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**Auctioneers**

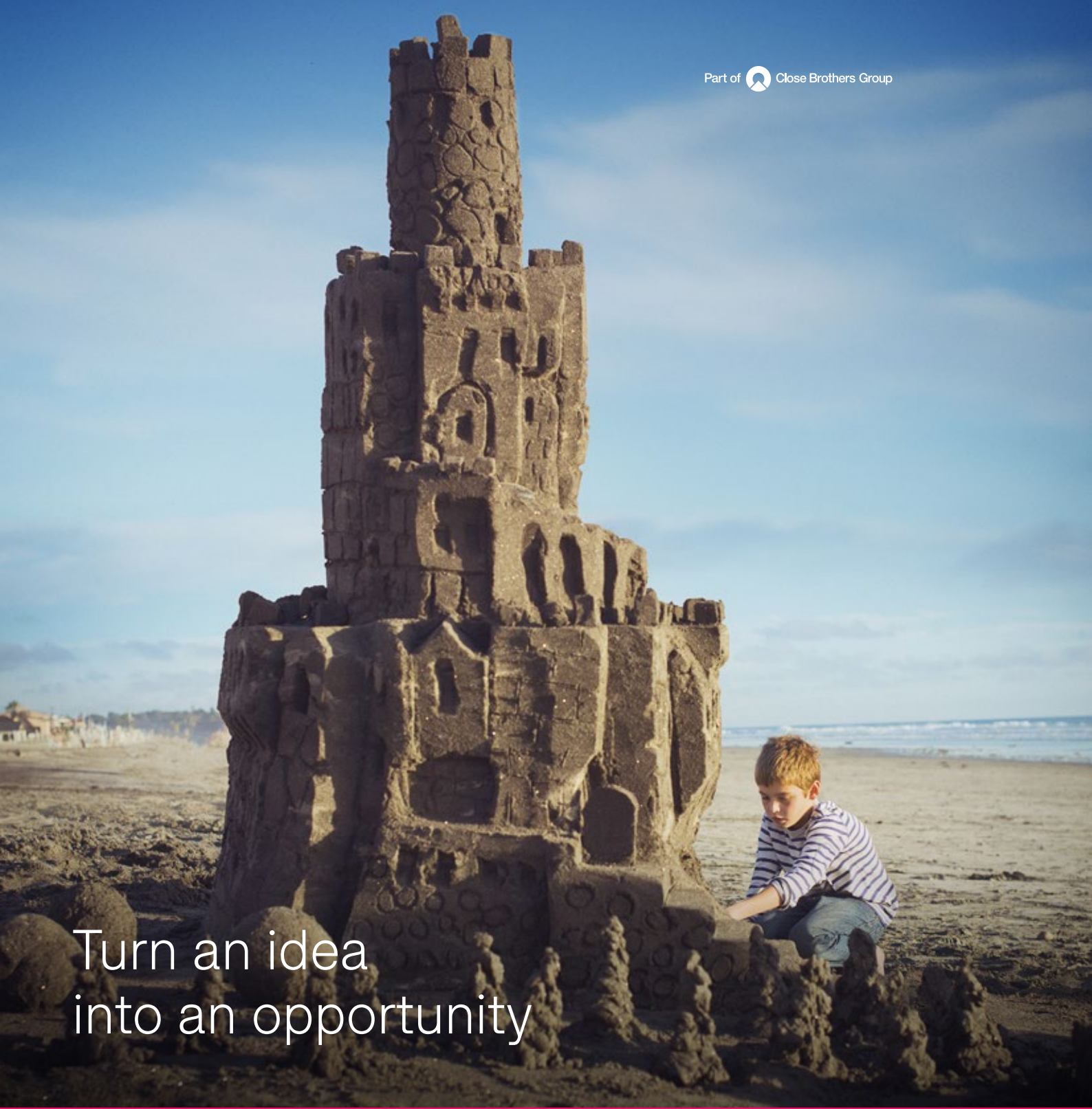
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# Online Auction

Thursday 17<sup>th</sup> December 2020  
commencing at 12pm

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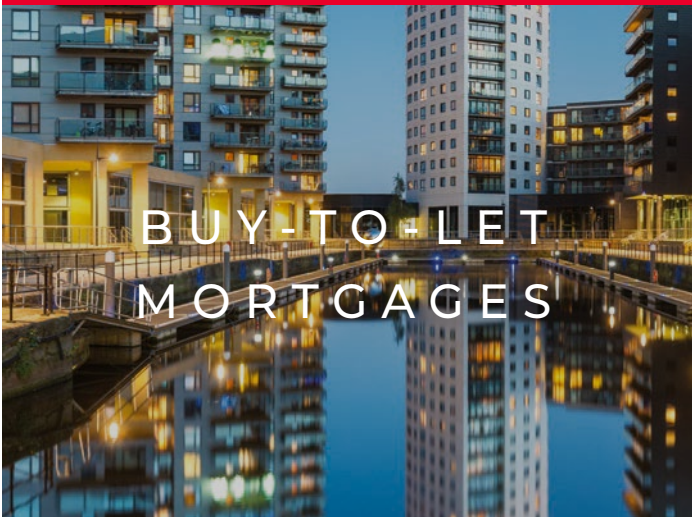
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## SITUATION

Located close to the junction with The Broadway, amongst such multiple traders as **Costa Coffee, Greggs, Sainsbury's, Tesco Express, Savers, Post Office, William Hill** and a host of local traders, with Elm Park Underground Station (District Line) only a few minutes walk away.

Hornchurch is a popular town within the M25 approx. 2 miles south of Romford.

## PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained 3 Bed Flat** on 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 18'2" Internal Width 17'2" Shop & Built Depth 39'1" WC Plus Rear Workshop & Storage 20'9" x 13'5"	<b>J. Z. Windows Limited (Double Glazing)</b>	10 years from 16th December 2016	£9,000	FRI <b>Rent Review &amp; Tenant's Break 2021.</b>
First & Second Floor Flat	3 Bedrooms, Living Room, Kitchen/Diner, Bathroom/WC <b>(GIA Approx. 730 sq ft)</b>	<b>Swiftly Solutions Ltd (with 2 personal guarantors)</b>	2 years from 24th October 2017	£12,000	Holding Over
				<b>Total: £21,000</b>	

**Note: Refer to Auctioneer for virtual tour and floor plan of the flat.**



**£21,000** per annum

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

## Vendor's Solicitors

Raymond Saul Solicitors  
Tel: 020 7480 5840 Ref: Raymond Saul  
Email: raymond@rslaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



## SITUATION

Located close to the junction with Belmont Avenue within this popular west London suburb being a short walk from the various local shopping facilities in King Street and less than ½ mile from Southall Station (Overground).

Southall lies approx. 11 miles west of central London and enjoys excellent road links via the M4 (Junction 3) and A40.

## PROPERTY

A purpose built residential block with a gated entrance comprising **9 Self-Contained Flats** planned on the ground and two upper floors together with **10 Garages** (See Note 5) to the rear of the property.

**VAT is NOT applicable to this Lot**

**FREEHOLD**



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# 5 Valuable Reversions & 6 Vacant Garages

## Vendor's Solicitors

HCB Solicitors

Tel: 020 8907 4366 Ref: James Heaps

Email: jamesheaps@hcbgroup.com

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 1 & Garage 3	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup> Plus Garage	Individual(s)	91 years from 25th December 1984	£60	FRI by way of service charge. <b>Valuable Reversion in approx. 55 years.</b>
Flat 2	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup>	Individual(s)	189 years from 25th December 1996	Peppercorn	FRI by way of service charge.
Flat 3 & Garage 11	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup> Plus Garage	Individual(s)	99 years from 25th December 1976	£40 <b>(rising to £60 p.a. in 2042)</b>	FRI by way of service charge. <b>Valuable Reversion in approx. 55 years.</b>
Flat 4	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup>	Individual(s)	125 years from 25th March 1999	£75 <b>(rising to £150 p.a. in 2024, £300 p.a. in 2049, £450 p.a. in 2074 &amp; £550 p.a. in 2099)</b>	FRI by way of service charge.
Flat 5 & Garage 7	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup> Plus Garage	Individual(s)	189 years from 16th December 1977	Peppercorn	FRI by way of service charge.
Flat 6 & Garage 8	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup> Plus Garage	Individual(s)	99 years from 25th December 1976	£40 <b>(rising to £60 p.a. in 2042)</b>	FRI by way of service charge. <b>Valuable Reversion in approx. 55 years.</b>
Flat 7	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup>	Individual(s)	99 years from 25th December 1976	£40 <b>(rising to £60 p.a. in 2042)</b>	FRI by way of service charge. <b>Valuable Reversion in approx. 55 years.</b>
Flat 8 & Garage 6	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup> Plus Garage	Individual(s)	120 years from 31st July 2019 <b>(See Note 3)</b>	£150 <b>(rising by £150 p.a. every 25 years)</b>	FRI by way of service charge.
Flat 9 & Garage 2	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup> Plus Garage	Individual(s)	88 years from 25th December 1987	£80 <b>(rising to £160 p.a. in 2045)</b>	FRI by way of service charge. <b>Valuable Reversion in approx. 55 years.</b>
Garage Nos. 1, 4, 5, 9, 10 & 12	6 Garages			<b>VACANT – See Note 5</b>	

<sup>1</sup>Not inspected by Barnett Ross. Accommodation provided by Vendor.

**Total:  
£485 plus 6 Vacant Garages**

**Note 1:** In accordance with s5B 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.

**Note 2:** The Freeholder insures. Current sum insured £2,408,738. Current premium is £1,838.28 p.a.

**Note 3:** The lease of Flat 8 (which had an unexpired term of approx. 56½ years) was amended by way of a Deed of Variation to provide a new term of 120 years from July 2019 for a premium of £28,000.

**Note 4:** There is potential to create additional accommodation in the roof space, subject to obtaining the necessary consents.

**Note 5:** The garages are in a dilapidated condition and the structures of garage Nos. 6 and 7 no longer exist.

**Note 6:** There is a 6 week completion.





## SITUATION

In this popular main road shopping location where there are a host of local traders and multiples including **Waitrose**, **Ladbrokes** and **Bang and Olufsen**. Winchmore Hill Rail Station is within easy walking distance.

Winchmore Hill lies approximately 2 miles from Palmers Green and 11 miles north of Central London.

## PROPERTY

An attractive mid terrace property (an ex-Sainsbury's) comprising a **Large Ground Floor Pub** with rear access, via Broadway Mews, to **Storage/Trade Kitchen** and a **Self-Contained Flat** at first floor level and a **Self-Contained Duplex Flat** on the second and third floors. In addition, there is a **Rear Yard**.

**VAT is NOT applicable to this Lot**

## FREEHOLD



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**£48,900** per annum

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

## Vendor's Solicitors

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



## ACCOMMODATION

### Ground Floor Pub

Gross Frontage	24' 8"	
Internal Width	21' 10"	
Pub Depth	71' 6"	
Built Depth	95' 6"	
Sales GIA	1,312 sq ft <sup>1</sup>	
Ancillary GIA	69 sq ft <sup>1</sup>	
Cellar (Ground floor) GIA	201 sq ft <sup>1</sup>	
WCs (incl. stairs) GIA	241 sq ft <sup>1</sup>	
GIA		<b>1,823 sq ft<sup>1</sup></b>

### Part First Floor

Kitchen & Ancillary GIA	<b>245 sq ft<sup>1</sup></b>
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### First Floor Flat

Bedroom/Lounge, Kitchen, Bathroom/WC	
GIA	<b>Approx. 474 sq ft<sup>2</sup></b>

### Second & Third Floor Duplex Flat

Second Floor - 4 Rooms, Kitchen, Bath/WC	
Third Floor - 2 Rooms	
GIA	<b>Approx. 1,230 sq ft</b>

<b>Total GIA</b>	<b>Approx. 3,772 sq ft</b>
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## TENANCY

The entire property is let on a full repairing and insuring lease to **Bigger Peach Ltd (having 3 Pubs) (original lessee with privity of contract is JD Wetherspoon PLC)** for a term of 40 years from 25th December 1990 at a current rent of **£48,900 per annum** exclusive.

