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Ross**

Auctioneers

Online Auction

Thursday 18th February 2021
commencing at 12pm

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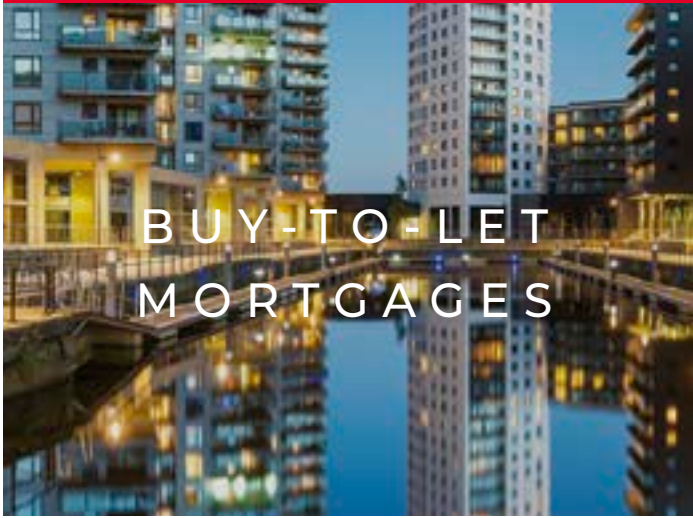
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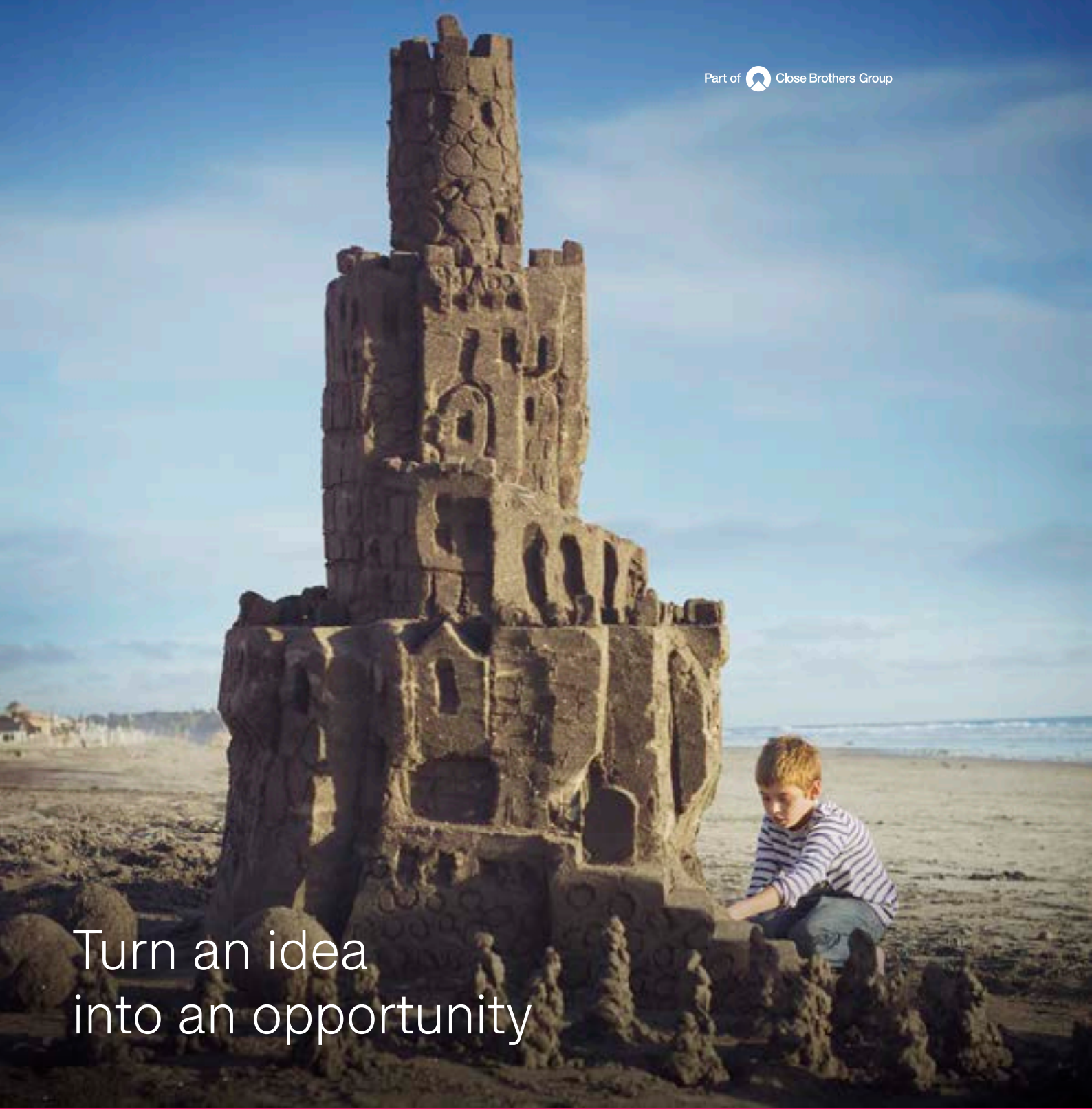


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SITUATION

Occupying a prominent trading position close to the junction with Spencer Road, adjacent to **Tesco Metro** and amongst multiples such as **Subway, Poundland, Post Office** and a wide variety of independent retailers, cafés and restaurants.

East Moseley is an attractive residential area which lies on the River Thames some 3 miles north of Esher and 4 miles south of Kingston-upon-Thames being approximately 17 miles from central London.

VAT is NOT applicable to this Lot

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** and **Rear Yard** with separate rear access via a communal stairwell and balcony to an unmodernised **Self-Contained Flat** on the first and second floors. There is a shoppers' car park at the rear.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 120 (Ground Floor Shop and Rear Yard)	Gross Frontage 17'9" Internal Width 16'0" Shop & Built Depth 39'6" External WC	N. Linney (Dry Cleaners)	10 years from 1st October 2018	£15,000	Effectively FRI Rent Review 2023
No. 174 (First & Second Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC GIA Approx. 750 sq ft			VACANT	Note 1: A 3 bed flat in the same parade (No. 202) sold for £326,000 in July 2020 (source: rightmove.co.uk).
				Total: £15,000 Plus Vacant Flat	

Note 2: Refer to Auctioneers for the Virtual Tour of the Flat.

