
- Washing machine

## ACCOMMODATION

### First Floor Flat (measurements to maximum points)

|                       |       |   |        |
|-----------------------|-------|---|--------|
| Reception Room        | 17'0" | × | 13'10" |
| Bedroom 1             | 10'9" | × | 12'0"  |
| Bedroom 2             | 8'1"  | × | 8'7"   |
| Kitchen Diner/Utility | 11'6" | × | 15'10" |
| Bathroom              |       |   |        |
| Separate WC           |       |   |        |

**GIA Approx. 765 sq ft plus Roof Space**

**VAT is NOT applicable to this Lot**

## TENURE

**Leasehold for a term of 125 years from 1st January 2017 at a ground rent of £100 p.a. rising by £100 every 25 years.**

**Offered with VACANT POSSESSION**

# Vacant 2 Bed Flat

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

## Vendor's Solicitors

Bowers Solicitors  
Tel: 020 8455 9881 Ref: Raymond Esdaile  
Email: raymond@bowers-solicitors.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 £850 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**

## SITUATION

Located in this established retail parade, fronting the town's main Coopers Square Car Park which provides parking for **Coopers Square, Burton Place** and **The Octagon Shopping Centres** and amongst such multiples as **Next, H&M, Sainsbury's, Poundstretcher** and a host of local traders.

Burton-on-Trent benefits from easy access to the M6 Toll, via the A38, and is located approximately 25 miles north-east of Birmingham and 13 miles south-west of Derby.

## PROPERTY

Forming part of a modern terraced parade comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** at first floor level. In addition, the property benefits from rear access via a service road.

## ACCOMMODATION

### Ground Floor Shop

|                    |       |
|--------------------|-------|
| Gross Frontage     | 27'1" |
| Internal Width     | 26'1" |
| Shop & Built Depth | 31'0" |

### First Floor Ancillary

|                 |                   |
|-----------------|-------------------|
| Area            | Approx. 620 sq ft |
| Kitchenette, WC |                   |

## TENANCY

The entire property is let on a full repairing and insuring lease to **Games Workshop Limited (having over 500 branches) (T/O for Y/E 3/6/18 £183.8m, Pre-Tax Profit £74.8m and Shareholders' Funds £63.5m)**

**VAT is applicable to this Lot**

**FREEHOLD**

**£15,000** per annum

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

## Vendor's Solicitors

Hamilton Downing Quinn LLP  
Tel: 020 7831 8939 Ref: David Jordan  
Email: guys@hamd.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 on the main shopping thoroughfare in the town centre amongst a host of multiple and local traders including **Savers, Shoe Zone, Specsavers, Thomas Cook, Tui, Barclays Bank, Tenovous, Ladbroke's** and **Card Factory**.

The property is also adjacent to **'The Walk' Retail Park** that includes **Iceland, Argos, Poundstretcher** and a **Car Park**.

**In addition, there is a Street Market directly outside the property and along Bethcar Street every Friday.**

Ebbw Vale is a busy market town lying just off the A465 some 8 miles east of Merthyr Tydfil and 25 miles north of Cardiff.

## PROPERTY

A substantial detached building comprising a **Large Ground Floor Retail Unit (ex-Woolworths)** with internal access to **Ancillary Accommodation** at first floor level. In addition, the property includes a **Boiler Room** in the basement and a **Rear Loading Area**.


## ACCOMMODATION

### Ground Floor Retail Unit

|                                   |                              |
|-----------------------------------|------------------------------|
| Gross Frontage                    | 46'2"                        |
| Internal Width                    | 43'0"                        |
| widening at rear to               | 79'9"                        |
| Shop Depth                        | 101'3"                       |
| Built Depth                       | 124'4"                       |
| Sales/Ancillary Area              | Approx. 7,055 sq ft incl. WC |
| <b>First Floor Ancillary Area</b> | Approx. 6,550 sq ft plus WCs |
| <b>Basement Boiler Room Area</b>  | Approx. 120 sq ft            |

**Total Area** **Approx. 13,725 sq ft**

Entrance to  
'The Walk'  
retail park



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**VAT is 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 **Heron Foods Limited t/a B&M Express (see Tenant Profile)** for a term of 10 years from 6th July 2018 at a current rent of **£30,000 per annum** exclusive.

## Rent Review and Tenant's Break 2023

## TENANT PROFILE

Heron Foods Limited have 240 branches and for the Y/E 31/03/18 reported a T/O of £394m, Pre-Tax Profit of £8.1m and Shareholders' Funds of £41.9m. In August 2017, B&M European Value Retail S.A. ("B&M"), the UK's leading multi-price value retailer, acquired Heron Food Group Limited by its subsidiary, EV Retail Limited. The business currently employs circa 3,800 people. (Source: www.heronfoods.com).

**£30,000** per annum

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

## Vendor's Solicitors

Rooks Rider Solicitor LLP  
Tel: 020 7689 7000 Ref: Anthony Shalet  
Email: ashalet@rooks rider.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 £850 (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 Merthyr Road, within close proximity to Cardiff University Heath Park Campus and a host of local traders all serving the surrounding residential area.

The property is located within 3 miles of Cardiff city centre and the Millennium Stadium, benefitting from good road links via the M4.

## PROPERTY

Comprising a **Semi-Detached 4 Bed House** planned on ground and first floors. The property includes gas central heating, part uPVC double glazing, off-street parking for 2 cars and a Rear Garden.

## ACCOMMODATION (measurements to maximum points)

### Ground Floor

|                  |               |
|------------------|---------------|
| Reception Room 1 | 14'5" x 16'2" |
| Reception Room 2 | 11'1" x 17'9" |
| Kitchen          | 12'0" x 8'11" |
| Utility Room     | 14'0" x 5'2"  |
| Conservatory     | 13'9" x 15'9" |
| WC               |               |

### First Floor

|             |                |
|-------------|----------------|
| Bedroom 1   | 16'10" x 12'9" |
| Bedroom 2   | 11'2" x 12'11" |
| Bedroom 3   | 10'1" x 12'2"  |
| Bedroom 4   | 12'8" x 8'9"   |
| Bathroom/WC |                |

GIA Approx. 1,735 sq ft

VAT is NOT applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **2 Individuals** for a term of 99 years from 2nd February 1922 at a ground rent of **£8.46 per annum** exclusive.

**Valuable Reversion in approx. 1¾ years.**

**Note 1: A 3 bed terraced house at No. 160 Caerphilly Road sold in September 2018 for £220,000 and a 3 bed semi-detached house at No. 14 Caerphilly Road sold in February 2018 for £232,500 (source: Zoopla.co.uk).**

**Note 2: 6 Week Completion**

# 4 Bed House

## with Valuable Reversion in 1¾ years

The Surveyors dealing with this property are  
**John Barnett** 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 £850 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**

### Vendor's Solicitors

Debenhams Ottaway  
Tel: 01923 857 171 Ref: Kat McDonagh  
Email: khm@debenhamsottaway.co.uk

## SITUATION

Occupying a prominent corner position at the junction with Dudley Road and High Street, amongst such multiples as **Coral, Lloyds Pharmacy** and a host of local traders as well as being just a short walk from Lye Railway Station.

Lye is situated approx. 2 miles east of Stourbridge and approx. 10 miles west of Birmingham.

## PROPERTY

Forming part of a terraced parade comprising a **Ground Floor Shop** with rear access to a **Self-Contained Flat** at first and second floor levels. In addition, the property benefits from use of a **Rear Service Yard with car parking**.

VAT is NOT applicable to this Lot

## FREEHOLD

## TENANCIES & ACCOMMODATION

| Property                    | Accommodation  |                                   | Lessee & Trade   | Term                               | Ann. Excl. Rental     | Remarks  |
|-----------------------------|--|-----------------------------------|--|------------------------------------|-----------------------|--|
| Ground Floor Shop           | Gross Frontage<br>Internal Width<br>Shop Depth<br>Built Depth<br>Customer WC, Staff WC | 20'6"<br>17'10"<br>33'2"<br>40'4" | <b>William Hill Organization Ltd</b><br>(Having over 2,300 branches) | 15 years from<br>17th January 2014 | £10,000               | FRI<br><b>Rent Reviews 2019 (not yet actioned) and 2024.</b><br><b>Tenant's Breaks 2024 on 12 months prior notice.</b><br><b>Note: The tenant did not operate their January 2019 Break Clause.</b> |
| First and Second Floor Flat | Not inspected  |                                   | <b>Individual</b>  | 125 years from<br>12th May 2017    | £150                  | FRI<br><b>Rent rises by £150 every 25 years.</b>   |
|                             |  |                                   |  |                                    | <b>Total: £10,150</b> |  |

**£10,150** per annum

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

### Vendor's Solicitors

Burnetts Solicitors  
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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**Interior of Café**

**SITUATION**

Located close to the junction with Saxon Road amongst a host of local traders all serving the surrounding residential area, less than 1/2 mile from Selhurst Rail Station and approx. 1 mile north-east of the town centre.

Croydon is a principal retail centre approx. 10 miles to the south of central London being adjacent to the A23 which gives direct access to the National Motorway Network via the M23 and M25.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**PROPERTY**

A semi-detached building comprising a **Ground Floor Former Café (30 covers)** with separate side access to a **Self-Contained Flat** at first floor level. In addition, the property includes a **Rear Garden (with 2 ponds and a rear store)** that can be accessed from the shop and via a side gate.

**The Café will include all fixtures and fitting such as:**

- Tables & chairs
- Griddle
- Fryer
- Tea Boiler
- Stainless steel units
- Electric roller shutter

**TENANCIES & ACCOMMODATION**

| Property  | Accommodation  | Lessee & Trade | Term  | Ann. Excl. Rental              | Remarks |
|---|--|----------------|---|--------------------------------|---------|
| Ground Floor Café   | Gross Frontage 15'4"<br>Internal Width 15'2" (max)<br>Shop Depth 23'10"<br>Built Depth 52'0"<br>WC |                |   |                                |         |
| <b>VACANT</b>   |  |                |   |                                |         |
| <b>Note: There is potential to convert the café into residential use similar to other units in the parade, subject to obtaining the necessary consents.</b> |  |                |   |                                |         |
| First Floor Flat  | 1 Bedroom, Living Room/Kitchen, Bathroom/WC  | 2 individuals  | 1 year from 1st September 2018 (in occupation for approx 9 years) | £8,760                         | AST     |
|   |  |                |   | <b>Total:</b>                  |         |
|   |  |                |   | <b>£8,760 plus Vacant Café</b> |         |

**£8,760 p.a. Plus Vacant Café**

**Vendor's Solicitors**

Ashworths  
Tel: 0345 370 1000 Ref: James Simmonds  
Email: jsimmonds@ashworths.co.uk

## SITUATION

Occupying a prominent trading position on one of the town's principal retail thoroughfares amongst such multiples as **Card Factory, M & Co, Iceland, WH Smith, Santander, Cancer Research, HSBC, Barclays, NatWest** and a host of local traders.

