

ONLINE AUCTION – WEDNESDAY 24TH JUNE 2020
ADDENDUM

The following Lots have been sold prior:

2, 9

The following Lots have been withdrawn:

7

LOT 1 – 14A/14B BIRLEY ROAD, WHETSTONE, LONDON N20

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

LOT 4 – 25 DEARDENGATE, HASLINGDEN, ROSSENDALE, LANCASHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1% of the sale price (subject to a minimum of £600 + VAT) towards the Vendor's costs.

LOT 5 – 56-58 FORTUNE GREEN ROAD, WEST HAMPSTEAD, LONDON NW6

Revised Special Conditions of Sale as of 15/06/20 available to download.

LOT 6 – 112 COCKFOSTERS ROAD, COCKFOSTERS, HERTFORDSHIRE

Revised Special Conditions of Sale as of 15/06/20 available to download.

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

LOT 10 – COLLEGE WALK SHOPPING CENTRE, ROTHERHAM, SOUTH YORKSHIRE

Revised Special Conditions of Sale as of 15/06/20 available to download.

Unit 7 – This Unit is now let to Morad Khan and Junaid Rahim and Zaheem Ikhlq as Trustees of Global Educational Trust on a lease for a term of 1 year from 8th January 2020 at nil rent. The lease is excluded from s.24-28 of the Landlord & Tenant Act 1954. The lease is subject to a mutual break at any time on 4 weeks prior notice.

Unit 15 – A Deed of Variation has been executed whereby the tenant's break clause has been removed from the lease. The tenant is to have a rent free period from 29 September 2020 until 23 December 2020 and the Vendor will top-up this rent shortfall for this period on completion.

Unit 13a – The rent passing is £8,650 p.a. rising to £9,650 p.a. from 29 September 2020 and the Vendor will top-up this rent shortfall from completion.

LOT 12 – 4-6 LEE HIGH ROAD, LEWISHAM, LONDON SE13

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