£15,000 p.a. Plus Vacant 750 sq ft Flat

Vendor's Solicitors

Macrory Ward
Tel: 020 8440 3258 Ref: Martina Ward
Email: martina@macroryward.co.uk





Note 1: The property was previously let at £22,000 per annum.

Note 2: Planning Permission was granted on 15th November 2019 by Boston Borough Council for 'Conversion of ground floor retail unit into two separate units including alterations to the shop front. Conversion of upper floors to a single dwelling (Class C3)'. Planning Ref: B/19/0331.

Documents and plans are available from the Auctioneers.

SITUATION

Located directly opposite one of the main Town Centre Car Parks, but at the end of the shopping position two doors down from a large **Iceland Supermarket** and only a hundred yards from the prime shopping facilities of Wide Bargate and Silver Street. Boston lies on the A16 approx. 30 miles north-west of Peterborough and 30 miles south-east of Lincoln.

PROPERTY

A mid terraced Grade II Listed building erected late 18th Century comprising a **Double Fronted Ground Floor Shop**. In addition, there is separate front access to **Ancillary Accommodation** on the two upper floors which now benefits from Planning Permission to convert to Residential Use – **see Note 2**.

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage	25'5"
Internal Width	24'4"
widening at rear to	30'2"
Shop Depth	46'0"
Built Depth	55'0"

First Floor

3 Rooms, Kitchen and WC

Second Floor

2 Rooms

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant Shop & Upper with Planning Permission

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

Joint Auctioneers

Bruce Mather, 6 Pump Square, Boston PE21 6QW
Tel: 01205 365 032 Ref: James Mather
Email: james@brucemather.co.uk

Vendor's Solicitors

YVA Solicitors
Tel: 020 8445 9898 Ref: Jonathan Bishop
Email: jb@yvasolicitors.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 corner of Rutland Park, just south of Willesden Green Underground Station (Jubilee Line), and amongst such multiple retailers as **Ladbrokes, Sainsbury's Local, Costa, Foxtons, Co-op** and **NatWest** as well as a host of established local traders serving the surrounding highly sought after residential area.

Willessden Green is a busy north west London suburb lying between Willessden and West Hampstead being approx. 4 miles north-west of central London.

PROPERTY

Forming part of terrace building comprising a **Ground Floor Café**.

ACCOMMODATION

Ground Floor Café

Gross Frontage	22'0"
Internal Width	18'11"
Shop Depth	34'1"
Built Depth	52'8"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 14th April 2011 at a peppercorn ground rent.



TENANCY

The property is let on a full repairing and insuring lease to **Walm Lane Cafeteria Ltd (with 2 personal guarantors) as a Café/Coffee Shop** for a term of 15 years from 7th June 2019 at a current rent of **£24,500 per annum** exclusive.

Rent Reviews 2024 and 2029

Tenant's Break June 2022

£24,500 per annum

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

Vendor's Solicitors

BA International Solicitors
Tel: 07767 216 956 Ref: Amjad Salfiti
Email: amjad@bais.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 Wote Street in this attractive pedestrianised thoroughfare in the heart of the town centre, directly opposite **NatWest** and amongst other multiples such as **Zizzi, McDonald's, Timpson, Connells, Betfred** and **Barclays** and close to The Willis Museum and Sainsbury Gallery.

Basingstoke is a major market town located approximately 14 miles south of Reading and 44 miles west of central London, enjoying excellent road access via the M3 (Junction 6) and national rail access to London Waterloo.

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop, Basement** and **Rear Yard** with separate front access to **2 Self-Contained Flats** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note: There is a 6 week completion.

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop, Basement & Rear Yard	Gross Frontage 28'3" Internal Width 20'0" Shop Depth 36'2" Built Depth 65'0" WC Area Approx. 1,043 sq ft	RSPCA Basingstoke & Andover Branch (Charity Shop)	10 years from 17th May 2012	£20,750	FRI Rolling Tenant's Break on 6 months notice and the tenant has served notice to end their tenancy on 13th July 2021.
First & Second Floors	2 Flats Each 1 Bedroom, Kitchen/Living Room, Bathroom/WC	Coral Land Holdings Limited	998 years, 4 months and 15 days from 15th May 2020	Peppercorn	Effectively FRI
				Total: £20,750	

¹Not inspected by Barnett Ross. Area from VOA.