The property is within easy walking distance of the Sea Front and close to a public car park.

Bexhill-on-Sea lies on the A259 coast road, midway between Eastbourne and Hastings.

## PROPERTY

An attractive mid terraced building comprising a **Large Ground Floor Double Shop** with separate front and rear access to **3 Self-Contained Flats** on 3 upper floors.

There is also use of a rear service area which leads on to Marina.

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCIES & ACCOMMODATION

| Property                                | Accommodation              | Lessee & Trade      | Term   | Ann. Excl. Rental                  | Remarks  |  |
|---|----------------------------|---------------------|--|------------------------------------|----------|--|
| Ground Floor<br>Double Shop             | Gross Frontage             | 37'9"               | <b>Savers Health &amp; Beauty Limited</b><br><b>(Having over 400 branches)</b><br>(T/O for Y/E<br><b>30/12/17</b><br><b>£460.3m, Pre-Tax Profit £44.3m and Shareholders' Funds £64.5m)</b> | 10 years from<br>23rd October 2017 | £40,000  | FRI<br><b>Rent Review 2022</b><br><br><a href="#">See Tenant Profile</a> |
|   | Internal Width             | 36'5"               |  |                                    |          |  |
|   | Shop Depth                 | 65'4"               |  |                                    |          |  |
|   | Built Depth                | 91'4"               |  |                                    |          |  |
|   | Sales Area                 | Approx. 2,030 sq ft |  |                                    |          |  |
|   | Storage/Staff/Office Area  | Approx. 700 sq ft   |  |                                    |          |  |
| 2 WCs                                   |                            |                     |  |                                    |          |  |
| <b>Total Area</b>                       | <b>Approx. 2,730 sq ft</b> |                     |  |                                    |          |  |
| First, Second and Third Floor (3 Flats) | 3 Flats - Not Inspected    | Individual          | Each 999 years from 28th August 2015   | Peppercorn                         | Each FRI |  |
|   |                            |                     |  | <b>Total: £40,000</b>              |          |  |

## TENANT PROFILE

Savers Health & Beauty Ltd are part of the A S Watson Group which is the worlds' largest Health & Beauty Retail Group with over 14,000 stores worldwide. Founded in 1841 and based in Hong Kong, the group are majority owned by CK Hutchison Holdings.

Visit: [www.aswatson.com](http://www.aswatson.com)

## Vendor's Solicitors

Ellicotts LLP

Tel: 020 8445 5257 Ref: Nick Ioannou

Email: [nick@ellicotts.co.uk](mailto:nick@ellicotts.co.uk)

**£40,000** per annum

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

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 £850 (including VAT) upon exchange of contracts  
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## SITUATION

Occupying a prime trading position close to the junction with St Albans Road adjacent to **Carluccio's** and the entrance to the **Spires Shopping Centre** and amongst such multiples as **Ryman, Holland & Barrett, Sainsbury's Local, Boots, HSBC, Iceland** and **H&M**.

High Barnet Underground Station (Northern Line) and Barnet College Wood Street Campus are both within easy walking distance.

Barnet lies approximately 10 miles north of central London, benefitting from excellent road access to the M25 (Junction 23) and the A1(M) (Junction 1).

**VAT is NOT applicable to this Lot.**

## FREEHOLD

## PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **2 Bed Self-Contained Flat** planned on the first and second floors.

The property benefits from a gated **Parking Area** at the rear, with space for at least 4 cars, which is accessed via a service road serving the Spires Shopping Centre and also a pedestrian side alley off the High Street.

In addition, the property includes an outside raised paved patio area and the Flat benefits from gas central heating.

**Note: There may be potential to erect an advertising hoarding on the flank wall, subject to gaining the necessary consents.**

## TENANCIES & ACCOMMODATION

| Property                                 | Accommodation  | Lessee & Trade  | Term                          | Ann. Excl. Rental     | Remarks   |
|--|--|---|-------------------------------|-----------------------|---|
| Ground Floor Shop & 2 Car Parking Spaces | <b>Ground Floor Shop</b><br>Gross Frontage 15'10"<br>Internal Width 12'8"<br>Shop Depth 40'8"<br>Built Depth 73'4"<br>Sales Area Approx. 570 sq ft<br>Store Area Approx. 465 sq ft<br><b>Total Area Approx. 1,035 sq ft</b><br>Plus WC & Kitchenette | <b>Willow Retail Limited (Charity Shop having 5 branches)</b> | 10 years from 15th April 2015 | £32,000               | FRI<br><b>Rent Review and Tenant's Break April 2020. £16,000 Rent Deposit held.</b> |
| First & Second Floor Flat                | 2 Bedrooms, Living Room, Kitchen, Study, Bathroom/WC<br><b>(GIA Approx. 900 sq ft)</b>   | <b>2 Individuals</b>  | 1 year from 1st November 2018 | £15,600               | AST<br><b>£1,800 Rent Deposit held.</b>   |
|  |  |   |                               | <b>Total: £47,600</b> |   |

**\*Reserve below £700,000**

By order of Executors  
6 week completion

[View Opposite](#)

Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885. Plan not to scale and for identification purposes only.

**£47,600** per annum

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

**Vendor's Solicitors**

Neves Solicitors LLP

Tel: 01582 715 234 Ref: Ian Simpson

Email: [ian.simpson@nevesllp.co.uk](mailto:ian.simpson@nevesllp.co.uk)

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

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## SITUATION

Occupying a prominent corner position at the junction with Queen Street, overlooking Buttercross (public car park) in the town centre, amongst branches of **The Original Factory Shop, Hunters, Cooplands Bakery** and **Co-op Pharmacy** as well as other local retailers, cafés and eateries.

Spilsby is a market town positioned towards the east of Lincolnshire, located approx. 15 miles north of Boston and approx. 25 miles east of Lincoln.

## PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. In addition the property includes a **Rear Yard**.

## ACCOMMODATION

### Ground Floor Shop

|                |             |
|----------------|-------------|
| Gross Frontage | 17'5"       |
| Internal Width | 15'0" (max) |
| Shop Depth     | 38'11"      |
| Built Depth    | 65'0"       |
| WC             |             |

### First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC

The Property



VAT is NOT applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **V. Kumarasamy as a Convenience Store** for a term of 15 years from 15th December 2016 at a current rent of **£13,200 per annum** exclusive.

Rent Reviews 2021 and 2026

**£13,200** per annum

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

## Vendor's Solicitors

Warners Solicitors  
Tel: 01732 747 900 Ref: Ben Wright  
Email: b.wright@warners.law

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 £850 (including VAT) upon exchange of contracts  
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## SITUATION

Occupying a prominent trading position in this sought after commercial and residential centre, amongst a host of local traders. Stamford Hill is a desirable north London suburb approx. 5 miles from central London, benefitting from good transport links via the North Circular Road and Stamford Hill Station (Overground Line). In addition, it is less than 2½ miles from Tottenham Hotspur Stadium, the hub of the Northumberland Redevelopment Project.

## PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** (formerly used as a butcher) with **Ancillary Accommodation** at basement, first and second floor levels. In addition, there is a **6ft Forecourt**.

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

## ACCOMMODATION

### Ground Floor Shop

|                |                   |
|----------------|-------------------|
| Gross Frontage | 16' 11"           |
| Internal Width | 15' 6"            |
| Shop Depth     | 15' 2"            |
| Built Depth    | 52' 3"            |
| WC             |                   |
| GIA            | Approx. 655 sq ft |

### Basement

|                                |                   |
|--------------------------------|-------------------|
| GIA                            | Approx. 390 sq ft |
| Plus Vaults 5'6" x 16'0" (max) |                   |

### First Floor

|                        |                   |
|------------------------|-------------------|
| 2 Rooms & Bathroom GIA | Approx. 450 sq ft |
|------------------------|-------------------|

### Second Floor

|             |                   |
|-------------|-------------------|
| 2 Rooms GIA | Approx. 375 sq ft |
|-------------|-------------------|

**Total GIA** **Approx. 1,870 sq ft**

**Note 1: The property may be suitable for conversion to office/residential use, together with the addition of a third floor, all subject to obtaining the necessary consents.**

**Note 2: 6 week completion.**

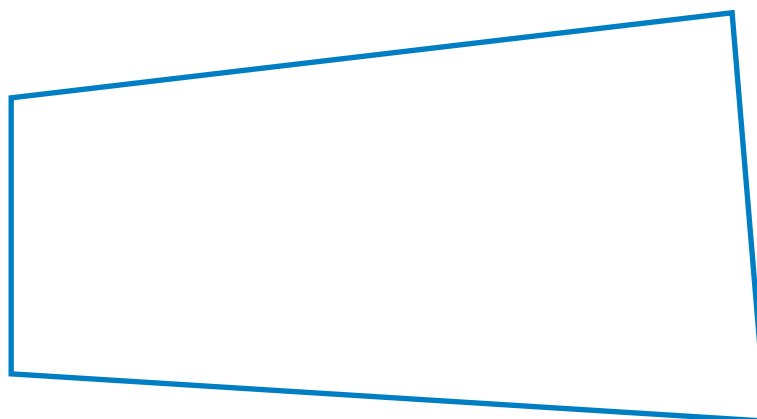
# Vacant Building

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 £850 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**

## Vendor's Solicitors

Hutchin & Co Solicitors  
Tel: 020 8986 3911 Ref: Ophelia Debrah  
Email: odebrah@hutchinslaw.co.uk



## SITUATION

Located close to the junction with Marlborough Road within this established local parade serving the surrounding residential area and within close proximity to Crouch End and Finsbury Park.

## PROPERTY

Forming part of a mid-terraced building comprising a **Ground Floor Double Café & Restaurant** with **Basement (under No. 437)**.

