

AUCTION – TUESDAY 29TH OCTOBER 2019
ADDENDUM

The following Lots have been sold prior:

13, 17, 27, 32, 37, 40, 43 & 44

The following Lots have been withdrawn:

20 & 29

LOT A – UNIT 1, 375 KENSINGTON HIGH STREET, LONDON W14

Revised special conditions of sale available at the Document Desk.

In accordance with the rent deposit deed, the tenant has now had 50% of the Rent Deposit returned and therefore there is now a £7,800 (incl. VAT) Rent Deposit held.

The reply to enquiry 26.5 in CPSE.1 should be 'Not applicable'.

LOT B – UNIT 2, 375 KENSINGTON HIGH STREET, LONDON W14

Revised special conditions of sale available at the Document Desk. The reply to enquiry 26.5 in CPSE.1 should be 'Not applicable'.

LOT C – UNIT 5, 375 KENSINGTON HIGH STREET, LONDON W14

Revised special conditions of sale available at the Document Desk. The reply to enquiry 26.5 in CPSE.1 should be 'Not applicable'.

LOT D – UNIT 4A, 375 KENSINGTON HIGH STREET, LONDON W14

Revised special conditions of sale available at the Document Desk. The reply to enquiry 26.5 in CPSE.1 should be 'Not applicable'.

LOT 1 – 6A THE PARADE, TRUMPSGREEN ROAD, VIRGINIA WATER, SURREY

The Guide has been reduced and we are now quoting "Reserve below £175,000".

LOT 3 – 121 HIGH STREET, GORLESTON, GREAT YARMOUTH, NORFOLK

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

LOT 5 – 27/27A FAIRLIGHT ROAD, TOOTING, LONDON SW17

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

LOT 6 – 29/29A FAIRLIGHT ROAD, TOOTING, LONDON SW17

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

LOT 7 – 59A HEATH ROAD, HOUNSLOW, MIDDX

Revised special conditions of sale available at the Document Desk.

Flats – The combined ground rents increase to £400 p.a. after 300 years and £600 p.a. after 600 years.

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

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,250 plus VAT towards the Vendor's legal costs.

LOT 8 – 458 ALEXANDRA AVENUE, RAYNERS LANE, HARROW, MIDDX

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

LOT 10 – 10C EAST STREET, EPSOM, SURREY

There is a £2,166.66 Rent Deposit being held.

LOT 11 – 7/7A/7B MASONS AVENUE, WEALDSTONE, HARROW, MIDDX

Revised special conditions of sale available at the Document Desk.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £2,500 + VAT towards the Vendor's legal costs.

LOT 15 – 7 QUEENS PARADE, WOLVERHAMPTON ROAD, BLOXWICH, WEST MIDLANDS

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £550 + VAT towards the Vendor's legal costs.

There is a rent review on 7th September 2020.

LOT 16 – 219 OLD CHRISTCHURCH ROAD, BOURNEMOUTH, DORSET

Revised special conditions of sale available at the Document Desk.

LOT 18 – 10 VICTORIA STREET, WOLVERHAMPTON

There is a £4,800 rent deposit held.

LOT 19 – 122/124 HIGH ROAD, WILLESDEN, LONDON NW10

The Vendor's solicitors have advised that there are not any legal rights that exist for the owner/occupier of No.120 to use the rear service road behind Nos. 122/124.

LOT 20 – THE COMMUNITY CENTRE, PEACOCK COURT, RINGLET ROAD, HEMEL HEMPSTEAD, HERTS

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £2,500 + VAT towards the Vendor's legal costs.

LOT 21 – 124-126 STATION ROAD, HADFIELD, GLOSSOP, DERBYSHIRE

Revised special conditions of sale available at the Document Desk.

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

LOT 22 – 110 LATCHMERE ROAD, WANDSWORTH, LONDON SW11

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

LOT 23 – 35/37 GREAT UNDERBANK, STOCKPORT, GREATER MANCHESTER

There is a £3,750 Rent Deposit held.

LOT 26 – 582/582A & 582B KINGSTON ROAD, RAYNES PARK, LONDON SW20

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

LOT 28 – 153 AVON ROAD, CANNOCK, STAFFORDSHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £850 + VAT towards the Vendor's legal costs.

LOT 29 – 33-34 FORE STREET, TROWBRIDGE, WILTSHIRE

Revised special conditions of sale available at the Document Desk.

LOT 30 – 590, 590A & 590B KINGSTON ROAD, RAYNES PARK, LONDON SW20

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

LOT 31 – 128 HARTLEY BROOK ROAD, SHEFFIELD, SOUTH YORKSHIRE

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

The 15 year lease requires the tenants to keep the property in good repair and condition but not in any better state of repair and condition than it was at 8th May 2000 but there is no schedule of condition to evidence this.

LOT 34 – 21 BRIDGE STREET, LLANGFNI, ISLE OF ANGLESEY

Restaurant & Flat – Contrary to the auction particulars, the lease is 'repairing and insuring'. There is a rent review in the third year.

LOT 35 - 592/592A KINGSTON ROAD, RAYNES PARK, LONDON SW20

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

No.592 – There is a £5,000 Rent Deposit being held.

LOT 36 - 594/596, 594A & 596A KINGSTON ROAD, RAYNES PARK, LONDON SW20

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

LOT 39 – 65 FRONT STREET, SACRISTON, CO.DURHAM

Completion will be 4 weeks (not 6 weeks) from the date of exchange of contracts.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 0.5% of the sale price plus VAT or £450 plus VAT, whichever is the higher, towards the Vendor's legal costs.

LOT 41 – 4A VICTORIA PLACE, ST AUSTELL, CORNWALL

Contrary to the particulars, VAT is applicable to this Lot.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £900 + VAT towards the Vendor's legal costs.

The rent is reviewed to RPI only.

LOT 42 – 19 COMMERCIAL STREET, ABERDARE, MID. GLAMORGAN

The phone number for the vendor's solicitor is 020 8530 7291.

Special Condition 15(2) and 15(3) relating to the seller's auction and legal costs have been deleted.

LOT 45 – 3/3B OCEAN PARADE, OCEAN DRIVE, FERRING, WEST SUSSEX

The deposit shall be £2,000.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £600 + VAT towards the Vendor's legal costs.

LOT 46 – 4/4A OCEAN PARADE, OCEAN DRIVE, FERRING, WEST SUSSEX

The deposit shall be £2,000.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £600 + VAT towards the Vendor's legal costs.

LOT 47 – ROADWAY & LAND, HALLOWELL GARDENS, THORNTON HEATH, SURREY

The deposit shall be 100% of the purchase price or £3,000, whichever is the lower.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £600 + VAT towards the Vendor's legal costs.

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