£20,750 per annum

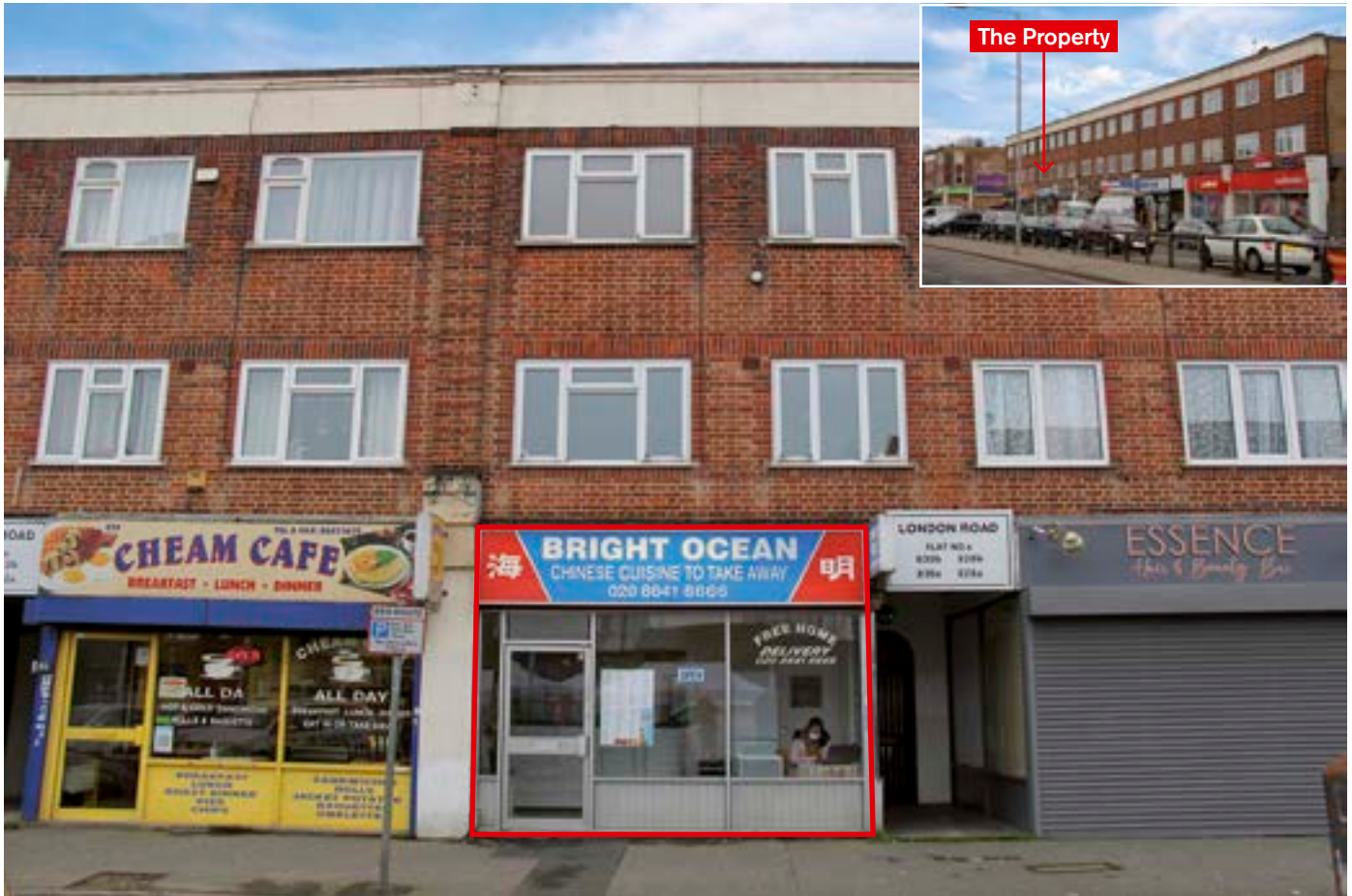
The Surveyors dealing with this property are **Jonathan Ross** and **Elliott Greene**

Vendor's Solicitors

Lamb Brooks LLP
Tel: 01256 844 888 Ref: Melanie Roberts
Email: melanie.roberts@lambbrooks.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
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SITUATION

Located on the busy A24 London Road forming part of this well established shopping area, amongst multiples such as **Ladbrokes** and **Topps Tiles** and a variety of independent traders, close to the junction with Hamilton Avenue.

North Cheam is a popular and sought-after suburb of the London Borough of Sutton, located approximately 11 miles south-west of central London and 5 miles south-east of Kingston-upon-Thames.

PROPERTY

Forming part of this fully occupied retail parade comprising a **Ground Floor Shop** and a **Rear Yard/Parking Area**. On street parking is available to the front and a rear service road provides access for deliveries and unloading.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'0"
Internal Width	15'0"
Shop Depth	26'9"
Built Depth	43'6"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 25th December 2001 at a fixed ground rent of £100 p.a.



TENANCY

The property is let on a full repairing and insuring lease to **J. Gao** as a **Chinese Take-Away** for a term of 18 years from 17th June 2020 at a current rent of **£12,500 per annum** exclusive.

Rent Reviews 2024 and 4 yearly (based on OMV or the CPI Index).

Rent Deposit £5,000 (to be held for 3 years from June 2020).

£12,500 per annum

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

Goodman Derrick LLP

Tel: 020 7404 0606 Ref: Dagmara Selwyn-Kuczera

Email: dselwyn-kuczera@gdlaw.co.uk



SITUATION

Located within the town's main shopping street between the junctions with King Street and Victoria Street amongst such nearby multiple retailers as **Coral, Nisa, Greggs, Specsavers, Wilko** and **Sports Direct**.

In addition, Gillingham Rail Station is only approx. 50 yards distant with direct rail services to London Victoria.

Gillingham enjoys excellent road access via the A2, M2 and M20 being approx. 10 miles north of Maidstone and 35 miles south-east of central London.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 11'10" Built Depth 54'9" WC	C. Kaya (Barbers)	20 years from 25th January 2017	£12,000	Effectively FRI Rent Reviews January 2021 (Outstanding) and 4 Yearly.
First Floor Flat	1 Bedroom, Living Room, Kitchen, Shower Room/WC	VACANT			Vendor's ERV £7,800 p.a. (£650 pcm).

The Vendor has just completed a full refurbishment of the flat to include part of a new roof at a cost of circa £18,000.

Note: Refer to Auctioneers for Virtual Tour of Flat.