## ACCOMMODATION

**Ground Floor Double Café & Restaurant (Approx. 90 covers)**

|                          |                     |
|--------------------------|---------------------|
| Gross Frontage           | 31'10"              |
| Internal Width           | 30'11" (max)        |
| Restaurant & Built Depth | 54'9"               |
| Area                     | Approx. 1,520 sq ft |
| Ladies & Gents WCs       |                     |

## Basement

|      |                   |
|------|-------------------|
| Area | Approx. 320 sq ft |
|------|-------------------|

**Total Area** **Approx. 1,840 sq ft**

VAT is applicable to this Lot

## TENURE

Leasehold to be for a term of 250 years from completion at a peppercorn.

## Interior

## TENANCY

The property is let on a full repairing and insuring lease to **A. Pala as a Café & Restaurant** for a term of 20 years from 24th October 2018 (**see Note**) at a current rent of **£24,000 per annum** exclusive.

**Rent Reviews 2022 and 4 yearly.**

**Note: The property has been used as a restaurant for approx. 20 years.**

**£24,000** per annum

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

## Vendor's Solicitors

Sal & Co  
Tel: 020 8807 5888 Ref: Hasan Sal  
Email: hasan@salandco.co.uk

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

On the prominent junction facing Greenwich South Street, approximately 1 mile from Blackheath Common being under 6 miles from the City of London.

VAT is NOT applicable to this Lot

## PROPERTY

A late Victorian terraced building comprising a **Ground Floor Shop** with a separate front entrance to a **Self-Contained Flat** on the two upper floors. In addition, there is a rear staircase to a **Yard** and **Lower Ground Floor** which could be converted to a Flat (subject to obtaining the necessary consents).

## FREEHOLD

## TENANCIES AND ACCOMMODATION

| Property                        | Accommodation  | Lessee & Trade                         | Term  | Ann. Excl. Rental     | Remarks  |
|---------------------------------|--|--|---|-----------------------|--|
| Ground Floor Shop & Lower Floor | <b>Ground Floor Shop</b><br>Gross Frontage 19'0"<br>Internal Width 13'4"<br>Shop Depth 40'1"<br>Built Depth 48'3"<br><b>Lower Floor</b><br>2 Rooms Area Approx. 488 sq ft with Shower/WC | <b>Abdullah Sanci (Kebab Takeaway)</b> | 20 years from 25th March 2019<br><b>(Renewal of a previous lease)</b> | £24,000               | FRI<br><b>Rent Reviews 2024 and 5 Yearly</b><br><b>Note 1: The rent prior to the lease renewal was £20,000 p.a. and the unit has traded as a kebab takeaway for approx 45 years.</b> |
| First & Second Floor Flat       | 3/4 Rooms, Kitchen, Bathroom/WC <sup>1</sup><br>Area Approx 870 sq ft <sup>2</sup>   | <b>Individual</b>                      | 1 year from 26th November 2018  | £15,600               | AST  |
|                                 |  |  |   | <b>Total: £39,600</b> |  |

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

<sup>2</sup> Area taken from EPC

**Note 2: A 2 storey Flat above a shop at No.101B Blackheath Road sold for £425,000 in November 2016 (Source: Rightmove).**

**Note 3: There is potential to add a third floor, subject to obtaining the necessary consents.**

**£39,600** per annum

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

### Vendor's Solicitors

Macrory Ward

Tel: 020 8440 3258 Ref: Martina Ward

Email: martina@macroryward.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 Station Approach in this popular and sought after residential area just 200 yards from Woodside Park Underground Station (Northern Line).

Woodside Park is located between North Finchley and Totteridge approximately 8 miles north of central London.

## PROPERTY

Forming part of a purpose built apartment block comprising a **Self-Contained 3 Bed Penthouse Flat** on the third floor in need of modernisation.

The property includes an **Outside Terrace** and **Balcony** and **1 Parking Space** and benefits from gas central heating, an entry phone system and the use of a Lift.

**VAT is NOT applicable to this Lot**

## ACCOMMODATION (measurements to maximum points)

### Penthouse Flat

|                          |       |   |       |
|--------------------------|-------|---|-------|
| Reception Room           | 20'9" | x | 13'0" |
| Kitchen                  | 9'2"  | x | 11'0" |
| Bedroom 1                | 17'0" | x | 16'3" |
| with Ensuite Bathroom/WC | 8'7"  | x | 10'9" |
| Bedroom 2                | 15'9" | x | 11'7" |
| with Ensuite Bathroom/WC | 5'10" | x | 8'6"  |
| Bedroom 3                | 9'2"  | x | 11'6" |
| Bathroom/Shower/WC       | 9'2"  | x | 8'6"  |

**GIA Approx. 1,275 sq ft**

## TENURE

**Leasehold for a term of 125 years from 24th June 1990 (thus having approx. 96 years unexpired) at a peppercorn ground rent PLUS Share of Freehold.**

**Offered with VACANT POSSESSION**

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

# Vacant 3 Bed Penthouse Flat

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

## Vendor's Solicitors

P. George & Co  
Tel: 020 8341 9080 Ref: Nick Demos  
Email: info@pgeorgesolicitors.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**

[View opposite](#)

## SITUATION

Located close to the junction with Eynella Road in this local parade amongst such multiples as **Lloyds Bank, William Hill, Sainsbury's** and a host of local traders all serving the highly sought after surrounding residential area.

Dulwich lies approx. 5 miles south of central London between Camberwell and Crystal Palace enjoying excellent road links via the A205 and the A23.

## PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** at first and second floor levels.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCIES & ACCOMMODATION

| Property                    | Accommodation  | Lessee & Trade  | Term                                 | Ann. Excl. Rental         | Remarks  |
|-----------------------------|--|---|--------------------------------------|---------------------------|--|
| Ground Floor Shop           | Gross Frontage 18'3"<br>Internal Width 9'7"<br>widening to 13'6" (max)<br>Shop Depth 37'4"<br>Built Depth 56'2"<br>Store Area<br>Plus Lean-to Store.<br>WC | <b>D. B. Finch and<br/>D.A. Harradine<br/>t/a Plough<br/>Homecraft<br/>(see Note)</b> | 5 years from<br>10th November 2016   | £11,000                   | FRI<br><b>Note: The tenant uses the shop as a showroom for tiles and taps in conjunction with his other double unit at Nos. 346/348 Lordship Lane.</b> |
| First and Second Floor Flat | Not Inspected  | <b>Individual</b>   | 125 years from<br>25th December 2004 | £150                      | FRI<br><b>Rent doubles every 25 years.</b>   |
|                             |  |   |                                      | <b>Total:<br/>£11,150</b> |  |

**£11,150** per annum

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

### Vendor's Solicitors

Penman Sedgwick LLP  
Tel: 01923 225 212 Ref: Stephen Carew  
Email: [scarew@penmansedgwick.com](mailto:scarew@penmansedgwick.com)

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

Located in this mixed retail and leisure thoroughfare in the heart of the town centre, amongst such multiples as **Slug & Lettuce, William H Brown, Papa Johns, William Hill, Haart** and a host of bars, pubs and local traders.

Doncaster is a busy retail and commercial centre located approx. 21 miles north-east of Sheffield and enjoying excellent road access via the A1(M) (Junctions 36 & 37).

## PROPERTY

An end of terrace building comprising a **Ground Floor Former Restaurant** with internal access to **Ancillary Accommodation** on first and second floor levels.

## ACCOMMODATION<sup>1</sup>

### Ground Floor Former Restaurant

|                                    |         |                    |
|------------------------------------|---------|--------------------|
| Gross Frontage                     | 21'9"   |                    |
| Internal Width                     | 19'5"   |                    |
| Shop Depth                         | 47'4"   |                    |
| Built Depth                        | 82'9"   |                    |
| Area                               | Approx. | 1,435 sq ft        |
| <b>First Floor Ancillary Area</b>  | Approx. | 339 sq ft plus WCs |
| <b>Second Floor Ancillary Area</b> | Approx. | 475 sq ft          |

**Total Area** **Approx. 2,249 sq ft**

VAT is NOT applicable to this Lot

**FREEHOLD offered with VACANT POSSESSION**

<sup>1</sup> Not inspected by Barnett Ross. Areas and measurements provided by Joint Auctioneers.

# Vacant Building

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

## Joint Auctioneers

Barnsdales  
Tel: 01302 308 182 Ref: Craig Goody  
Email: craig@barnsdales.co.uk

## Vendor's Solicitors

Tees Law  
Tel: 01279 755 200 Ref: John Buckley  
Email: john.buckley@teeslaw.com

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

Occupying a prominent trading position in the main retail thoroughfare, adjacent to **Martin's**, opposite **Barclays** and amongst multiples such as **Post Office, Tesco Express, Co-Op** as well as a host of local traders. Woburn Sands is a popular area lying approx. 5 miles east of Milton Keynes and approx. 12 miles south-west of Bedford benefitting from good road links via the M1 (Junction 13).

## PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first floor level.

VAT is NOT applicable to this Lot

## FREEHOLD

## TENANCIES & ACCOMMODATION

| Property          | Accommodation   | Lessee & Trade   | Term  | Ann. Excl. Rental     | Remarks |
|-------------------|---|--|---|-----------------------|---------|
| Ground Floor Shop | Gross Frontage 14'9"<br>Internal Width 13'0"<br>Shop Depth 24'0"<br>Built Depth 33'11"<br>External WC<br>External Storage | <b>Age Concern Milton Keynes (Charity Shop) (Part of the Age UK Charity Group having approx. 450 branches)</b> | 15 years from 24th June 2009<br><b>(in occupation for approx. 25 years)</b> | £13,000               | FRI     |
| First Floor Flat  | Not inspected   | <b>Square Tree Limited</b>   | 999 years from 2nd April 2019   | Peppercorn            | FRI     |
|                   |   |  |   | <b>Total: £13,000</b> |         |

**£13,000** per annum

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

### Vendor's Solicitors

Heather Mains & Co  
Tel: 020 8906 6660 Ref: Bela Patel  
Email: bela@hmains.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

Occupying a prominent trading position in the heart of the town centre, adjacent to **Savers** and amongst such multiples as **Nationwide**, **Betfred**, **Poundland**, **Holland & Barrett**, **EE** and **Specsavers**.

Erdington lies approx. 5 miles north-east of Birmingham city centre and benefits from excellent road links via the M6 motorway (Junction 6) via the A38 dual carriageway.