**Rent Reviews December 2020 (Freeholders have served Notice at £62,500 pa) and 2025.**

**Note 1: Potential exists to extend and/or reconfigure the residential parts to create additional accommodation/units, subject to obtaining possession and the necessary consents.**

**Note 2: Due to MDR (Multiple Dwelling Relief), Stamp Duty may be less than at the full commercial rate, but applicants should consult their own advisors in this respect.**

**Note 3: There is a 6 week completion.**

<sup>1</sup>Areas from Statement of Agreed Facts in 2015 Rent Review

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



# Lot 4

83-111 (odd) Corbets Tey Road &  
Flats 1-20 Springfield Court, Upminster,  
Essex RM14 2AH

**\*Reserve below £275,000**

In same ownership since 1979  
6 week completion



## SITUATION

Located opposite the junction with Stewart Avenue, close to Upminster Park and forming part of this retail thoroughfare approximately 350 yards to the south of Upminster town centre.

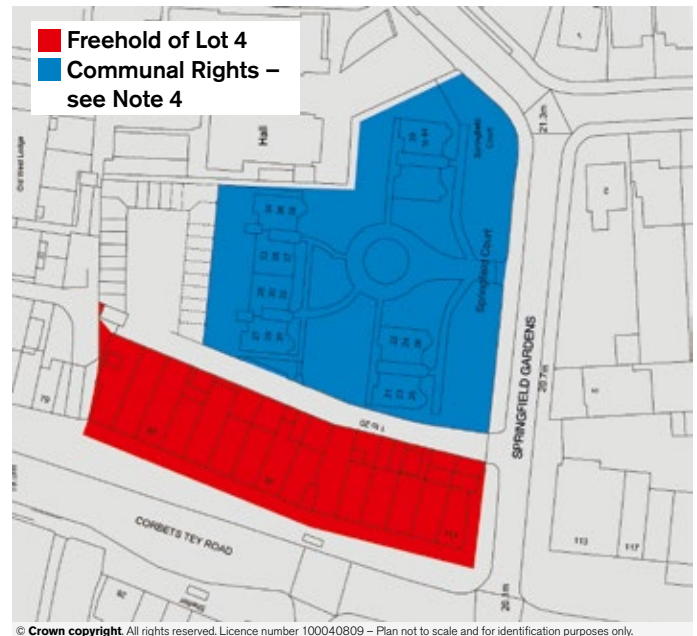
Upminster is a popular commuter town located some 15 miles east of the City of London and 4 miles south-east of Romford, enjoying excellent road access via the A124 which links with the M25 motorway.

## PROPERTY

An entire parade built in the 1930's comprising a block of **15 Ground Floor Shops** with separate front and rear entrances to **20 Self-Contained Flats** planned on the first and second floors.

VAT is NOT applicable to this Lot

## FREEHOLD



**£30,501** per annum

The Surveyors dealing with this property are  
**John Barnett** and **Nathan Schindler**

## Vendor's Solicitors

BSG Solicitors LLP

Tel: 020 8343 4411 Ref: Jeremy Swerner

Email: jeremy@bsgsolicitors.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
95 Corbets Tey Road	<b>Ground Floor Shop<sup>1</sup></b> Gross Frontage 18'6" Internal Width 17'1" Shop Depth 35'6" WC	<b>J. Benstock (Tattoo Parlour)</b>	3 years from 29th September 2019	£15,500	Repairing & Insuring Law Society Lease.
109 Corbets Tey Road	<b>Ground Floor Shop</b> Gross Frontage 18'2" Internal Width 16'6" Shop Depth 27'2" Built Depth 40'0" WC Rear Smokery 4'6" x 4'6"	<b>T. Murphy (Fishmonger)</b>	5 years from 24th June 2016	£15,000	Repairing & Insuring Law Society Lease.
Nos. 83, 85, 87, 89, 91, 93, 97, 99, 101, 103, 105, 107 & 111 Corbets Tey Road	<b>13 Ground Floor Shops</b> Not inspected	<b>Various</b>	Each 250 years from between 1979 & 2020	Peppercorn	Each FRI
Flats 1-20 Springfield Court	<b>20 Flats</b> Not inspected	<b>Baltercourt Ltd</b>	125 years from 25th December 1978 (see Note 1)	£1	FRI <b>The lease has approx. 83 years unexpired and 3 lessees have not yet extended.</b>
				<b>Total: £30,501</b>	

<sup>1</sup>Not inspected internally.

**Note 1: 17 of the Flats have been extended on leases expiring 14th December 2193 at Peppercorn ground rents – the most recent paying £4,190 plus costs to the Freeholder.**

**Note 2: The Freeholder insures the 15 shops. Current sum insured £2,240,000. Current premium £5,280.70 p.a.**

**Note 3: The 20 flats are currently insured by the Head lessee (Baltercourt Ltd). Current sum insured £2,823,748. Current premium £3,852.97 p.a. The lease states that this should be in the Freeholder's Agency.**

**Note 4: The Freehold Title enjoys communal rights over the gardens and grounds of the adjoining block, being flats 21-44 Springfield Court – see area shaded blue on Plan. This benefit may not have been passed on to the underlessees of flats 1-20 Springfield Court.**





95 Corbets Tey Road



109 Corbets Tey Road



Rear of Property



Garden & Grounds of adjoining block (see Note 4)







## SITUATION

Located close to the junction with The Brook at the southern end of this pedestrianised High Street in the heart of the town centre amongst multiples such as **British Heart Foundation, Savers, Iceland, Barclays Bank** and a host of independent traders. Chatham is a Medway town situated approximately 7 miles north of Maidstone and 7½ miles south-east of Gravesend enjoying excellent road access to the M2 (Junctions 1 & 2) via the A2.

## PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors. The property includes a separate brick built **Cold Store** at the rear.