Total: £12,000 plus Vacant Flat

£12,000 p.a. Plus Vacant Flat

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

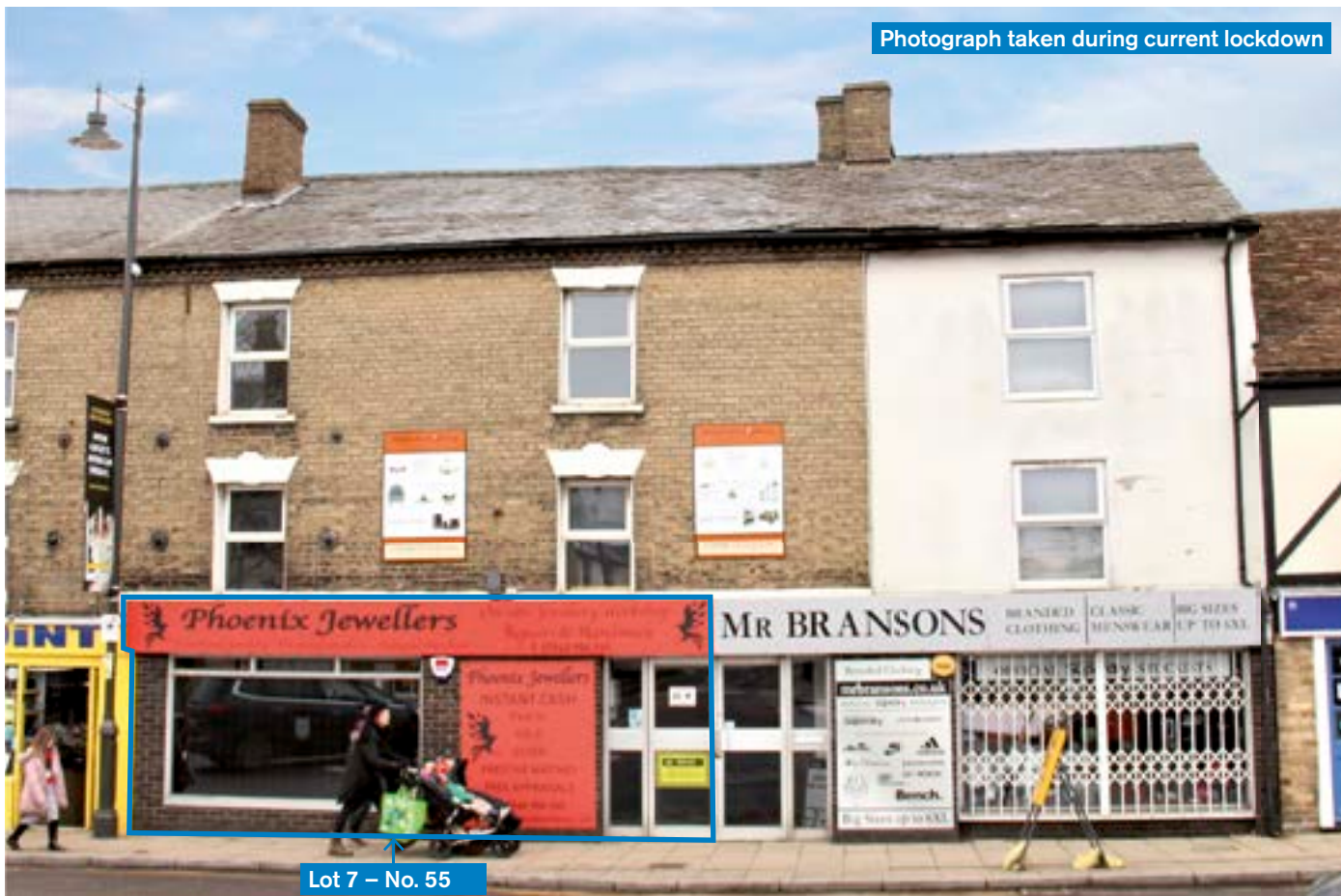
Vendor's Solicitors

Hadfield Bull & Bull
Tel: 020 8301 0808 Ref: Karen Sampson
Email: ksampson@hbbsolicitors.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'



Photograph taken during current lockdown



SITUATION

Located opposite the junction with Station Road in the town's main shopping thoroughfare amongst such multiple retailers including Iceland, Lloyds Pharmacy, Subway, Specsavers, Coral, Poundland and Barclays Bank.

Biggleswade lies adjacent to the A1 some 11 miles east of Bedford and 23 miles south-west of Cambridge.

PROPERTY

Forming part of a mid terraced building comprising a **Ground Floor Shop** together with the right to use **1 parking space** to the rear of the property.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'1"
Built Depth	40'0"
Area	Approx. 672 sq ft ¹

¹Area taken from VOA

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Richie-Lee Seymour as a Jewellers** for a term of 9 years from 1st December 2016 at a current rent of **£10,000 per annum** exclusive.

Rent Review 2022

Note: The adjoining shop (No. 57) is also being offered for sale in this auction – see Lot 8

£10,000 per annum

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

Vendor's Solicitors

Berlad Graham LLP
Tel: 01895 457 474 Ref: Jack Grunhut
Email: jg@bglaw.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'**

Photograph taken during current lockdown



Lot 7 - No. 55

Lot 8 - No. 57

Photograph taken during current lockdown



SITUATION

Located opposite the junction with Station Road in the town's main shopping thoroughfare amongst such multiple retailers including Iceland, Lloyds Pharmacy, Subway, Specsavers, Coral, Poundland and Barclays Bank.

Biggleswade lies adjacent to the A1 some 11 miles east of Bedford and 23 miles south-west of Cambridge.

PROPERTY

Forming part of a mid terraced building comprising a **Ground Floor Shop** together with the right to use **1 parking space** to the rear of the property.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'4"
Built Depth	40'0"
Area	Approx. 494 sq ft ¹

¹Area taken from VOA

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Revilo Sports Limited (The tenant trades from 3 branches and sells branded mens clothing both in-store and on Amazon and ebay)** for a term of 10 years from 1st June 2016 at a current rent of **£9,500 per annum** exclusive.

Rent Reviews 2022 and 2025

Tenant's Breaks 2022 and 2025 – **The tenant did not operate their 2019 Break Clause**

Note: The adjoining shop (No. 55) is also being offered for sale in this auction – see Lot 7.

£9,500 per annum

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

Vendor's Solicitors

Berlad Graham LLP
Tel: 01895 457 474 Ref: Jack Grunhut
Email: jg@bglaw.co.uk

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

Photograph taken during current lockdown



Lot 7 - No. 55

Lot 8 - No. 57

View opposite



SITUATION

Occupying a prominent position in the centre of the town's main retail thoroughfare, opposite **Boots Opticians** and amongst multiples such as **Toni&Guy, Fat Face, Specsavers, Mountain Warehouse, Barclays, Boots Pharmacy, Sainsbury's** and a host of independent retailers.