### PROPERTY

A terraced building comprising **2 Ground Floor Shops** with separate rear access to **4 Self-Contained Flats** on first and second floor levels. The property also includes a **Rear Car Park**.

**VAT is applicable to this Lot**

**FREEHOLD**

### TENANCIES & ACCOMMODATION

| Property                    | Accommodation  | Lessee & Trade  | Term  | Ann. Excl. Rental | Remarks   |
|-----------------------------|--|---|---|-------------------|---|
| No. 177A High Street (Shop) | Gross Frontage<br>Internal Width<br>Shop Depth<br>Built Depth<br>WC                            | 19'3"<br>17'3"<br>69'0"<br>97'8"<br><b>Midas Pet Products Limited (Pet Centre)</b>  | 15 years from 18th February 2010                                    | £20,000           | Effectively FRI<br><b>Rent Review 2024. Tenant's Break 2020. Personal rent concession from £26,000 p.a.</b>                 |
| No. 179 High Street (Shop)  | Gross Frontage<br>Internal Width<br>Shop Depth<br>Built Depth<br>Kitchen<br>Ladies & Gents WCs | 26'3"<br>22'7"<br>60'7"<br>94'8"<br><b>AM 2 PM Group Holdings Ltd (Recruitment Agency having 11 branches) (T/O for Y/E 31/03/18 £56.3m, Pre-Tax Profit £141,965 and Shareholders' Funds £524,701)</b> | 5 years and 6 months from 26th February 2019                        | £24,000           | Effectively FRI<br><b>Rent Reviews February 2020 and annually thereafter based on RPI. Tenant's Break 26th August 2022.</b> |
| Flat 1, 179 High Street     | 2 Bedrooms, Living Room, Kitchen, Bathroom/WC<br><b>GIA Approx. 740 sq ft</b>                  | <b>2 Individuals</b>  | 6 months from 6th February 2018                                     | £7,800            | AST<br>Holding Over.<br><b>£650 Rent Deposit held.</b>  |
| Flat 2, 179 High Street     | 2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup>                                     | <b>2 Individuals</b>  | 6 months from 1st September 2017                                    | £7,800            | AST<br>Holding Over.<br><b>£900 Rent Deposit held.</b>  |
| Flat 3, 179 High Street     | 2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup>                                     | <b>Individual</b>   | 1 year from 1st April 2019<br><b>(In occupation over 10 years.)</b> | £5,400            | AST<br><b>£216.67 Rent Deposit held.</b>  |
| Flat 4, 179 High Street     | 2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup>                                     | <b>Individual</b>   | 6 months from 15th November 2017                                    | £7,500            | AST<br>Holding Over.<br><b>£625 Rent Deposit held.</b>  |
|                             |  |   |   | <b>Total:</b>     |   |
|                             |  |   |   | <b>£72,500</b>    |   |

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



**\*Reserve below £525,000**

**Gross Yield 13.8%**  
**6 week completion**

**View along High Street**

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**£72,500** per annum

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

**Vendor's Solicitors**

Memery Crystal

Tel: 020 7242 5905 Ref: David O'Dwyer

Email: [dodwyer@memerycrystal.com](mailto:dodwyer@memerycrystal.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 £850 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**

## SITUATION

Occupying a prominent trading position at the junction with Bridge Foot, opposite the The Waterside Inn and close to multiples as **Martins, Costa, Age UK, Barclays, Lloyds Bank** and **Sainsbury's Local**. Ware is an affluent market town approximately 21 1/2 miles north-east of Central London, close to the A10 with easy access to A1(M) and M11.

## PROPERTY

A terraced building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** on the first and second floors. In addition, the property benefits from use of a rear 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 18'5"<br>Internal Width 16'3"<br>narrowing at rear to 9'0"<br>Shop Depth 51'6"<br>Built Depth 90'2"<br>WC | <b>Essex &amp; Herts Air Ambulance Trust (Charity Shop having 8 branches)</b> | 10 years from and including 27th August 2015 | £15,000               | FRI<br><b>Rent Review 2020. Tenant's Break 2021. £3,750 Rent Deposit held.</b> |
| First & Second Floor Flat | 3 Bedrooms, Living Room, Kitchen, Bathroom/WC<br><b>(GIA Approx. 865 sq ft)</b>  | 2 Individuals   | 1 year from 3rd August 2018                  | £10,800               | AST<br><b>£1,350 Rent Deposit held.</b>  |
|                           |  |   |  | <b>Total: £25,800</b> |  |

**£25,800** per annum

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

### Vendor's Solicitors

Leonard Gray Solicitors  
Tel: 01245 504 904 Ref: John Appleby  
Email: jappleby@leonardgray.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 £850 (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 Buttermere Avenue serving the surrounding residential area located approx. 1 mile south from the town centre and less than 1/2 mile from the sea front.

Whitehaven is a seaside town roughly midway between Kendal and Carlisle, close to the Lake District National Park benefitting from good road links via the A595.

## PROPERTY

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

## ACCOMMODATION

### Ground Floor Shop

|                  |                    |
|------------------|--------------------|
| Gross Frontage   | 51' 10"            |
| Internal Width   | 44' 4"             |
| Shop Depth       | 26' 10" (max)      |
| Built Depth      | 42' 0"             |
| Sales Area       | Approx 1,055 sq ft |
| Staff WC, Office |                    |

### First Floor Ancillary

|                          |                  |
|--------------------------|------------------|
| Area                     | Approx 300 sq ft |
| (Part restricted height) |                  |

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 **Martin McColl Limited (having over 1,600 branches) (T/O for Y/E 26/11/2017 £713.4m, Pre-Tax Profit £27.2m and Shareholders' Funds £186.2m)** for a term of 25 years from 9th February 1999 at a current rent of **£11,000 per annum** exclusive.

**Rent Review February 2019 (Outstanding - Landlord quoted £13,000 p.a.)**

**£11,000** per annum

The Surveyors dealing with this property are  
**Jonathan Ross** 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 £850 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page

## Vendor's Solicitors

Wilford Smith Solicitors  
Tel: 01709 319 500 Ref: Ed Williams  
Email: ewilliams@wilfordsmith.com

## SITUATION

Occupying a prominent corner position in the town's pedestrianised retail thoroughfare, close to the junction with Swan Bank, amongst such multiples as **Greggs, Boots, British Heart Foundation, Nationwide, Vision Express** and a host of local traders.

Congleton is an affluent Cheshire market town which lies approximately 26 miles south of Manchester and 14 miles north of Stoke-on-Trent, enjoying easy access to the M6 (Junction 17) via the A534.

## PROPERTY

A substantial corner building comprising:

- **A Large Ground Floor Retail Unit** with **Ancillary Accommodation** at rear first floor level. In addition, there is **Basement Storage** which is served by a loading bay for deliveries via a rear service area.
- **3 Ground Floor Shops.**
- Separate front access to a **Self-Contained First Floor** at the front of the building.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCIES &amp; ACCOMMODATION

| Property  | Accommodation   | Lessee & Trade   | Term   | Ann. Excl. Rental                                    | Remarks   |
|---|---|--|--|--|---|
| 7 Duke Street<br>(Ground Floor,<br>Basement & Part<br>First & Second<br>Floors) | <b>Ground Floor Retail Unit<sup>1</sup></b><br>Gross Frontage 47'11"<br>Internal Width 46'3"<br>Shop Depth 132'10"<br>Built Depth 133'10"<br>Sales Area Approx. 5,640 sq ft<br>Store Area Approx. 145 sq ft<br><b>Part First Floor<sup>1</sup></b><br>Area Approx. 188 sq ft<br><b>Part Second Floor</b><br>Ladies & Gents WCs plus Kitchen<br><b>Basement<sup>1</sup></b><br>Storage Area Approx. 3,155 sq ft<br><b>Total Area Approx. 9,128 sq ft</b> | <b>Peacocks Stores Limited (Having over 400 branches) (T/O for Y/E 25/02/17 £382.3m, Pre-Tax Profit £65m and Shareholders' Funds £194.3m). The ultimate holding company is The Edinburgh Woollen Mill (Group) Limited.</b> | 5 years from 29th September 2016<br><b>(Renewal of a previous lease)</b> | £57,000 reducing to £25,000 from 29th September 2019 | FRI (subject to a schedule of condition)<br><b>Note: Current Rateable Value is £52,500.</b> |
| 1 Mill Street<br>(Ground Floor Shop)  | Not Inspected   | Individual   | 999 years from 29th September 2003                                       | Peppercorn   | IRI plus various contributions – refer to Lease.  |
| 3 Mill Street<br>(Ground Floor Shop)  | Not Inspected   | Individual   | 999 years from 29th September 2003                                       | Peppercorn   | FRI by way of service charge.   |
| 9 Duke Street<br>(Ground Floor Shop)  | Not Inspected   | 2 individuals  | 999 years from 29th September 2003                                       | Peppercorn   | FRI by way of service charge.   |
| 1 & 3 Mill Street and 7 & 9 Duke Street (Front First Floor Offices)             | Not Inspected   | Individual   | 999 years from 29th September 2003                                       | Peppercorn   | FRI by way of service charge.   |

<sup>1</sup> Areas and measurements supplied by Vendor

**£57,000 p.a. reducing to  
£25,000 p.a. in Sept. 2019**

## Vendor's Solicitors

Burnetts

Tel: 01228 552 222 Ref: Rebecca Davidson

Email: rd@burnetts.co.uk

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

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

[View of 35 Lowther Street](#)

## SITUATION

Occupying a prominent trading position on the corner of King Street and Lowther Street, amongst a host of multiple retailers including **NatWest, Topshop, Boots Pharmacy, Burton, BHF, Superdrug** and many more.

Whitehaven is a popular commercial centre located approx. 35 miles south-west of Carlisle benefitting from good road links via the A595.

**VAT is applicable to this Lot**

## PROPERTY

A substantial **3 storey** corner building comprising **2 Ground Floor Retail Units (one with Basement)** plus separate front entrance to **Self-Contained Office Accommodation** at first and second floor levels.