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 307 (Ground Floor Shop)	Gross Frontage 19'0" Internal Width 17'1" Shop & Built Depth 38'5" Shop Area Approx. 655 sq ft Cold Store Area Approx. 320 sq ft External WC	<b>L. B. Baker t/a Rainham Meats (Kent) Ltd (Butcher)</b>	5 years from 30th April 2014	£14,300	Effectively FRI. <b>Holding Over. £3,500 Rent Deposit held.</b>
No 307a (First & Second Floor Flat)	Not inspected	<b>Konuralp Investments Ltd</b>	125 years from 28th October 2020	£250	Effectively FRI. <b>(See Note)</b>
				<b>Total: £14,550</b>	



**Note: The Freehold includes the roof space above the second floor which is not included in the lease for the Flat.**

**£14,550** per annum

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

## Vendor's Solicitors

Penman Sedgwick LLP  
Tel: 01923 225 212 Ref: Stephen Carew  
Email: scarew@penmansedgwick.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**





## SITUATION

Located close to the junction with Cleeve Road within this established parade amongst a host of independent retailers, cafés and restaurants as well as **Lloyds Pharmacy** and **McColl's** all serving the surrounding population of this affluent and picturesque Berkshire village. The village's main car park is located towards the rear of the property and Goring & Streatley Rail Station is within a 1/3 mile. Goring-on-Thames lies off the A329 approx. 10 miles north-west of Reading and 18 miles south of Oxford with easy access to the M4 (Junction 12).

## PROPERTY

An end of terrace building comprising a **Ground Floor Take-Away/Restaurant** (see Note 1) and separate front access to a **Taxi Office** (see Note 2) together with a separate rear entrance to a **Self-Contained Flat** (see Note 3) on the first floor.

## ACCOMMODATION

### Ground Floor Take-Away/Restaurant

Internal Width	15'4"
widening at rear to	19'11"
Restaurant Depth	59'2"
Built Depth	67'1"
Restaurant/Kitchen Area	Approx. 715 sq ft
Ancillary Area	Approx. 135 sq ft plus WC

### Ground Floor Taxi Office

Area	Approx. 305 sq ft plus WC
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### First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC (Not inspected)

VAT is NOT applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **Md A. Hassan (Fish & Chips and Taxi Office – see Notes 1, 2 & 3)** for a term of 25 years from 17th January 2019 (excl. s24–28 of L & T Act 1954) at a current rent of **£32,000 per annum** exclusive.

There is a **£10,000 Rent Deposit held**.

Rent Reviews 2023 and 4 yearly.

**Note 1: Planning Permission was granted on 16th October 2020 by South Oxfordshire District Council for 'Change of Use of part A5 user class (Hot Food Takeaway) to A3 user class (Restaurant)' – ref: P20/S2373/FUL. The tenant is currently in the process of creating the dining/seating area and has advised it should be ready for use by the end of this year.**

**Note 2: The tenant uses the Taxi Office to run his school transportation business.**

**Note 3: The tenant has advised that he sublets the flat on an AST for £10,800 p.a.**

**£32,000** per annum

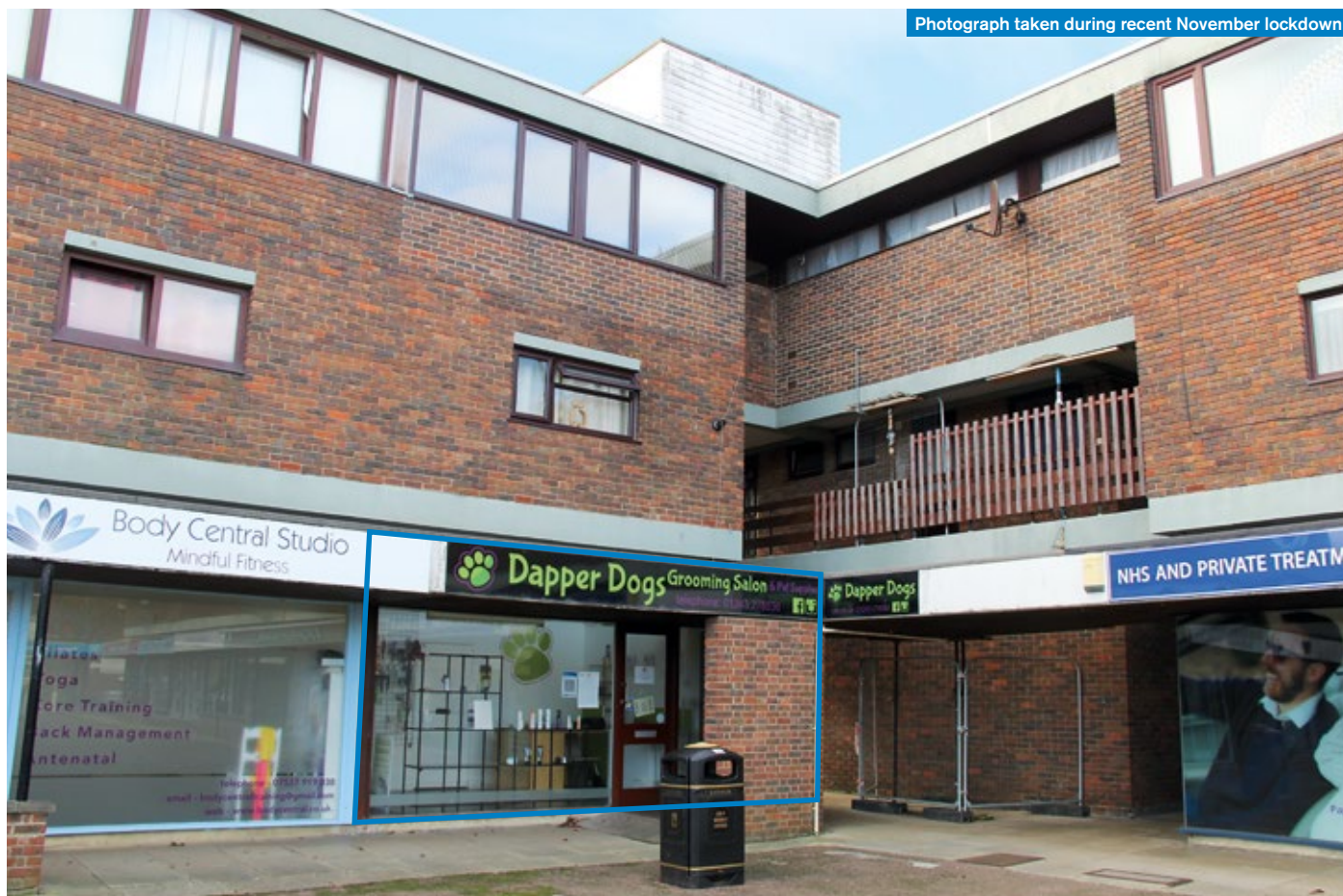
The Surveyors dealing with this property are **Steven Grossman** and **Jonathan Ross**

