

BARNETT ROSS ONLINE AUCTION – THURSDAY 18TH FEBRUARY 2021
ADDENDUM

The following Lots have been sold prior:

1, 3 & 19

LOT 2 – 44 & 46 WIDE BARGATE, BOSTON, LINCOLNSHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,500 + VAT towards the Vendor's legal costs.

LOT 4 – 6/6A LONDON STREET, BASINGSTOKE, HAMPSHIRE

Shop, Basement & Rear Yard – The RSPCA are vacating on 31st July 2021.

LOT 5 – 830 LONDON ROAD, NORTH CHEAM, SURREY

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 6 – 183 HIGH STREET, GILLINGHAM, KENT

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

LOT 7 – 55 HIGH STREET, BIGGLESWADE, BEDFORDSHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 2% of the purchase price plus VAT towards the Vendor's legal and agents costs.

LOT 8 – 57 HIGH STREET, BIGGLESWADE, BEDFORDSHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 2% of the purchase price plus VAT towards the Vendor's legal and agents costs.

LOT 9 – 86 HIGH STREET, DORKING, SURREY

The property is known as '86/88 High Street, Dorking'.

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

There is also a rent review in 2035.

There is a Mutual Break that can be operated any time from 2025 on 6 months prior notice – see lease as the precise date in 2025 is not shown.

LOT 10 – 245 LILLIE ROAD, FULHAM, LONDON SW6

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

There is a break clause stated in the underlease that can be operated at any time on 6 months prior notice after the second anniversary of the term, but it is unclear as to whether it can be operated by the landlord or the tenant.

LOT 11 – 85 MOUNT ROAD, HASTINGS, EAST SUSSEX

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 equivalent to 1.5% of the purchase price towards the Vendor's costs.

Ground Floor Shop - The previous lease dated 26th October 2007 is still registered at the Land Registry but that tenant is no longer in occupation and that Lease expired on 30 September 2017. The property is occupied pursuant to the Licence Agreement to N. Croft, as stated in the Particulars of Sale.

LOT 12 – 98A HARLINGTON ROAD WEST, FELTHAM, MIDDLESEX

The Special Conditions of Sale state that VAT is payable on 60% of the purchase price which relates to the commercial parts of the property.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,000 + VAT in respect of the Seller's administration fee.

LOT 13 – 396A GREEN LANES, PALMERS GREEN, LONDON N13

Revised Special Conditions of Sale as of 8/2/21 available to download.

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

LOT 14 – 46/46A/46B BURMA ROAD, STOKE NEWINGTON, LONDON N16

The deposit will be 10% of the purchase price or £2,000, whichever is the higher.

LOT 15 – 48/48A CANN HALL ROAD, LEYTONSTONE, LONDON E11

The deposit will be 10% of the purchase price or £2,000, whichever is the higher.

LOT 16 – 35/37 GRANVILLE ROAD, WOOD GREEN, LONDON N22

Revised Special Conditions of Sale as of 8/2/21 available to download.

LOT 17 – 224/224A MOUNT PLEASANT ROAD, TOTTENHAM, LONDON N17

The deposit will be 10% of the purchase price or £2,000, whichever is the higher.

LOT 18 – 1305C HIGH ROAD, WHETSTONE, LONDON N20

Revised Special Conditions of Sale as of 14/2/21 available to download.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £950 + VAT towards the Vendor's legal costs and an additional sum equivalent to 1.25% of the purchase price towards the Vendor's auction fee.

We understand that a vacant 3 bed flat in the same block with just 69 years unexpired on the lease is now under offer at close to the asking price of £325,000.

LOT 20 – 9 ESCUAN LODGE, ABERDEEN PARK, HIGHBURY, LONDON N5

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,000 towards the Vendor's costs.

LOT 21 – THIRD FLOOR FLAT, 99 BELGRAVE ROAD, PIMLICO, LONDON SW1

The deposit will be 10% of the purchase price or £2,000, whichever is the higher.

Tenancy – The term of the underlease is 150 years (less 12 days) from 25th December 1951.