## FREEHOLD

**Note: The Freeholder manages and insures the building. The current sum insured is £1,133,000 and the current premium is £1,710 plus IPT.**

## TENANCIES & ACCOMMODATION

| Property   | Accommodation   | Lessee & Trade   | Term  | Ann. Excl. Rental  | Remarks  |     |
|--|---|--|---|--|--|-----|
| 35 Lowther Street<br>(Ground Floor Shop)               | Gross Frontage 25'1"<br>Internal Width 24'3"<br>Shop Depth 16'7"<br>Built Depth 23'0"<br>WC | <b>S. McCabe<br/>(t/a Stefanie's<br/>Hair Studio)</b>  | 5 years from<br>3rd April 2019                                      | £7,000<br><b>(rising to<br/>£8,000 in 2020 &amp;<br/>£9,000 in 2021)</b> | FRI<br><b>Tenant's Break 2021<br/>3 month Rent Deposit held.</b> |     |
| 62 King Street<br>(Ground Floor Café & Basement)       | Net Sales Area<br>Stores<br>Basement  | Approx. 1,160 sq ft <sup>1</sup><br>Approx. 193 sq ft <sup>1</sup><br>Approx. 620 sq ft <sup>1</sup> | <b>Individual<br/>(sublet to a<br/>Costa Coffee<br/>franchisee)</b> | 999 years from<br>15th May 2019  | Peppercorn   | FRI |
| 34-36 Lowther Street<br>(First & Second Floor Offices) | Area  | Approx. 2,752 sq ft <sup>1</sup>   | <b>Individual</b>   | 999 years from<br>22nd March 2019  | Peppercorn   | FRI |
|  |   |  |   | <b>Total: £7,000</b>   |  |     |

<sup>1</sup>Not Inspected – Areas provided by the Vendor

**£7,000 p. a.**  
**Rising to £9,000 by 2021**

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

### Vendor's Solicitors

Darlingtons  
Tel: 020 8951 6634 Ref: Jonathan Green  
Email: [jgreen@darlingtons.com](mailto: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 in this residential area just off Mandeville Road, being approx. 1/3 mile from Northolt Underground Station (Central Line) and the local shopping facilities and 1/2 mile from Northolt Park Overground Station. Northolt is a popular suburb approx. 11 miles north-west of central London with easy access via the A40 to the M40 and M25 motorways and approx. 8 miles north-east of Heathrow Airport.

## PROPERTY

A mid terraced building comprising an **unmodernised 3 Bed House** planned on ground and first floors.

The property includes uPVC double glazing, gas central heating (not tested) and an **80ft Rear Garden**. In addition, the property benefits from use of a rear passageway.

## ACCOMMODATION (measurements to maximum points)

### Ground Floor

|                  |               |
|------------------|---------------|
| Reception Room 1 | 11'5" x 12'1" |
| Reception Room 2 | 10'5" x 11'9" |
| Kitchen          | 6'1" x 8'8"   |

### First Floor

|             |               |
|-------------|---------------|
| Bedroom 1   | 10'4" x 12'6" |
| Bedroom 2   | 10'2" x 11'8" |
| Bedroom 3   | 6'3" x 7'0"   |
| Bathroom/WC | 6'3" x 7'2"   |

**GIA Approx. 770 sq ft**

## Rear of Property

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note: There is potential to extend the property to the rear and in the loft, subject to obtaining the necessary consents.**

# Vacant 3 Bed House

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

## Joint Auctioneers

George Eckert  
Tel: 020 8883 3232 Ref Anna Eckert  
Email: anna@eckert.co.uk

## Vendor's Solicitors

Osbornes  
Tel: 020 7485 8811 Ref: Guy Osborne  
Email: guyosborne@osbornes.net

**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 £850 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**

## SITUATION

Located opposite the junction with Guanock Place, nearby a host of local traders serving the surrounding residential area and less than ½ mile from King's Lynn Train Station (Great Northern Line).

King's Lynn is located on the Norfolk coast at the mouth of The Wash some 12 miles north-east of Wisbech and 44 miles west of Norwich with direct Rail Link (Great Northern Line) to London King's Cross Station.

## TENANCIES AND ACCOMMODATION

| Property                  | Accommodation  | Lessee            | Term                                | Ann. Excl. Rental                                | Remarks  |
|---------------------------|--|-------------------|-------------------------------------|--|--|
| Flat 1,<br>74 London Road | Second Floor Studio Flat:<br>Bedroom/Living Room, Kitchen, Shower/WC   | <b>Individual</b> | 6 months from<br>10th February 2017 | £4,800   | AST. Holding over.<br><b>£500 Rent Deposit held.</b> |
| Flat B,<br>74 London Road | First Floor Studio Flat:<br>Bedroom/Living Room, Kitchen, Shower/WC    | <b>Individual</b> | 1 year from<br>24th February 2019   | £5,100   | AST<br><b>£500 Rent Deposit held.</b>                |
| Flat C,<br>74 London Road | Ground Floor Studio Flat:<br>Bedroom/Living Room, Kitchen, Shower/WC   | <b>Individual</b> | 1 year from<br>28th September 2018  | £4,500   | AST<br><b>£475 Rent Deposit held</b>                 |
| Flat D,<br>74 London Road | Ground Floor Studio Flat:<br>Bedroom/Living Room, Kitchen, Bathroom/WC |                   |                                     | <b>VACANT</b>                                    |  |
| Flat 1,<br>75 London Road | Second Floor Studio Flat:<br>Bedroom/Living Room, Kitchen, Shower/WC   |                   |                                     | <b>VACANT</b>                                    |  |
| Flat 2,<br>75 London Road | First Floor Studio Flat:<br>Bedroom/Living Room, Kitchen, Shower/WC    | <b>Individual</b> | 1 year from<br>19th April 2019      | £4,800   | AST<br><b>£500 Rent Deposit held.</b>                |
| Flat 3,<br>75 London Road | Ground Floor Studio Flat:<br>Bedroom/Living Room, Kitchen, Shower/WC   | <b>Individual</b> | 6 months from<br>25th January 2019  | £4,980   | AST<br><b>£515 Rent Deposit held</b>                 |
| Flat 4,<br>75 London Road | Ground Floor Studio Flat:<br>Bedroom/Living Room, Kitchen, Bathroom/WC | <b>Individual</b> | 1 year from<br>30th April 2019      | £4,620   | AST<br><b>£475 Rent Deposit held.</b>                |
|                           |  |                   |                                     | <b>Total: 28,800<br/>Plus<br/>2 Vacant Flats</b> |  |

## PROPERTY

A pair of mid-terraced houses converted to provide **8 Self-Contained Studio Flats** on ground, first and second floor levels.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£28,800 p.a. Plus  
2 Vacant Flats**

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

## Vendor's Solicitors

Howard Schneider Spiro Steele  
Tel: 020 8216 2020 Ref: Purdy Freedman  
Email: p.freedman@conveyancing.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 £850 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**





## SITUATION

Located within this prestigious mansion block in this sought-after residential and commercial area, moments away from the multiple shopping facilities on Fortis Green Road and Muswell Hill Broadway. In addition, there are a number of local schools in the area including Fortismere and Tetherdown.

Muswell Hill is a popular suburb approx. 6 miles north of central London benefitting from good transport links via East Finchley Underground Station (Northern Line) and the A1.

## ACCOMMODATION (measurements to maximum points)

### First Floor Flat

|                     |               |
|---------------------|---------------|
| Reception Room      | 17'1" x 14'0" |
| Kitchen/Dining Room | 15'3" x 12'2" |
| Bedroom 1           | 14'1" x 14'1" |
| Bedroom 2           | 10'6" x 10'2" |
| Bedroom 3           | 10'7" x 6'5"  |
| Bathroom/WC         |               |

**GIA Approx. 950 sq ft plus External Storage Shed**

**VAT is NOT applicable to this Lot**

## PROPERTY

Comprising a **3 Bed Self-Contained Flat** at first floor level benefitting from front and rear views and use of a manicured communal garden.

### The flat includes:

- Gas Central Heating
- Entry Phone
- Washing Machine
- Fridge/Freezer
- External Private Storage Shed (accessed from the communal garden)

## TENURE

**Leasehold for a term of 99 years from 25th March 1995 (thus having 74¾ years unexpired) at a ground rent of £75 p.a. rising to £200 p.a. in March 2020 and thereafter by a further £200 p.a. every 33 years.**

### Offered with Vacant Possession

**Note: At the Purchaser's request the Vendor will, after exchange of contracts and prior to completion, serve a Section 42 Notice on the Freeholder as drafted by the Purchaser's Solicitors and this Notice will subsequently be assigned to the Purchaser. The Purchaser will be responsible for all costs relating to the service of Section 42 Notice to include lodging the 10% deposit for the lease extension, and for all statutory requirements arising from service of the said Notice, and will indemnify the Vendors in respect thereof.**

# Vacant 3 Bed Flat

The Surveyors dealing with this property are  
**Joshua Platt** 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

Ratcliffe & Bibby  
Tel: 01524 734 884 Ref: Shaun Foreman  
Email: shaun.foreman@rblegal.co.uk

1 & 2 Ivy Close  
(Lot 35)

3 & 4 Ivy Close  
(Lot 36)

5 & 6 Ivy Close  
(Lot 37)

7 & 8 Ivy Close  
(Lot 38)

9 & 10 Ivy Close  
(Lot 39)

11 & 12 Ivy Close  
(Lot 40)

13 & 14 Ivy Close  
(Lot 41)

15 & 16 Ivy Close  
(Lot 42)

17 & 18 Ivy Close  
(Lot 43)

19 & 20 Ivy Close  
(Lot 44)

21 & 22 Ivy Close  
(Lot 45)

23 & 24 Ivy Close  
(Lot 46)

25 & 26 Ivy Close  
(Lot 47)

27 & 28 Ivy Close  
(Lot 48)

29 & 30 Ivy Close  
(Lot 49)

31 & 32 Ivy Close  
(Lot 50)

315 & 317  
Eastcote  
Lane  
(Lot 51)

319 & 321  
Eastcote  
Lane  
(Lot 52)

323 & 325  
Eastcote  
Lane  
(Lot 53)

## SITUATION

Located within this popular residential area at the junction of Ivy Close and Eastcote Lane approx. 1 mile from South Harrow Underground Station (Piccadilly Line) and South Ruislip Overground Station. South Harrow lies approx. 10 miles north-west of central London with easy road access via the A40.

## PROPERTIES

- **Lots 35 to 50 (Ivy Close)** – Each Lot comprises **2 Self-Contained Flats** within a semi-detached building (refer to Tenancy Schedules on the following pages).
- **Lots 51 to 53 (Eastcote Lane)** – Each Lot comprises **2 Self-Contained Flats** within a terraced building (refer to Tenancy Schedules on the following pages).