## Vendor's Solicitors

Harrison Clark Rickerbys  
Tel: 0118 338 8015 Ref: Claire Leyshon  
Email: cleyshon@hclrlaw.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**





Photograph taken during recent November lockdown

### SITUATION

Located close to the junction with Sea Lane within this fully occupied shopping centre nearby a **Co-op Supermarket** and serving the surrounding residential community. Pagham lies on the outskirts of the exclusive residential area of Aldwick some 3 miles west of Bognor Regis and 5 miles south of Chichester.

### PROPERTY

Forming part of a retail parade comprising a **Ground Floor Shop**. The property benefits from the use of a rear service road for unloading.

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	16'4"
Internal Width	15'5"
Shop Depth	24'4"
Built Depth	34'8"
WC	

**VAT is NOT applicable to this Lot**

### TENURE

**Leasehold for a term of 199 years from 29th September 2008 at a fixed ground rent of £100 p.a.**

### View of The Parade

Photograph taken during recent November lockdown



### TENANCY

The property is let on a full repairing and insuring lease to **M. Morgan & T. Manton as a Dog Groomers** for a term of 5 years from 1st October 2018 at a current rent of **£6,000 per annum** exclusive.

**Rent Review December 2021**

**Tenant's Break October 2021**

**Note: £1,500 Rent Deposit held.**

**£6,000** per annum

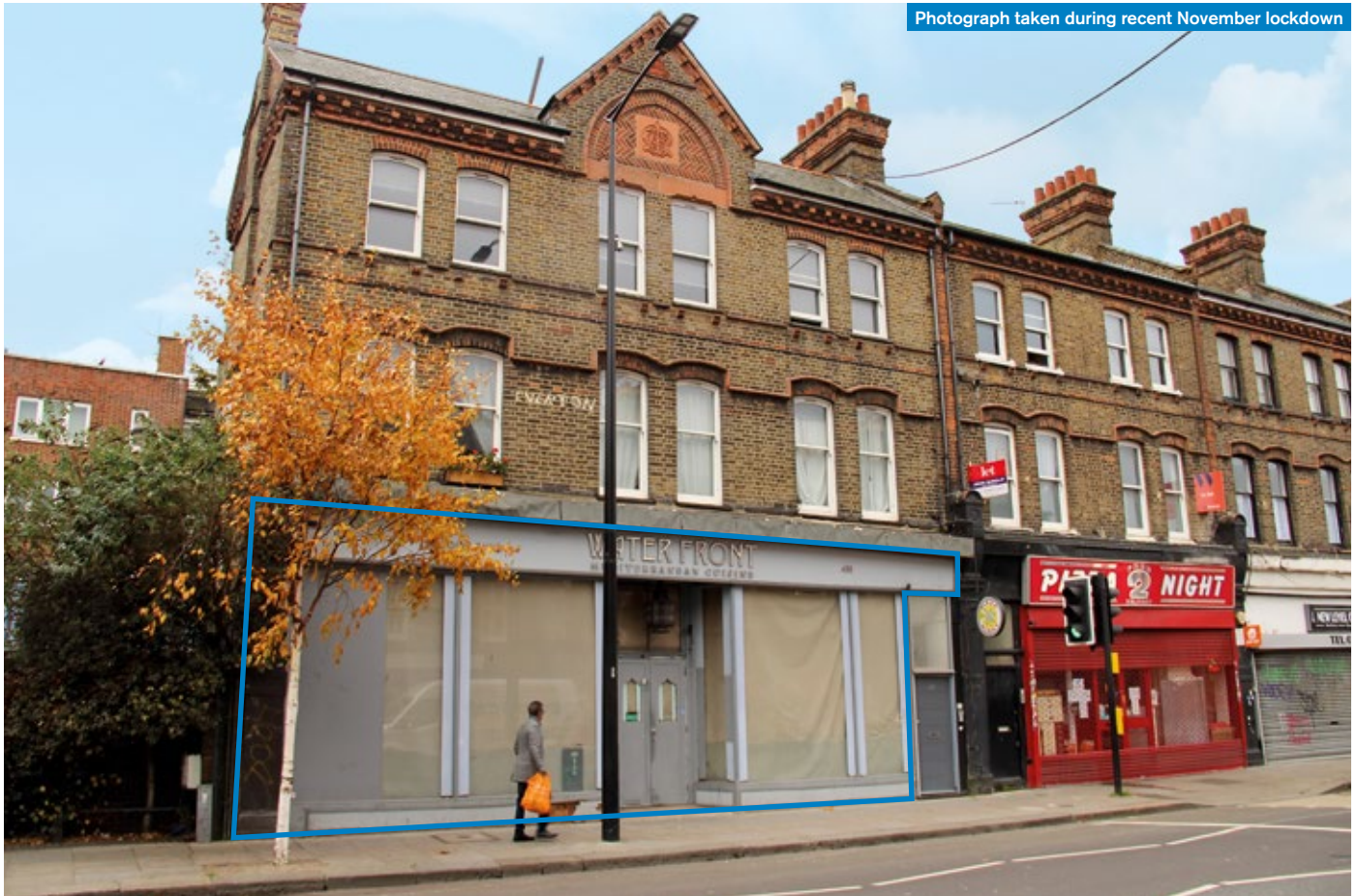
The Surveyors dealing with this property are **Steven Grossman** and **Elliott Greene**

### Vendor's Solicitors

Burnetts Solicitors  
Tel: 01228 552 222 Ref: Rebecca Davidson  
Email: rd@burnetts.co.uk

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**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**





## SITUATION

Prominently positioned in this well-established retail thoroughfare, opposite the junction with Second Avenue and backing on to the Grand Union Canal, amongst a variety of independent shops and cafés serving this sought-after residential area located some 3 miles west of central London.