Dorking is an affluent commuter town renowned for its antique shops and located approximately 5 miles from the M25 (Junction 9) via the A24 and some 22 miles south of central London, whilst Dorking Station (National Rail) provides regular rail services to central London with journey times of less than an hour.

PROPERTY

Forming part of a mid-terrace building comprising a **Ground Floor Shop**.

ACCOMMODATION¹

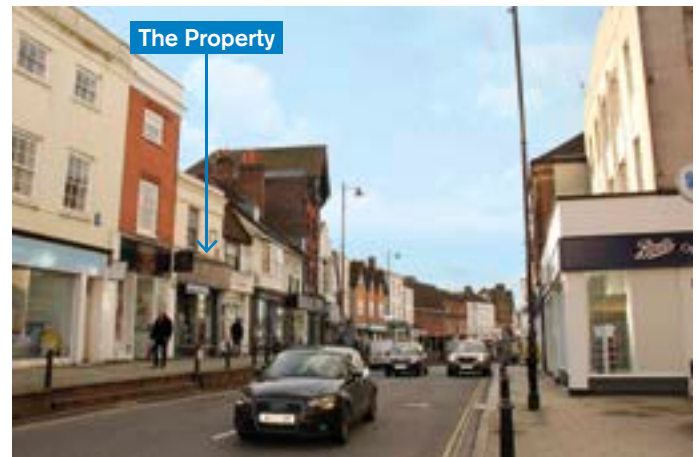
Ground Floor Shop	
Gross Frontage	12'2"
Internal Width	11'4"
Shop Depth	38'2"
Built Depth	55'0"
WC	

¹Not inspected by Barnett Ross.

VAT is applicable to this Lot

TENURE

Leasehold for a term of 999 years from December 2020 at a peppercorn ground rent.



TENANCY

The property is let on a full repairing and insuring lease to **T. Mohammed as an Antiques Gallery** for a term of 15 years from 1st October 2020 at a current rent of **£16,000 per annum** exclusive.

Rent Reviews 2025 and 2030

Note: £4,000 Rent Deposit held.

£16,000 per annum

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

Vendor's Solicitors

SCJ Solicitors
Tel: 01286 677 897 Ref: Samantha Jones
Email: samanthajones@scjsolicitors.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 Pellant Road and adjacent to the Sir John Lillie Primary School, serving this affluent residential neighbourhood, less than 3/4 of a mile from Fulham Broadway. Fulham is a sought after area of south-west London, located approximately 1 mile south of Hammersmith, enjoying excellent road links to central London via the A4.

PROPERTY

Forming part of this end of terrace building comprising a **Ground Floor Shop and Basement**.

ACCOMMODATION

Ground Floor Shop

Internal Width 15'2"
Shop & Built Depth 17'4"

Basement

Area Approx. 240 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 1st January 2020 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **F. Lazare & L. Birkett as a Chandelier Shop** for a term of 5 years from 24th June 2018 (**renewal of a previous Lease**) (excl. s.24-28 L&T Act 1954) at a current rent of **£12,000 per annum** exclusive.

Rent Review June 2021

£12,000 per annum

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

Vendor's Solicitors

Abbott Law

Tel: 020 7070 3664 Ref: Caroline Abbott

Email: caroline@abbottlaw.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 at the junction with Old London Road (A259), in this local retail parade which includes a **One Stop** and a variety of independent traders, serving the surrounding residential area, approximately 1 mile from the town centre and seafront.

Hastings is a popular seaside resort enjoying easy access to the A21, situated approximately 13 miles east of Eastbourne and 25 miles west of Folkestone.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** on the first floor.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 21'9" Internal Width 16'9" Shop Depth 18'1" Built Depth 58'5" Front Salon Area Approx. 303 sq ft Private Salon Room Area Approx. 166 sq ft Rear Storage Area Approx. 234 sq ft Total Area Approx. 703 sq ft plus Kitchenette & WC	N. Croft (Barbers)	2 years (less 1 day) from 1st February 2020	£7,000	Licence Agreement
First Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹	Individual	99 years from 25th December 2005	£100 (rising to £150 in 2038 & £200 in 2071)	Effectively FRI Valuable Reversion in approx. 83 ¾ years.
				Total: £7,100	

¹Not inspected by Barnett Ross. Accommodation taken from lease plan.

£7,100 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 close to the junction with Staines Road in this established parade amongst a variety of independent retailers as well as a **Ladbrokes** and **Century 21 Estate Agents**, all serving the surrounding residential population.

Hatton Cross Underground Station (Piccadilly Line) and Feltham Rail Station are both within 1 mile of the property.

Feltham lies approx. 2½ miles west of Hounslow town centre and 13 miles west of central London, ideally situated for Heathrow Airport.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. In addition, the property includes a **Rear Garden/Yard** and use of a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'3"
Internal Width	17'5"
Shop Depth	28'11"
Built Depth	40'0"
WC	

First Floor Flat

1 Bedroom, Living Room, Kitchen, Bathroom and separate WC

VAT is applicable to this Lot

FREEHOLD offered with VACANT POSSESSION



Note 1: The property has the following potential, all of which are subject to obtaining the necessary consents:

- Extend at the rear of the shop as per the adjoining properties to create a separate commercial or residential unit which could also be accessed from the front.
- Extend the first floor at the rear and into the loft to create 2 x 1 bed flats.
- Convert the shop into residential use.

Note 2: The Vendor has received an offer from a Barber to rent the shop (excluding the flat) at £15,600 p.a. for a term of 15 years with a 3 month deposit and a 3 month rent free period.

Vacant Shop & Flat with Potential to Extend

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

Vendor's Solicitors

Axiom Stone

Tel: 020 8951 6982 Ref: Jaymini Ghelani

Email: jg@axiomstone.co.uk

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



SITUATION

Located close to the junction with Windsor Road in this sought-after and popular town centre, conveniently nearby local amenities including the **Post Office** and **Sainsbury's Local** and less than ½ a mile from Palmers Green Station (Great Northern Rail).