**VAT is NOT applicable to these Lots**

**Each Lot is FREEHOLD**

## TENANCIES & ACCOMMODATION

Refer to Tenancy Schedules on the following pages.

**Note 1: The Portfolio comprises of a number of reversionary leases with unexpired terms as short as 45½ years, as well as leases with periodically increasing ground rents.**

## Note 2:

- In accordance with s.5B of the Landlord and Tenant Act 1987, Notices were served on the lessees.
- The lessees of Lots 35–36 and 38–53 (18 Lots) have not reserved their rights of first refusal.
- The lessees of Lot 37 (5 & 6 Ivy Close) have reserved their rights of first refusal.
- These Lots cannot be sold prior to the auction.

## Note 3: Recent lease extensions include:

| Year | Unexpired Term | Premium paid by lessee |
|------|----------------|------------------------|
| 2017 | 80.3 years     | £10,500                |
| 2017 | 76.0 years     | £13,500                |
| 2017 | 58.5 years     | £34,750                |
| 2017 | 58.7 years     | £36,000                |
| 2017 | 58.2 years     | £57,500                |
| 2018 | 58.2 years     | £45,000                |

**Note 4: No.10 Ivy Close sold in June 2018 for £327,000 and No. 28 Ivy Close sold for £300,000 in December 2018 (source: Rightmove).**

## Vendor's Solicitors

Solomon Taylor & Shaw  
Tel: 020 7431 1912 Ref: Rupert Goldmeier  
Email: rupert@solts.co.uk

# Lot 35

1 & 2 Ivy Close, South Harrow,  
Middlesex HA2 8RX

**\*Reserve below £10,000**

Ground Rent Investment  
Completion 1st July 2019

## TENANCIES & ACCOMMODATION

| Property  | Accommodation                    | Lessee        | Term                                       | Ann. Excl. Rental  | Remarks   |
|---|----------------------------------|---------------|--|--------------------|---|
| No. 1<br>(First Floor Flat)   | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | Approx. 99 years from<br>15th October 2004 | £200               | FRI<br>Rent rises to £400 in 2029 and thereafter<br>by a further £100 every 25 years.<br>Valuable Reversion in approx. 84½ years. |
| No. 2<br>(Ground Floor Flat)  | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | 99 years from<br>14th March 2003           | £200               | FRI<br>Rent rises to £250 in 2023 and thereafter<br>by a further £50 every 10 years.<br>Valuable Reversion in approx. 82¾ years.  |
| <b>Note: The Freeholder insures – Current sum insured £205,775 and current premium £156.04 p.a.</b> |                                  |               |  | <b>Total: £400</b> |   |

# Lot 36

3 & 4 Ivy Close, South Harrow,  
Middlesex HA2 8RX

**\*Reserve below £70,000**

Ground Rent Investment  
Completion 1st July 2019

## TENANCIES & ACCOMMODATION

| Property  | Accommodation                    | Lessee        | Term                                | Ann. Excl. Rental | Remarks   |
|---|----------------------------------|---------------|-------------------------------------|-------------------|---|
| No. 3<br>(First Floor Flat)   | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | 99 years from<br>25th December 1976 | £50               | FRI<br>Rent rises to £75 in 2042.<br>Valuable Reversion in approx. 56½ years. |
| No. 4<br>(Ground Floor Flat)  | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | 99 years from<br>25th December 1965 | £15               | FRI<br>Valuable Reversion in approx. 45½ years.                               |
| <b>Note: The Freeholder insures – Current sum insured £205,775 and current premium £156.04 p.a.</b> |                                  |               |                                     | <b>Total: £65</b> |   |

# Lot 37

5 & 6 Ivy Close, South Harrow,  
Middlesex HA2 8RX

**\*Reserve below £10,000**

Ground Rent Investment  
Completion 1st July 2019

## TENANCIES & ACCOMMODATION

| Property  | Accommodation                    | Lessee        | Term                              | Ann. Excl. Rental  | Remarks  |
|---|----------------------------------|---------------|-----------------------------------|--------------------|--|
| No. 5<br>(First Floor Flat)   | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | 125 years from<br>11th March 2014 | £250               | FRI<br>Rent rises to £350 in 2024 and thereafter<br>by a further £100 every 10 years.  |
| No. 6<br>(Ground Floor Flat)  | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | 99 years from<br>8th August 2008  | £300               | FRI<br>Rent rises to £350 in 2028 and thereafter<br>by a further £50 every 10 years.<br>Valuable Reversion in approx. 88¼ years. |
| <b>Note: The Freeholder insures – Current sum insured £205,775 and current premium £156.04 p.a.</b> |                                  |               |                                   | <b>Total: £550</b> |  |

# Lot 38

7 & 8 Ivy Close, South Harrow,  
Middlesex HA2 8RX

**\*Reserve below £2,000**

Ground Rent Investment  
Completion 1st July 2019

## TENANCIES & ACCOMMODATION

| Property  | Accommodation                    | Lessee        | Term                                 | Ann. Excl. Rental  | Remarks   |
|---|----------------------------------|---------------|--------------------------------------|--------------------|---|
| No. 7<br>(First Floor Flat)   | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | 189 years from<br>25th December 1976 | £100               | FRI<br>Rent rises to £150 in July 2019 and<br>thereafter by a further £50 every 10 years. |
| No. 8<br>(Ground Floor Flat)  | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | 189 years from<br>14th July 1994     | Peppercorn         | FRI   |
| <b>Note: The Freeholder insures – Current sum insured £205,775 and current premium £156.04 p.a.</b> |                                  |               |                                      | <b>Total: £100</b> |   |

# Lot 39

9 & 10 Ivy Close, South Harrow,  
Middlesex HA2 8RX

\*Reserve below £25,000

Ground Rent Investment  
Completion 1st July 2019

## TENANCIES & ACCOMMODATION

| Property  | Accommodation                    | Lessee        | Term                                | Ann. Excl. Rental | Remarks   |
|---|----------------------------------|---------------|-------------------------------------|-------------------|---|
| No. 9<br>(First Floor Flat)   | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | 99 years from<br>25th December 1975 | £50               | FRI<br><b>Rent rises to £75 in 2041.</b><br><b>Valuable Reversion in approx. 55½ years.</b> |
| No. 10<br>(Ground Floor Flat)   | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | 151 ½ years from<br>25th June 2014  | Peppercorn        | FRI   |
| <b>Note: The Freeholder insures – Current sum insured £205,775 and current premium £156.04 p.a.</b> |                                  |               |                                     | <b>Total: £50</b> |   |

# Lot 40

11 & 12 Ivy Close, South Harrow,  
Middlesex HA2 8RX

\*Reserve below £50,000

Ground Rent Investment  
Completion 1st July 2019

## TENANCIES & ACCOMMODATION

| Property  | Accommodation                    | Lessee        | Term                                | Ann. Excl. Rental  | Remarks   |
|---|----------------------------------|---------------|-------------------------------------|--------------------|---|
| No. 11<br>(First Floor Flat)  | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | 99 years from<br>25th December 1976 | £50                | FRI<br><b>Rent rises to £75 in 2042.</b><br><b>Valuable Reversion in approx. 56½ years.</b> |
| No. 12<br>(Ground Floor Flat)   | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | 99 years from<br>25th December 1975 | £50                | FRI<br><b>Rent rises to £75 in 2041.</b><br><b>Valuable Reversion in approx. 55½ years.</b> |
| <b>Note: The Freeholder insures – Current sum insured £205,775 and current premium £156.04 p.a.</b> |                                  |               |                                     | <b>Total: £100</b> |   |

# Lot 41

13 & 14 Ivy Close, South Harrow,  
Middlesex HA2 8RX

\*Reserve below £10,000

Ground Rent Investment  
Completion 1st July 2019

## TENANCIES & ACCOMMODATION

| Property  | Accommodation                    | Lessee        | Term                                      | Ann. Excl. Rental  | Remarks   |
|---|----------------------------------|---------------|---|--------------------|---|
| No. 13<br>(First Floor Flat)  | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | Approx. 99 years from<br>7th January 2008 | £300               | FRI<br><b>Rent rises to £350 in 2028 and thereafter<br/>by a further £50 every 10 years.</b><br><b>Valuable Reversion in approx. 87½ years.</b> |
| No. 14<br>(Ground Floor Flat)   | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | 99 years from<br>26th July 2002           | £200               | FRI<br><b>Rent rises to £250 in 2022 and thereafter<br/>by a further £50 every 10 years.</b><br><b>Valuable Reversion in approx. 82 years.</b>  |
| <b>Note: The Freeholder insures – Current sum insured £205,775 and current premium £156.04 p.a.</b> |                                  |               |   | <b>Total: £500</b> |   |

# Lot 42

15 & 16 Ivy Close, South Harrow,  
Middlesex HA2 8RX

\*Reserve below £25,000

Ground Rent Investment  
Completion 1st July 2019

## TENANCIES & ACCOMMODATION

| Property  | Accommodation                    | Lessee        | Term  | Ann. Excl. Rental | Remarks   |
|---|----------------------------------|---------------|---|-------------------|---|
| No. 15<br>(First Floor Flat)  | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | Approx. 173 years from<br>15th September 2014 | Peppercorn        | FRI   |
| No. 16<br>(Ground Floor Flat)   | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | 99 years from<br>25th December 1976           | £50               | FRI<br><b>Rent rises to £75 in 2042.</b><br><b>Valuable Reversion in approx. 56½ years.</b> |
| <b>Note: The Freeholder insures – Current sum insured £205,775 and current premium £156.04 p.a.</b> |                                  |               |   | <b>Total: £50</b> |   |

# Lot 43

17 & 18 Ivy Close, South Harrow,  
Middlesex HA2 8RX

**\*Reserve below £12,500**

Ground Rent Investment  
Completion 1st July 2019

## TENANCIES & ACCOMMODATION

| Property  | Accommodation                    | Lessee        | Term                                     | Ann. Excl. Rental  | Remarks  |
|---|----------------------------------|---------------|--|--------------------|--|
| No. 17<br>(First Floor Flat)  | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | 99 years from<br>1st May 1996            | £100               | FRI<br><b>Rent rises to £150 in 2029 and<br/>£200 in 2062.</b><br><b>Valuable Reversion in approx. 76 years.</b> |
| No. 18<br>(Ground Floor Flat)   | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | Approx. 166 years from<br>28th July 2016 | Peppercorn         | FRI  |
| <b>Note: The Freeholder insures – Current sum insured £205,775 and<br/>current premium £156.04 p.a.</b> |                                  |               |  | <b>Total: £100</b> |  |