This part of Harrow Road lies approximately 1 mile west of Maida Vale Station (Bakerloo Line) and approximately 1/2 a mile north-west of Westbourne Park Station (Hammersmith & City and Circle Lines) and enjoys good road access to the A40 Westway.

## PROPERTY

Forming part of an end of terrace building comprising a **Ground Floor Restaurant** with a **Covered Terrace** at the rear overlooking the Grand Union Canal.

## ACCOMMODATION

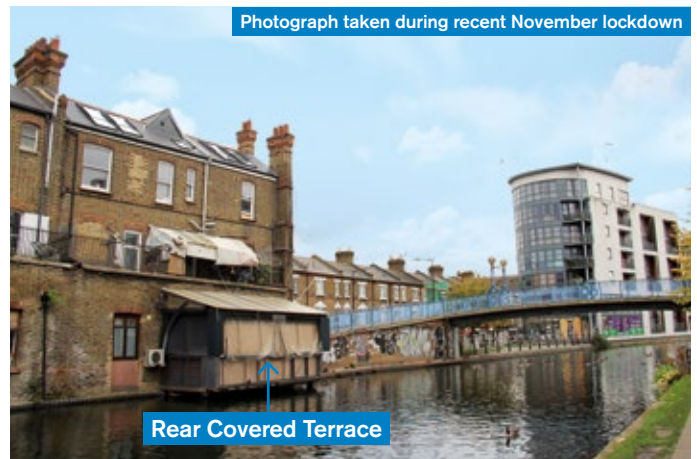
### Ground Floor Restaurant (Approx. 40 Covers)

Gross Frontage	39'0"
Internal Width	33'0" (max)
Restaurant & Built Depth	32'2"
Restaurant Area	Approx. 600 sq ft
Kitchen Area	Approx. 138 sq ft
2 WCs	

**VAT is NOT applicable to this Lot**

## TENURE

Leasehold for a term of 125 years from 16th December 1998 (thus having approx. 103 years unexpired) at a current ground rent of £200 p.a. rising by £50 p.a. every 25 years.



## TENANCY

The property is let on a full repairing and insuring lease to **Maida Vale Starline Limited (with personal guarantor) as a Lebanese Restaurant/Take-Away & Shisha Bar (see Note)** for a term of 15 years from 1st May 2020 at a current rent of **£20,800 per annum** exclusive.

**Rent Reviews 2023 and 3 yearly.**

**Note: The director of the tenant company has advised he operates 5 other restaurants/shisha bars which are located in Kingston, Neasden, Cricklewood and two locations in Maida Vale.**

**£20,800** per annum

The Surveyors dealing with this property are  
**Nathan Schindler** and **Steven Grossman**

## Vendor's Solicitors

John Street Solicitors LLP  
Tel: 020 3583 0173 Ref: Amjad Salfiti  
Email: a.salfiti@jsslpp.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**





## SITUATION

Occupying a prominent trading position on one of the town's main retail thoroughfares that leads to the Station, amongst a variety of local and multiple traders including **Hunters, Coral, Mencap, Nationwide** and **Spar** and being within close proximity of the Seafront.

St Leonards-on-Sea is a popular seaside resort on the main A259 next to Hastings, enjoying easy access to the A21 some 13 miles east of Eastbourne.

## PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** and **Basement** with separate front access to a **Self-Contained Flat** on first and second floors. In addition, the property includes a **rear Yard**.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop, Basement & Rear Yard	<b>Ground Floor Shop</b> Gross Frontage 19'10" Internal Width 14'8" Shop Depth 29'4" Built Depth 36'7" <b>Basement</b> Store Areas plus Kitchenette External WC Approx. 320 sq ft	<b>D. &amp; S. Nelson (Butchers)</b>	10 years from 25th December 2020 <b>(in occupation for 30 years)</b>	£7,260	FRI <b>Rent Review 2025</b>
First & Second Floor Flat	3 Bed Flat <sup>1</sup>	<b>Individual(s)</b>	99 years from 25th December 2003	£100	FRI <b>Rent rises by £50 p.a. every 33 years.</b> <b>Valuable Reversion in approx. 82 years.</b>
				<b>Total: £7,360</b>	

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

**£7,360** per annum

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

### Vendor's Solicitors

Harold Benjamin Solicitors  
Tel: 020 8422 5678 Ref: Ray Oshry  
Email: ray.oshry@haroldbenjamin.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



## SITUATION

Located near to the junction with Victoria Place in a prominent position on the southern side of the High Street, adjacent to the **Post Office** and amongst other nearby multiple retailers such as **Boots, Santander, Iceland, William Hill** and **JD Weatherspoon**.

The market town of Holywell lies just off the A55 North Wales Coastal Expressway, approx. 18 miles from Chester and 14 miles from Rhyl.

## PROPERTY

An end of terraced building comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** on the first and second floors.

In addition, the property includes side drive-in access from the High Street to a **Rear Car Park** for approx. **6 to 8 cars**.

