

BARNETT ROSS ONLINE AUCTION – THURSDAY 17TH DECEMBER 2020
ADDENDUM

The following Lot has been sold prior:

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LOT 1 – 5 BROADWAY PARADE, ELM PARK, HORNCHURCH, ESSEX

The vendor has verbally requested vacant possession of the flat from the lessee at a time to be agreed. Therefore, it will be up to the buyer to either formalise this request or possibly negotiate a new agreement with the lessee.

LOT 2 – WESTERN COURT, WESTERN ROAD, SOUTHALL, MIDDLESEX

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,750 + VAT towards the Vendor's legal costs.

LOT 4 – 83-111 (ODD) CORBETS TEY ROAD & FLATS 1-20 SPRINGFIELD COURT, UPMINSTER, ESSEX

After many years of not being asked for any contribution to the rear roadway the Freeholder of the roadway has just approached the Vendors suggesting charging for cleansing and maintenance on a 60/40 basis between the shops and garages---This has not been agreed to by the Vendors and it is proposed it be settled in conjunction with a surveyors assessment as a fair proportion. The Buyer should rely on the wording in the various leases and tenancy agreements as to the tenants' contribution to the works of repair.

LOT 5 – 307 HIGH STREET, CHATHAM, KENT ME4 4BN

Contrary to the 'Note', the roof space has now been demised in the lease for the First & Second Floor Flat.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 2% of the sale price towards the Vendor's costs.

LOT 6 – 11 HIGH STREET, GORING-ON-THAMES, BERKSHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 0.75% of the sale price plus VAT towards the Vendor's legal costs.

LOT 7 – 10 THE PARADE, PAGHAM, WEST SUSSEX

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 8 – 431 HARROW ROAD, NORTH KENSINGTON, LONDON W10

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,100 + VAT towards the Vendor's legal costs.

Whilst the occupational lessee uses the rear covered terrace overhanging the Grand Union Canal, this terrace is not demised in the 125 year lease. However, we are aware that Planning Permission was granted on 4th April 2000 by Westminster Council for 'Retention of pontoon/landing stage at rear of café'. Accordingly, the Built Depth excluding the covered terrace is 22'11" and the Restaurant Area is 410 sq ft.

LOT 9 – 19 KINGS ROAD, ST LEONARDS-ON-SEA, EAST SUSSEX

Contrary to the Sales Particulars completion will be 8 weeks.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £750 + VAT as a contribution to the Seller's costs of sale.

Ground Floor Shop, Basement & Rear Yard – The Lease is for a term of 5 years from 1st December 2020 and reference to 'Rent Review 2025' should be deleted.

LOT 11 – 34 EUSTON ROAD, MORECAMBE, LANCASHIRE

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 costs.

LOT 12 – 124 & 126 HIGH STREET, RICKMANSWORTH, HERTFORDSHIRE

Shop (No. 124) – The lease is FRI, but the repairing liability is limited to a maximum of £1,000 p.a.

First floor office (No. 124) - The lease excludes s.24-28 of the Landlord & Tenant Act 1954.

Re Schedule 1 in the special conditions – The term of the lease to 'On the Ball Tax Limited' should read '5 years beginning on and including 8 November 2018.'

LOT 14 – 11B WATFORD WAY, HENDON, LONDON NW4

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £800 + VAT towards the Vendor's legal costs.

LOT 15 – 25A STATION ROAD, HARROW, MIDDLESEX

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

LOT 16 – 35F STERLING AVENUE, EDGWARE, MIDDLESEX

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