# Lot 44

19 & 20 Ivy Close, South Harrow,  
Middlesex HA2 8RX

**\*Reserve below £40,000**

Ground Rent Investment  
Completion 1st July 2019

## TENANCIES & ACCOMMODATION

| Property  | Accommodation                    | Lessee        | Term   | Ann. Excl. Rental | Remarks  |
|---|----------------------------------|---------------|--|-------------------|--|
| No. 19<br>(First Floor Flat)  | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | 95 years from<br>25th December 1972              | £25               | FRI<br><b>Valuable Reversion in approx. 48½ years.</b> |
| No. 20<br>(Ground Floor Flat)   | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | Approx. 150¼ years<br>from 3rd September<br>2014 | Peppercorn        | FRI  |
| <b>Note: The Freeholder insures – Current sum insured £205,775 and<br/>current premium £156.04 p.a.</b> |                                  |               |  | <b>Total: £25</b> |  |

# Lot 45

21 & 22 Ivy Close, South Harrow,  
Middlesex HA2 8RX

**\*Reserve below £60,000**

Ground Rent Investment  
Completion 1st July 2019

## TENANCIES & ACCOMMODATION

| Property  | Accommodation                    | Lessee        | Term                                | Ann. Excl. Rental  | Remarks  |
|---|----------------------------------|---------------|-------------------------------------|--------------------|--|
| No. 21<br>(First Floor Flat)  | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | 99 years from<br>25th December 1976 | £100               | FRI<br><b>Rent rises to £150 in 2042.</b><br><b>Valuable Reversion in approx. 56½ years.</b> |
| No. 22<br>(Ground Floor Flat)   | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | 99 years from<br>25th December 1976 | £50                | FRI<br><b>Rent rises to £75 in 2042.</b><br><b>Valuable Reversion in approx. 56½ years.</b>  |
| <b>Note: The Freeholder insures – Current sum insured £205,775 and<br/>current premium £156.04 p.a.</b> |                                  |               |                                     | <b>Total: £150</b> |  |

# Lot 46

23 & 24 Ivy Close, South Harrow,  
Middlesex HA2 8RX

**\*Reserve below £30,000**

Ground Rent Investment  
Completion 1st July 2019

## TENANCIES & ACCOMMODATION

| Property  | Accommodation                    | Lessee        | Term                                | Ann. Excl. Rental  | Remarks   |
|---|----------------------------------|---------------|-------------------------------------|--------------------|---|
| No. 23<br>(First Floor Flat)  | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | 99 years from<br>14th March 2003    | £200               | FRI<br><b>Rent rises to £250 in 2023 and thereafter<br/>by a further £50 every 10 years.</b><br><b>Valuable Reversion in approx. 82¾ years.</b> |
| No. 24<br>(Ground Floor Flat)   | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | 99 years from<br>25th December 1976 | £50                | FRI<br><b>Rent rises to £75 in 2042.</b><br><b>Valuable Reversion in approx. 56½ years.</b>   |
| <b>Note: The Freeholder insures – Current sum insured £205,775 and<br/>current premium £156.04 p.a.</b> |                                  |               |                                     | <b>Total: £250</b> |   |

# Lot 47

25 & 26 Ivy Close, South Harrow,  
Middlesex HA2 8RX

**\*Reserve below £30,000**

Ground Rent Investment  
Completion 1st July 2019

## TENANCIES & ACCOMMODATION

| Property  | Accommodation                    | Lessee        | Term                                | Ann. Excl. Rental  | Remarks   |
|---|----------------------------------|---------------|-------------------------------------|--------------------|---|
| No. 25<br>(First Floor Flat)  | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | 99 years from<br>25th December 1976 | £50                | FRI<br>Rent rises to £75 in 2042.<br>Valuable Reversion in approx. 56½ years.         |
| No. 26<br>(Ground Floor Flat)   | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | 125 years from<br>14th August 2014  | £250               | FRI<br>Rent rises to £350 in 2024 and thereafter<br>by a further £100 every 10 years. |
| <b>Note: The Freeholder insures – Current sum insured £205,775 and current premium £156.04 p.a.</b> |                                  |               |                                     | <b>Total: £300</b> |   |

# Lot 48

27 & 28 Ivy Close, South Harrow,  
Middlesex HA2 8RX

**\*Reserve below £5,000**

Ground Rent Investment  
Completion 1st July 2019

## TENANCIES & ACCOMMODATION

| Property  | Accommodation                    | Lessee        | Term                                 | Ann. Excl. Rental  | Remarks  |
|---|----------------------------------|---------------|--------------------------------------|--------------------|--|
| No. 27<br>(First Floor Flat)  | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | 250 years from<br>completion         | £350               | FRI<br>Rent rises to £400 in 2052, £450 in 2085 &<br>£500 in 2118. |
| No. 28<br>(Ground Floor Flat)   | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | 189 years from<br>25th December 1976 | Peppercorn         | FRI  |
| <b>Note: The Freeholder insures – Current sum insured £205,775 and current premium £156.04 p.a.</b> |                                  |               |                                      | <b>Total: £350</b> |  |

# Lot 49

29 & 30 Ivy Close, South Harrow,  
Middlesex HA2 8RX

**\*Reserve below £10,000**

Ground Rent Investment  
Completion 1st July 2019

## TENANCIES & ACCOMMODATION

| Property  | Accommodation                    | Lessee        | Term                                 | Ann. Excl. Rental | Remarks  |
|---|----------------------------------|---------------|--------------------------------------|-------------------|--|
| No. 29<br>(First Floor Flat)  | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | 250 years from<br>completion         | £350              | FRI<br>Rent rises to £400 in 2052, £450 in 2085 &<br>£500 in 2118.   |
| No. 30<br>(Ground Floor Flat)   | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | 128 years from<br>25th December 1976 | £300              | FRI<br>Rent rises to £350 in 2026 and thereafter<br>by a further £50 every 10 years.<br>Valuable Reversion in approx. 85½ years. |
| <b>Note: The Freeholder insures – Current sum insured £205,775 and current premium £156.04 p.a.</b> |                                  |               |                                      | <b>£650</b>       |  |

# Lot 50

31 & 32 Ivy Close, South Harrow,  
Middlesex HA2 8RX

**\*Reserve below £10,000**

Ground Rent Investment  
Completion 1st July 2019

## TENANCIES & ACCOMMODATION

| Property  | Accommodation                    | Lessee        | Term                         | Ann. Excl. Rental  | Remarks  |
|---|----------------------------------|---------------|------------------------------|--------------------|--|
| No. 31<br>(First Floor Flat)  | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | 250 years from<br>completion | £350               | FRI<br>Rent rises to £400 in 2052, £450 in 2085 &<br>£500 in 2118. |
| No. 32<br>(Ground Floor Flat)   | 3 Rooms, Kitchen,<br>Bathroom/WC | Individual(s) | 250 years from<br>completion | £350               | FRI<br>Rent rises to £400 in 2052, £450 in 2085 &<br>£500 in 2118. |
| <b>Note: The Freeholder insures – Current sum insured £205,775 and current premium £156.04 p.a.</b> |                                  |               |                              | <b>Total: £700</b> |  |

# Lot 51

315 & 317 Eastcote Lane, South Harrow,  
Middlesex HA2 8RU

**\*Reserve below £30,000**  
Ground Rent Investment  
Completion 1st July 2019

## TENANCIES & ACCOMMODATION

| Property  | Accommodation                    | Lessee               | Term                                | Ann. Excl. Rental  | Remarks  |
|---|----------------------------------|----------------------|-------------------------------------|--------------------|--|
| No. 315<br>(First Floor Flat)   | 3 Rooms, Kitchen,<br>Bathroom/WC | <b>Individual(s)</b> | 99 years from<br>25th January 2013  | £250               | FRI<br><b>Rent rises to £350 in 2023 and thereafter<br/>by a further £100 every 10 years.</b><br><b>Valuable Reversion in approx. 92½ years.</b> |
| No. 317<br>(Ground Floor Flat)  | 3 Rooms, Kitchen,<br>Bathroom/WC | <b>Individual(s)</b> | 99 years from<br>25th December 1976 | £50                | FRI<br><b>Rent rises to £75 in 2042.</b><br><b>Valuable Reversion in approx. 56½ years.</b>  |
| <b>Note: The Freeholder insures – Current sum insured £205,774 and<br/>current premium £145.60 p.a.</b> |                                  |                      |                                     | <b>Total: £300</b> |  |

# Lot 52

319 & 321 Eastcote Lane, South Harrow,  
Middlesex HA2 8RU

**\*Reserve below £15,000**  
Ground Rent Investment  
Completion 1st July 2019

## TENANCIES & ACCOMMODATION

| Property  | Accommodation                    | Lessee               | Term                               | Ann. Excl. Rental  | Remarks  |
|---|----------------------------------|----------------------|------------------------------------|--------------------|--|
| No. 319<br>(First Floor Flat)   | 3 Rooms, Kitchen,<br>Bathroom/WC | <b>Individual(s)</b> | 99 years from<br>24th June 1993    | £65                | FRI<br><b>Rent rises to £130 in 2026 and to<br/>£195 in 2059.</b><br><b>Valuable Reversion in approx. 73 years.</b>                              |
| No. 321<br>(Ground Floor Flat)  | 3 Rooms, Kitchen,<br>Bathroom/WC | <b>Individual(s)</b> | 99 years from<br>31st October 2014 | £350               | FRI<br><b>Rent rises to £450 in 2024 and thereafter<br/>by a further £100 every 10 years.</b><br><b>Valuable Reversion in approx. 94¼ years.</b> |
| <b>Note: The Freeholder insures – Current sum insured £205,774 and<br/>current premium £145.60 p.a.</b> |                                  |                      |                                    | <b>Total: £415</b> |  |