**VAT is NOT applicable to this Lot**

**FREEHOLD**



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# £12,480 p.a. Plus Vacant Car Park

## Vendor's Solicitors

Lanyon Bowdler

Tel: 01952 379 041 Ref: Praveen Chaudhari

Email: praveen.chaudhari@lblaw.co.uk

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**





## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 34'9" Built Depth 49'4" Area Approx. 1,350 sq ft <sup>1</sup> WC	<b>B. Singh Chouhan</b> t/a <b>BSC Retail and Wholesale Trading Group</b> (Convenience Store & Wholesale Retailer)	7 years (less 5 days) from 5th November 2020	£12,480	FRI
First & Second Floors	2 Flats – Not inspected	<b>Habitability Limited</b>	125 years from 29th September 2005	Peppercorn	FRI

Rear Car Park

### VACANT

**Note: The car park may have development potential, subject to obtaining the necessary consents.**

<sup>1</sup>Not inspected by Barnett Ross. Area supplied by Vendor.

**Total:  
£12,480 plus  
Vacant Car Park**

Photograph taken during recent November lockdown



## SITUATION

Located within this town centre pedestrianised position amongst such multiples retailers as **Santander, Holland & Barrett, Ladbrokes, Peacocks, Specsavers, Vision Express, Nationwide Building Society** and **TSB** as well as being a short distance from the Seafront. Morecambe is a popular seaside resort lying on the main A5105 with good road access via the A589 to the M6 (Junction 34) some 5 miles west of Lancaster.

## TENANCIES & ACCOMMODATION

Property	Accommodation <sup>1</sup>	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'0" Built Depth 75'0" Area Approx. 1,353 sq ft <sup>2</sup>	<b>Barnardo's</b> <b>(Having 700 branches)</b> <b>(T/O for Y/E 31.03.19 £306m,</b> <b>Pre-Tax Profit £3.1m and</b> <b>Shareholders' Funds £2m)</b>	10 years from 18th January 2010 (Holding over)	£14,000	FRI (excluding roof).
First & Second Floor	Not inspected			<b>VACANT</b>	

<sup>1</sup>Not inspected by Barnett Ross.  
<sup>2</sup>Area taken from VOA.

**Total: £14,000 plus  
Vacant Upper Part**

# £14,000 p.a. Plus Vacant Upper Part

### Joint Auctioneers

Estate Management London  
Tel: 020 7930 9333 Ref: Sven Weinast  
Email: s.weinast@eml.uk.com

### Vendor's Solicitors

Raymond Saul & Co LLP  
Tel: 020 7480 5840 Ref: Jeremy Blain  
Email: jeremy@rslaw.co.uk

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



Photograph taken during recent November lockdown



View from Property

Photograph taken during recent November lockdown







## SITUATION

Located close to the junction with Station Road in the heart of this well-known High Street, adjacent to **Robson Estate Agents** opposite **Age UK** and amongst other multiples such as **NatWest, Costa, Hamptons, Prezzo, Creams, M&Co, Halfords Metro** and a host of independent retailers all serving this affluent residential area and close to Rickmansworth Station (National Rail).

Rickmansworth is a popular commuter town located some 18 miles north-west of central London and 4 miles south-west of Watford enjoying excellent access to the M25 (Junctions 17 & 18) and the M1 (Junction 5).

## PROPERTY

An end of terrace building comprising **2 Ground Floor Shops** and **2 Self-Contained Office Suites** (with uPVC double glazing and gas central heating) on the first and second floors **each** having a separate rear entrance. In addition, the property benefits from side drive-in access to a **Rear Paved Yard/Parking Area**.

VAT is NOT applicable to this Lot

FREEHOLD

## Rear of Property



**Note: There may be potential to convert the upper part to Residential Use, subject to obtaining the necessary consents.**

**£48,700** p.a.  
**Plus Vacant Offices**

### Joint Auctioneers

Athawes, Son & Co  
Tel: 020 8992 0056 Ref: Mark Stevens  
Email: mark@athawes.co.uk

### Vendor's Solicitors

Blandy & Blandy LLP  
Tel: 0118 951 6800 Ref: Gemma Smith  
Email: gemma.smith@blandy.co.uk

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**





## TENANCIES & ACCOMMODATION

Property	Accommodation <sup>1</sup>	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop <sup>1</sup> (No. 124)	Gross Frontage 15'1" Internal Width 14'0" Shop Depth 36'7" Built Depth 42'0" WC Total Area Approx. 619 sq ft	<b>Tarrattarrat Ltd (Beer Shop)</b>	10 years from 1st February 2019	£23,700	FRI <b>Rent Reviews and Tenant's Break 2024</b> There is an <b>£11,850 Rent Deposit held.</b>
First Floor Office (No. 124)	2 Rooms, Kitchen and WC Area Approx 324 sq ft	<b>On The Ball Tax Ltd (Tax Consultants)</b>	5 years from 8th November 2018	£5,500	FRI <b>Tenant's Break November 2021</b> <b>£1,375 Rent Deposit held.</b>
Ground Floor Shop <sup>1</sup> (No. 126)	Gross Frontage 15'10" Internal Width 13'3" Shop Depth 27'8" Built Depth 32'3" WC Total Area Approx. 412 sq ft	<b>Esther Murphy t/a Sinclair Gallery (Art Gallery)</b>	5 years from 19th February 2019	£19,500	FRI <b>£9,750 Rent Deposit held.</b>
First Floor Office of No. 126 & entire Second Floor Office of Nos. 124 & 126	<b>First Floor Office (No. 126)</b> 2 Rooms and WC Area Approx 303 sq ft <b>Second Floor Office (Nos. 124 &amp; 126)</b> 4 Rooms Area Approx 645 sq ft				<b>VACANT (see Note)</b>

**Total: £48,700 Plus  
Vacant Offices**

<sup>1</sup>Not inspected by Barnett Ross. Areas taken from VOA.



### SITUATION

Located close to the junction with Higher Market Street and Saracen Place in the town's principal retail thoroughfare, adjacent to a Pharmacy, opposite the Town Hall and nearby a **Spar** and a **Post Office** and only a few minutes walk from the Harbour.

Penryn is located 2 miles north-west of Falmouth and 9 miles south-west of Truro and benefits from good road access via the A39.

### PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** plus internal access to **Ancillary Offices** at first floor level.