ACCOMMODATION (measurements to maximum points)

First Floor

Bedroom 1	16'9" x 11'3"
Bedroom 2	12'0" x 10'8"
Dining Room	11'6" x 11'3"
Kitchen	11'6" x 7'6" (Door to Roof Terrace)
Bathroom/WC	5'5" x 5'0"
Separate Store Room	16'9" x 14'3" (not inspected)

Second Floor

Bedroom 3	17'3" x 11'6"
Bedroom 4	12'0" x 10'9"
Bedroom 5	9'3" x 8'3"
Bedroom 6	12'0" x 9'9"
Bathroom/WC	

GIA Approx. 1,589 sq ft incl. Store Room

Plus Roof Terrace

TENURE

Leasehold for a term of 999 years from 14th August 2001 at a peppercorn ground rent.

Offered with Vacant Possession

PROPERTY

Forming part of this retail parade comprising a **Large 6 Bedroom Self-Contained Flat** with separate front access, planned on part ground, first and second floors of this attractive period building. In addition the property benefits from a **Roof Terrace** and a separate **Store Room**.

VAT is NOT applicable to this Lot

Note 1: The Vendor has recently completed a full refurbishment of the flat a very high standard at a cost of circa £75,000 to include a new kitchen, two new shower-room suites, new lighting and wood flooring throughout.

Note 2: Prior to the refurbishment the flat was let on an AST producing £36,000 per annum (£3,000 pcm). The Vendor's ERV is now circa £42,000 per annum.

Note 3: There is potential to convert the flat into a number of smaller units as per some of the neighbouring buildings or as a large HMO, all subject to obtaining the necessary consents.

Note 4: The Freehold of No. 374 Green Lanes (Shop & 7 Studio Flats) sold in August 2018 for £1,200,000.

Note 5: Refer to the Auctioneers for the Virtual Tour and Floor Plan.

Vacant 6 Bed Flat

Vendor's Solicitors

Berlad Graham LLP
Tel: 01895 457 474



SITUATION

Located in this residential area, directly off Green Lanes with its varied local shopping facilities.

Stoke Newington is a popular and sought-after location, situated midway between Stamford Hill and Dalston and approximately 3½ miles north of the City of London.

PROPERTY

Comprising a mid-terraced house converted into **3 Self-Contained Flats** planned on ground, basement, first and second floors. In addition, the property includes a rear garden.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1 : In accordance with s.5B 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 is £684,208. Current premium is £1,185.05 p.a.

Note 3: A 710 sq ft 2 bed basement flat in 13a Burma Rd sold in May 2019 for £500,000 (£704 psf).

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 46 (Ground Floor Flat & Basement)	3 Rooms, Kitchen, Bathroom/WC ¹ Plus rear garden.	Individual(s)	99 years from 24th June 1983	£120 (rising to £180 p.a. in 2049)	FRI Valuable reversion in approx. 61¼ years.
No. 46a (First Floor Flat)	2 Rooms, Kitchen, Bathroom/WC ¹	Individual(s)	189 years from 24th June 1983	Peppercorn	FRI
No. 46b (Second Floor Flat)	2 Rooms, Kitchen, Bathroom/WC ¹	Individual(s)	189 years from 24th June 1983	Peppercorn	FRI
				Total: £120	

¹Not inspected by Barnett Ross.

**£125 p.a. with
Valuable Reversion**

Joint Auctioneers

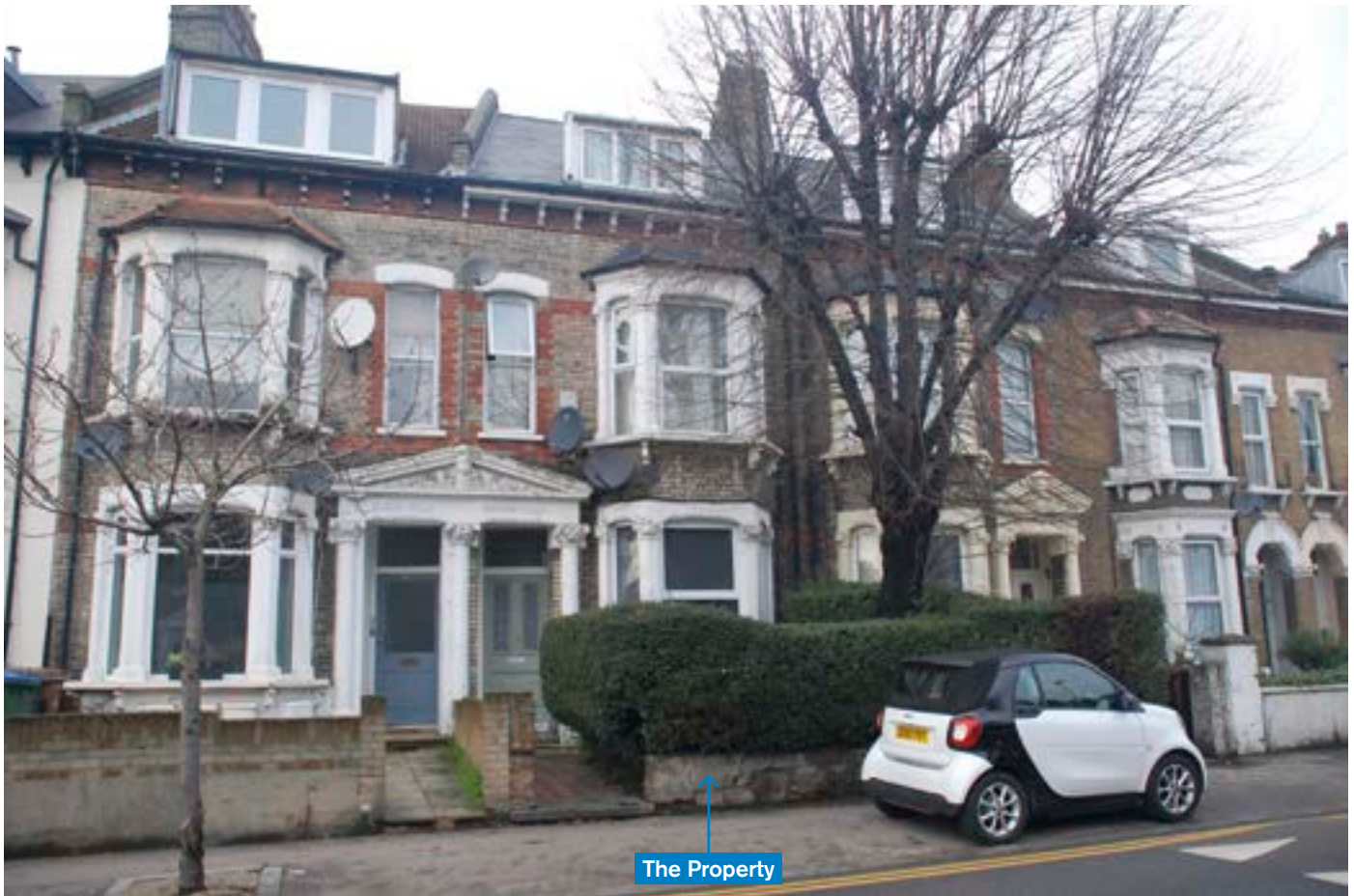
Williamson Dace Brown
Tel: 020 8886 4407 Ref: Katherine Dace
Email: k.dace@wdbproperty.co.uk