# Lot 53

323 & 325 Eastcote Lane, South Harrow,  
Middlesex HA2 8RU

**\*Reserve below £50,000**  
Ground Rent Investment  
Completion 1st July 2019

## TENANCIES & ACCOMMODATION

| Property  | Accommodation                    | Lessee               | Term                                | Ann. Excl. Rental  | Remarks  |
|---|----------------------------------|----------------------|-------------------------------------|--------------------|--|
| No. 323<br>(First Floor Flat)   | 3 Rooms, Kitchen,<br>Bathroom/WC | <b>Individual(s)</b> | 99 years from<br>25th December 1976 | £50                | FRI<br><b>Rent rises to £75 in 2042.</b><br><b>Valuable Reversion in approx. 56½ years.</b>  |
| No. 325<br>(Ground Floor Flat)  | 3 Rooms, Kitchen,<br>Bathroom/WC | <b>Individual(s)</b> | 99 years from<br>25th December 1976 | £75                | FRI<br><b>Rent rises to £100 in 2042.</b><br><b>Valuable Reversion in approx. 56½ years.</b> |
| <b>Note: The Freeholder insures – Current sum insured £205,774 and<br/>current premium £145.60 p.a.</b> |                                  |                      |                                     | <b>Total: £125</b> |  |



## 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       |
|-----|---|------------------------|
| 1   | 136 Shenley Road, Borehamwood, Hertfordshire WD6 1EF                  | B, E                   |
| 3   | 141/141a Deans Lane, Edgware, Middlesex HA8 9NY                       | C                      |
| 4   | 2-4 Crayford High Street, Crayford, Kent DA1 4HG                      | C, D                   |
| 5   | 124-126 Station Road, Hadfield, Glossop, Derbyshire SK13 1AJ          | C                      |
| 11  | 74A Elm Park Road, Finchley, London N3 1EB                            | D                      |
| 15  | 4 & 4b High Street, Lye, Stourbridge, West Midlands DY9 8JT           | C                      |
| 16  | 314 Whitehorse Road, Croydon, Surrey CR0 2LE                          | C, D                   |
| 17  | 62/62a Devonshire Road, Bexhill-on-Sea, East Sussex TN40 1AX          | D                      |
| 18  | 109 High Street, Barnet, Hertfordshire EN5 5UZ                        | E, D                   |
| 19  | 51 High Street, Spilsby, Lincolnshire PE23 5JH                        | C                      |
| 20  | 44 Oldhill Street, Stamford Hill, London N16 6NA                      | E                      |
| 22  | 111 Blackheath Road, London SE10 8PD                                  | D, E                   |
| 23  | Flat 7 Vicarage Court, 38-40 Holden Road, London N12 7DN              | C                      |
| 24  | 352 Lordship Lane, London SE22 8LZ                                    | D                      |
| 26  | 55 High Street, Woburn Sands, Bucks MK17 8QY                          | D                      |
| 27  | 177a-179 High Street, Erdington, West Midlands B23 6SY                | D, E, F, E, D, E       |
| 28  | 3 & 3A High Street, Ware, Hertfordshire SG12 9BP                      | C, E                   |
| 30  | 1 & 3 Mill Street and 7 & 9 Duke Street, Congleton, Cheshire CW12 1AP | C                      |
| 31  | 62 King Street and 34-36 Lowther Street, Whitehaven, Cumbria CA28 7JS | E, G, D                |
| 32  | 17 Briar Crescent, Northolt, Middlesex UB5 4NB                        | D                      |
| 33  | 74 & 75 London Road, Kings Lynn, Norfolk PE30 5EU                     | D, D, E, F, D, D, E, E |
| 34  | Flat 13, Fortis Court, Fortis Green Road, London N10 3BH              | C                      |



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# 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 28<sup>th</sup> February 2019

| Lot | Property  | Sale Price | Available Price<br>(Subject to contract) | Lot | Property   | Sale Price | Available Price<br>(Subject to contract) |
|-----|---|------------|--|-----|--|------------|--|
| A   | 156 Fonthill Road, Finsbury Park, London N4 3HP   | £1,010,000 |  | 23  | 29 Kingston Road, Wimbledon, London SW19 1JX                                     | £163,000   |  |
| 1   | 6 Nursery Parade, Marsh Road, Luton, Bedfordshire LU3 2QP   | £303,000   |  | 24  | 2 Elm Park, Stanmore, Middlesex HA7 4BJ  | Sold Prior |  |
| 2   | 277 Wood Lane, Dagenham, Essex RM8 3NH  | £304,000   |  | 25  | 70-72 Chatsworth Road, Hackney, London E5 0LS                                    | £439,000   |  |
| 3   | 49 & 51a Market Street, Loughborough, Leicestershire LE11 3ER                                       | £148,000   |  | 26  | 24 Silver Street, Durham, Co. Durham DH1 3RD                                     | £285,000   |  |
| 4   | 118 Upper Clapton Road, Clapton, London E5 9JY  | £611,000   |  | 27  | 128 Holton Road, Barry, South Glamorgan CF63 4HH                                 | £227,000   |  |
| 5   | 455 Streatham High Road, Streatham, London SW16 3PH   | £121,000   |  | 28  | 77/77a St Nicholas Avenue, Gosport, Hampshire PO13 9RH                           | Sold Prior |  |
| 6   | 47, 49 & 49a Copperfield Road, Bassett, Southampton, Hampshire SO16 3PR                             | £230,000   |  | 29  | 169 Powis Street, Woolwich, London SE18 6JL                                      | £164,000   |  |
| 7   | 58 Hoylake Road, Bidston, Birkenhead, Merseyside CH41 7BY   | £66,500    |  | 30  | 19 Market Place, Huddersfield, West Yorkshire HD1 2AA                            | £159,000   |  |
| 8   | 1 Victoria Place, Axminster, Devon EX13 5NQ   | £304,000   |  | 31  | 27 Corporation Road, Middlesbrough, Cleveland TS1 1LP                            | £139,900   |  |
| 9   | 279 Wood Lane, Dagenham, Essex RM8 3NH  | £216,000   |  | 32  | 44 High Street, Brownhills, Walsall, West Midlands WS8 6EL                       | £181,000   |  |
| 10  | Unit 1 The Precinct, Main Street, Stretton, Burton-on-Trent, Staffordshire DE13 0DZ                 | £138,000   |  | 33  | Unit 10 Newbottle Street, Houghton-le-Spring, Co. Durham DH4 4AN                 | £69,500    |  |
| 11  | 4 Parking Spaces at Byron Court, Flamstead End Road, Flamstead End, Cheshunt, Hertfordshire EN8 0HU | Sold After |  | 34  | 36 Ormskirk Street, St Helens, Lancashire WA10 2TF                               | £39,000    |  |
| 12  | 41 Lower High Street, Wednesbury, West Midlands WS10 7AJ  | £201,000   |  | 35  | 34 Market Place, Wisbech, Cambridgeshire PE13 1DP                                | £167,000   |  |
| 13  | 130 Brighton Road, Coulsdon, Surrey CR5 2ND   | £442,000   |  | 36  | Basement Flat A, 70-72 Chatsworth Road, Hackney, London E5 0LS                   | Withdrawn  |  |
| 14  | 34 Hamilton Road, Felixstowe, Suffolk IP11 7AN  | Sold Prior |  | 37  | 48 Boxmoor Road, Kenton, Middlesex HA3 8LQ                                       | Sold After |  |
| 15  | 11 Hammerton Street, Burnley, Lancashire BB11 1NA   | £85,000    |  | 38  | 50 Boxmoor Road, Kenton, Middlesex HA3 8LQ                                       | Sold After |  |
| 16  | 69 Anerley Road, Crystal Palace, London SE19 2AS  | Withdrawn  |  | 39  | Land at rear of 48 & 50 Boxmoor Road, Kenton, Middlesex HA3 8LQ                  | Sold After |  |
| 17  | 86-90 Dalton Road, Barrow-in-Furness, Cumbria LA14 1JH  | £301,000   |  | 40  | Tally Ho Apartments, 12 Highgate Road, Kentish Town, London NW5 1AS              | £375,000   |  |
| 18  | Flat 137 Bray Road, Mill Hill East, London NW7 1SL  | £260,000   |  | 41  | 17 – 19 Jaunty Way, Sheffield, South Yorkshire S12 3DZ                           | £18,000    |  |
| 19  | 185 Town Road, Edmonton, London N9 0HL  | £938,000   |  | 42  | 21 – 25 Jaunty Way, Sheffield, South Yorkshire S12 3DZ                           | £16,000    |  |
| 20  | 1–2 St Peter's Street, Hereford, Herefordshire HR1 2LE  | £344,000   |  | 43  | 27 – 35 Jaunty Way, Sheffield, South Yorkshire S12 3DZ                           | £50,000    |  |
| 21  | 105 Hillingdon Hill, Uxbridge, Middlesex UB10 0JQ   | £680,000   |  | 44  | Flat 5, The Prospect Precinct, Gloucester Road, Worksop, Nottinghamshire S81 0RS | £5,100     |  |
| 22  | 337 Hendon Way, Hendon, London NW4 3NB  | £520,000   |  |     |  |            |  |

91%  
sale

43 lots offered / 40 lots sold / Total raised £10,351,100

# Memorandum

## Auction 16<sup>th</sup> May 2019

|  |                |                  |       |
|--|----------------|------------------|-------|
| <b>LOT</b>                                 | .....          | <b>Date</b>      | ..... |
| <b>Property</b>                            | .....<br>..... |                  |       |
| <b>Vendor</b>                              | .....          |                  |       |
| <b>Purchaser</b>                           | .....          |                  |       |
| <b>Address</b>                             | .....<br>..... |                  |       |
| <b>Postcode</b>                            | .....          | <b>Telephone</b> | ..... |
| <b>Purchase Price</b> (excluding any VAT)  |                | £                | ..... |
| <b>Deposit</b> (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

Wednesday, 17th July 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>   |
| Jonathan Ross MRICS   | <a href="mailto:jross@barnettross.co.uk">jross@barnettross.co.uk</a>         |
| Steven Grossman MRICS | <a href="mailto:sgrossman@barnettross.co.uk">sgrossman@barnettross.co.uk</a> |
| Elliott Greene        | <a href="mailto:egreene@barnettross.co.uk">egreene@barnettross.co.uk</a>     |
| Joshua Platt          | <a href="mailto:jplatt@barnettross.co.uk">jplatt@barnettross.co.uk</a>       |

**Barnett  
Ross**

**Auctioneers**

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### **Barnett Ross**

7 Cadbury Close  
High Road  
Whetstone  
London N20 9BD

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**T:** 020 8492 9449  
**F:** 020 8492 7373  
**E:** [info@barnettross.co.uk](mailto:info@barnettross.co.uk)  
**W:** [barnettross.co.uk](http://barnettross.co.uk)