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	24'9"
Internal Width	16'5"
Shop Depth	28'10"
Built Depth	43'11"
Sales Area	Approx. 600 sq ft
Kitchen/Store Area	Approx. 140 sq ft
WC	

#### First Floor

Offices/Ancillary Area	Approx. 315 sq ft
------------------------	-------------------

VAT is NOT applicable to this Lot

**FREEHOLD offered with VACANT POSSESSION**

**Note: The Property may have potential for Residential Conversion, subject to obtaining the necessary consents.**

## Vacant Shop & Upper Part

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

### Vendor's Solicitors

Wake Smith Solicitors  
Tel: 0114 266 6660 Ref: Ben Spencer  
Email: ben.spencer@wake-smith.com





### SITUATION

Located within an established parade almost at the junction with Vivian Avenue and diagonally opposite Hendon Central Underground Station (Northern Line).

Nearby retail facilities include **Costa Coffee, KFC, Domino's Pizza, NatWest, Subway** and **Papa John's** as well as a host of local traders. In addition, **Brent Cross Shopping Centre** is only approx. 1 mile away. Hendon is a popular suburb located approx. 8 miles north-west of central London.

### PROPERTY

Forming part of an end of terrace building with separate front entrance leading to a **Self-Contained 2 Bed Flat** on the second floor. The property benefits from gas central heating as well as a separate rear entrance via Alderton Crescent.

### ACCOMMODATION

**Second Floor Flat** (measurements to maximum points)

Bedroom 1	14'0" x 10'6"
Bedroom 2	11'2" x 5'6"
Living Room	14'4" x 10'6"
Kitchen	9'5" x 8'4"
Bathroom	6'7" x 5'11"
Separate WC	

**GIA Approx. 639 sq ft**

**VAT is NOT applicable to this Lot**



### TENURE

**Leasehold for a term of 189 years from 25th March 1999 at a peppercorn ground rent.**

### TENANCY

The property is let on an AST to **2 individuals** for a term of 1 year from 25th April 2020 (**in occupation since 2019**) at a current rent of **£13,680** per annum exclusive.

**Note 1: The is a £1,315.38 Rent Deposit held.**

**Note 2: Refer to Auctioneers for virtual tour and floor plan.**

**£13,680** per annum

The Surveyors dealing with this property are **Steven Grossman** and **Nathan Schindler**

### Vendor's Solicitors

Gregory Abrams Davidson LLP  
Tel: 020 8209 0166 Ref: Oliver Joseph  
Email: ojoseph@gadlegal.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**





## SITUATION

Located close to the junction with Blawith Road within this established town centre position, amongst a variety of local traders and nearby Harrow & Wealdstone Station (Bakerloo & Overground Lines) and a **Large Tesco Superstore**.

Harrow is a popular residential and commercial area which lies approximately 11 miles north-west of central London.

## PROPERTY

Forming part of a mid-terrace building comprising a first floor **2 Bed Self-Contained Flat** in need of modernisation with a separate front access plus a secondary access at the rear via a shared communal balcony and staircase.

## ACCOMMODATION

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

Living Room	14'4" x 12'2"
Bedroom 1	14'2" x 11'0"
Bedroom 2	10'9" x 6'8"
Kitchen	12'4" x 12'1"
Bathroom	6'0" x 5'0"
Separate WC	

**GIA Approx. 764 sq ft**

VAT is NOT applicable to this Lot

## TENURE

**Leasehold for a term of 125 years from 3rd May 1991 (thus having approx. 95 years and 4 months unexpired) at a fixed ground rent of £50 p.a. (see Note).**

**Offered with Vacant Possession**

**Note 1: The Leasehold also includes an Under-Lease of Flat 25b for a term until 25th April 2116 at a ground rent of £150 p.a. rising by £150 every 33 years. (This income will be received by the Purchaser).**

**Note 2: Refer to Auctioneers for virtual tour and floor plan.**

## Vacant 2 Bed Flat

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

### Joint Auctioneers

Townends  
Tel: 020 8579 2350 Ref: E. Dogruel  
Email: edogruel@townends.co.uk

### Vendor's Solicitors

HCB Park Woodfine LLP  
Tel: 020 8907 4366 Ref: James Heaps  
Email: jamesheaps@hcbgroup.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**





### SITUATION

Located off Green Lane opposite the junction with Hayling Way in this sought after residential area located approx. 1 mile from Station Road and Edgware Underground Station (Northern Line). Edgware lies approximately 13 miles north-west of central London.

### PROPERTY

Comprising a **Self-Contained 2 Bed Flat** on the ground floor together with a **Garage** as well as use of communal garden areas. The property benefits from gas central heating and uPVC windows.

### ACCOMMODATION

#### Ground Floor Flat

Bedroom 1	14'0"	×	10'0"	(incl. fitted wardrobes & door to garden)
Bedroom 2	11'3"	×	9'2"	
Living Room	11'3"	×	17'1"	
Kitchen	8'9"	×	11'3"	
Bathroom	5'9"	×	5'4"	
WC				

**GIA Approx. 640 sq ft plus Garage**

**VAT is NOT applicable to this Lot**

### TENURE

**Leasehold for a term of 99 years from 1966 (thus having approx. 45 years unexpired – see Note 1) at a fixed ground rent of £100 p.a.**

**Offered with Vacant Possession**

**Note 1: At the request of the Purchaser and prior to completion, the Vendor will serve a Section 42 Notice to extend the lease and assign the benefit to the Purchaser. This would be for an additional 90 year lease and extinguishment of the ground rent.**

**Note 2: Refer to the Auctioneers for the virtual tour.**

# Vacant 2 Bed Flat

The Surveyors dealing with this property are  
**John Barnett and Nathan Schindler**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

### Vendor's Solicitors

Rise Legal  
Tel: 01727 226 336 Ref: Jeremy Garson  
Email: jeremy@rise-legal.com

# Memorandum

## Auction 17<sup>th</sup> December 2020

<b>LOT</b>	<b>Date</b>
<b>Property</b>	
<b>Vendor</b>	
<b>Purchaser</b>	
<b>Address</b>	
<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



**Barnett  
Ross**

**Auctioneers**

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**Barnett Ross**

7 Cadbury Close  
High Road  
Whetstone  
London N20 9BD

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