Vendor's Solicitors

Pothecary Witham Weld
Tel: 020 7821 8211 Ref: Alexa Beale
Email: abeale@pwwsolicitors.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'**



SITUATION

Located in this residential area, near to the junction with High Road Leytonstone. Local shopping facilities and bus routes can be found along the High Road with Stratford Station and Westfield shopping centre being within easy reach. Leytonstone lies approx. 4½ miles north of Canary Wharf.

PROPERTY

Comprising a mid-terraced house converted into **2 Self-Contained Flats** planned on ground, first and attic floors. In addition, the property includes a rear garden.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 48 (Ground Floor Flat)	2 Rooms, Kitchen, Bathroom/WC ¹ Plus rear garden	Individual(s)	99 years from 15th May 2006	£250 (rising to £500 p.a. in 2039 and £750 p.a. in 2072)	FRI Valuable reversion in approx. 84¼ years.
No. 48a (First & Attic Floor Flat)	4 Rooms, Kitchen, Bathroom/WC ¹	Individual(s)	99 years from 15th June 2006	£250 (rising to £500 p.a. in 2039 and £750 p.a. in 2072)	FRI Valuable reversion in approx. 84¼ years.
				Total: £500	

¹Not inspected by Barnett Ross.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1 : In accordance with s.5B 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 is £456,750. Current premium is £791.09 p.a.

Note 3: A 581 sq ft 2 bed flat in 36a Cann Hall Rd sold in Dec. 2018 for £380,500 (£654 psf).

**£500 p.a. with
2 Valuable Reversions**

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

Joint Auctioneers

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Vendor's Solicitors

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Email: abeale@pwwsolicitors.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'**



The Property

SITUATION

Located in this residential area near to the junction with Lordship Lane and being under ¾ mile to the varied multiple shopping and public transport facilities in Wood Green High Road.

Wood Green is a popular suburb located approx. 8 miles north of the City of London.

PROPERTY

Comprising a mid-terraced house converted into **2 Self-Contained Flats** each with their own street entrance and planned on ground and first floors. In addition, the property includes a rear garden.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: In accordance with s.5B 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 is £527,800. Current premium is £914.14 p.a.

Note 3: A 581 sq ft 2 bed ground floor flat in 4 Granville Rd sold for £328,000 in March 2017 (£564 psf).

Note 4: Refer to Special Conditions regarding outstanding Order for Costs from the lessee of No. 35 and other ground rent and insurance arrears.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 35 (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC ¹ Plus part of rear garden	Individual(s)	99 years from 24th March 1985	£100 (rising to £150 p.a. in 2035 and £200 p.a. in 2060)	FRI Valuable reversion in approx. 63 years.
No. 37 (Ground Floor Flat)	3 Rooms, Kitchen, Bathroom/WC ¹ Plus part of rear garden	Individual(s)	109¾ years from 24th June 1974	£30	FRI Valuable reversion in approx. 63 years.
				Total: £130	

¹Not inspected by Barnett Ross.

**£130 p.a. with
2 Valuable Reversions**

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

Joint Auctioneers

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Vendor's Solicitors

Pothecary Witham Weld
Tel: 020 7821 8211 Ref: Alexa Beale
Email: abeale@pwwsolicitors.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'**



The Property

SITUATION

Located off Lordship Lane and close to Bruce Grove Overground Station and the multiple shopping facilities in High Road Tottenham. Tottenham is a busy mixed use area lying approx. 8 miles north of central London.

PROPERTY

Comprising a mid-terraced house converted into **2 Self-Contained Flats** planned on ground and first floors. In addition, the property includes a rear garden.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 224 (Ground Floor Flat)	3 Rooms, Kitchen, Bathroom/WC ¹ Plus rear garden	Individual(s)	99 years from 9th March 1984	£100 (rising to £150 p.a. in 2050)	FRI Valuable reversion in approx. 62 years.
No. 224a (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC ¹	Individual(s)	189 years from 21st December 1983	Peppercorn	FRI
				Total: £100	

¹Not inspected by Barnett Ross.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1 : In accordance with s.5B 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 is £355,929. Current premium is £581.83 p.a.

Note 3: A 656 sq ft 2 bed flat in 167 Mount Pleasant Rd sold for £425,000 in July 2020 (£647 psf).

**£100 p.a. with
Valuable Reversion**

Joint Auctioneers

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Vendor's Solicitors

Pothecary Witham Weld
Tel: 020 7821 8211 Ref: Alexa Beale
Email: abeale@pwwsolicitors.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'**



SITUATION

Located above the **Waitrose** supermarket in the heart of the High Road and well served by a variety of other multiple retailers including **Boots** and **Marks & Spencer** as well as a host of restaurants and coffee bars. Whetstone is an affluent London suburb being approx. 9 miles north of central London with excellent transport links via Totteridge & Whetstone Underground Station (Northern Line) and Oakleigh Park Station (Main Line).

