

AUCTION – TUESDAY 17TH DECEMBER 2019
ADDENDUM

The following Lots have been sold prior:
22, 25, 31

The following Lot has been withdrawn:
17

LOT 1 – 158/158A STATION ROAD, HARROW, MIDDLESEX

The property has been in the same ownership for over 30 years.

LOT 2 – 34 FARM DRIVE, CYNCOED, CARDIFF, SOUTH GLAMORGAN

The deposit shall be £3,000.

The lease is for 99 years from 25th March 1961, therefore, the Valuable Reversion is in approx. 40¼ years.

LOT 3 – 42 FARM DRIVE, CYNCOED, CARDIFF, SOUTH GLAMORGAN

The deposit shall be £3,000.

LOT 4 – 16/16A BOTWELL LANE, HAYES, MIDDLESEX

The Particulars in the hard copy catalogue should read 'Reserve below £475,000'.

No.16 (Shop) – The 20 year lease is excluded from S.24-28 of the L&T Act 1954.

LOT 5 – 18/18a BOTWELL LANE, HAYES, MIDDLESEX

The Particulars in the hard copy catalogue should read 'Reserve below £475,000'.

No.18 (Shop) – The 15 year lease is excluded from S.24-28 of the L&T Act 1954.

LOT 7 – 44 BRIDGE STREET, WORKSOP, NOTTINGHAMSHIRE

Shop – The 10 year lease commenced on 24th June 2013.

LOT 8 – 5 & 5A THE BROADWAY, FORTY AVENUE, WEMBLEY, MIDDLESEX

No.5a (Maisonette) – Re the Note – these 6 rooms were previously let on single tenancies and not as HMOs.

LOT 9 – 21-25 BOOTHFERRY ROAD, GOOLE, NORTH HUMBERSIDE

Revised Special Conditions of Sale available at the Document Desk.

LOT 14 – 21 BRIDGE STREET, NEWTON-LE-WILLOWS, MERSEYSIDE

Revised Special Conditions of Sale available at the Document Desk.

LOT 16 – BRIDGE HOUSE, CHAMBERLAYNE ROAD, KENSAL RISE, LONDON NW10

No.1 Bridge House – The rent deposit held is £6,242.52.

No.2 Bridge House – The rent deposit held is £3,260.35

No.4 Bridge House – The tenant is 'Cable Co (London) Limited'. The lease is FRI subject to a photographic Schedule of Condition and the Service Charge is capped at £1,500 p.a. In addition the tenant is not liable for roof repairs.

No.6 Bridge House – The tenant is 'Cyron Housing Co-operative Ltd'.

One of the residential leases is for a term of 116 years from 2009.

LOT 19 – 22 CASTLE ROAD, SCARBOROUGH, NORTH YORKSHIRE

Shop – The lease is internal repairing and insuring.

LOT 20 – 26A-32 MARKET STREET, WELLINGTON, TELFORD, SHROPSHIRE

Revised Special Conditions of Sale available at the Document Desk.

A Revised TP1 and Plan is available in the Legal Pack.

No.26a (Shop) – The lease is for a term of 2 years from 1st October 2019.

No.30 (Shop) – The lease is FRI subject to a photographic schedule of condition.

LOT 21 – 34-40 MARKET STREET, WELLINGTON, TELFORD, SHROPSHIRE

The correct address for this Lot is '34-40 and rear of 42 Market Street'. The rear of 42 Market Street at ground floor is subject to a lease to Euro Enterprises UK Ltd for a term of 999 years from 12th December 2019 at a peppercorn ground rent – see Legal Pack.

LOT 23 – 265 HOLDERNESS ROAD, HULL, EAST RIDING OF YORKSHIRE

Revised Special Conditions of Sale available at the Document Desk.

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

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 28 – 20 HIGH STREET, SOUTH NORWOOD, LONDON SE25

The property includes a WC on the first floor.

The 'PLANNING' section on the Particulars in the hard copy catalogue should read:

'Planning permission was granted on 29th June 2018 for Demolition of a single storey/two storey rear projection, erection of a single storey/two storey extension to create a 1 Bedroom Flat on Ground Floor and reconfigure the First Floor to create a 1 Bedroom Flat. Plans and Documentation are available from the Auctioneers'.

LOT 29 – 248 WICKHAM ROAD, SHIRLEY, CROYDON, SURREY

The deposit shall be £3,000.

The Freeholder insures. Current sum insured £483,431 and current premium is £632.10 plus IPT.

Shop – The 999 year lease commenced 20th November 2019.

First & Second Floors – The rent doubles every 25 years until 2118.

LOTS 30-42 – 50-74 RIDINGLEAZE, LAWRENCE WESTON, BRISTOL

The deposit for each of these Lots will be £2,000.