PROPERTY

A mid terraced **3 Bed Self-Contained Duplex Flat** planned on the first and second floors with uPVC double glazing, gas central heating (not tested) and entry phone.

The property is accessed from both the High Road via a gated entrance with an intercom leading to a communal staircase and from the car park area to the rear.

In addition, the property includes **1 Allocated Parking Space**.

ACCOMMODATION

First & Second Floor Flat (measurements to maximum points)

First Floor:	Living Room	25'3"	×	10'6"
	Kitchen	9'10"	×	7'8"
Second Floor:	Bedroom 1	12'2"	×	10'6"
	Bedroom 2	12'6"	×	10'5"
	Bedroom 3	7'9"	×	7'4"
	Bathroom/WC			

GIA Approx. 820 sq ft plus 1 Parking Space

VAT is NOT applicable to this Lot



TENURE

Leasehold for a term of 212 years from 24th June 1968 (thus having approx. 159¼ years unexpired) at a peppercorn ground rent.

TENANCY

The property is let on an AST to **2 individuals** for a term of 1 year from 1st November 2019 (**holding over – in occupation since 2015**) at a current rent of **£14,640 per annum exclusive (£1,220 pcm)**.

Note 1: There is no Stamp Duty payable on residential property up to £500,000 provided completion takes place by 31st March 2021 and you do not own additional properties.

Note 2: Refer to Auctioneers for Virtual Tour.

£14,640 per annum

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

Vendor's Solicitors

Hek Jones Solicitors

Tel: 02920 349 820 Ref: Angharad Howells

Email: ahowells@hekjones.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 Rectory Road in this popular residential area, within close walking distance of Stoke Newington High Street, Hackney Downs Park and Rectory Road Station (Overground). Stoke Newington is a highly sought-after neighbourhood, situated midway between Stamford Hill and Dalston and approximately 3½ miles north of the City of London.

PROPERTY

Forming part of a mid-terrace building comprising a **Self-Contained 1 Bed Flat** on the first floor. The property benefits from gas central heating (not tested).

ACCOMMODATION

First Floor Flat (measurements to maximum points)

Reception Room	15'3" x 12'5"
Bedroom	12'3" x 10'0"
Kitchen	12'11" x 9'1"
Bathroom/WC	8'11" x 4'10"

GIA Approx. 582 sq ft incl. ground floor entrance.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from 12th October 2015 at a fixed ground rent of £9 p.a.

Offered with Vacant Possession

Note 1: Completion 31st March 2021 or earlier by mutual agreement.

Note 2: There is no Stamp Duty payable on residential property up to £500,000 provided completion takes place by 31st March 2021 and you do not own additional properties.

Note 3: Refer to Auctioneers for Virtual Tour and Floor Plan.

Vacant 1 Bed Flat

The Surveyors dealing with this property are
Elliott Greene 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'**

Vendor's Solicitors

Meaby & Co
Tel: 020 7703 5034 Ref: Beth Rose
Email: brose@meaby.co.uk



SITUATION

Located in this popular and most sought after area within this quiet residential road close to the junction with Highbury Grove and just a short walk from the open spaces of **Highbury Fields, Arsenal's Emirates Stadium** and Canonbury Mainline Station. The property is approximately $\frac{3}{4}$ mile from Highbury Corner and Islington's fashionable Upper Street.

PROPERTY

Forming part of a purpose built apartment block comprising an unmodernised **1 Bed Self-Contained Flat** on the ground floor which benefits from gas central heating (not tested) and an entry phone. In addition, the property includes a **Store**.

ACCOMMODATION

Ground Floor Flat (measurements to maximum points)

Living Room	14'1" x 10'11"
Bedroom	12'4" x 10'11"
Kitchen	9'1" x 7'9"
Shower Room/WC	

GIA Approx. 454 sq ft plus Store

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 29th September 1961 at a fixed ground rent of £100 p.a.

Offered with Vacant Possession



Note 1: Completion 30th March 2021.

Note 2: There is no Stamp Duty payable on residential property up to £500,000 provided completion takes place by 31st March 2021 and you do not own additional properties.

Note 3: A 1 bed flat at 9 Escuan Lodge sold for £380,000 in March 2020 (source: zoopla.co.uk).

Note 4: Refer to Auctioneers for the Virtual Tour and Floor Plan.

Vacant Unmodernised 1 Bed Flat

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

Vendor's Solicitors

Bishop & Sewell LLP incorp. Monro Wright & Wasbrough
Tel: 020 7631 4141

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 to the north of St George's Square in this sought after residential area. Local shopping facilities are nearby with the more extensive facilities of Victoria being approximately a 10 minute walk to the north. In addition, the area is well served by good public transport with Pimlico Underground Station (Victoria Line) just a few minutes away and Victoria Rail, Bus & Coach Stations under ½ mile distant.

PROPERTY

Forming part of a mid terraced period building comprising a third floor **Self-Contained 2 Bed Flat.**

ACCOMMODATION

Third Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC¹

Area Approx. 462 sq ft¹

¹Not inspected by Barnett Ross. Accommodation and Floor Area taken from rightmove.co.uk.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 1st January 2018 at a peppercorn ground rent.



TENANCY

The property is let on a full repairing and insuring lease to an **Individual** for a term of 150 years from 25th December 1951 at a fixed ground rent of **£100 per annum** exclusive.

Valuable Reversion is approx. 80¾ years.

Note:

- A 495 sq ft flat in 97 Belgrave Rd sold in Sept. 2020 for **£830,000 (£1,677 psf).**
- A 538 sq ft flat in 109 Belgrave Rd sold in Aug. 2020 for **£820,000 (£1,524 psf).**

2 Bed Flat with Valuable Reversion

Vendor's Solicitors

Ashley Wilson Solicitors
Tel: 020 7584 7557 Ref: Tony Wilson
Email: twilson@ashleywilson.co.uk

**Barnett
Ross**

Auctioneers

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