

BARNETT ROSS ONLINE AUCTION – THURSDAY 15TH APRIL 2021
ADDENDUM

The following Lot has been sold prior:

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LOT 2 – 205 DEANSBROOK ROAD, EDGWARE, MIDDLESEX

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.

The Buyer will pay to the Seller on completion any arrears relating to the property. As at 15th April 2021 the shop tenant owed £2,073.19 for rent and £459.11 for insurance.

LOT 3 – 37/39 MARKET PLACE, UTTOXETER, STAFFORD

Contrary to the Special Conditions of Sale, the Purchaser's contribution towards the Seller's costs has been reduced to 1% of the purchase price plus VAT.

LOT 8 – 79-80 HANNAH STREET, PORTH, MID GLAMORGAN

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £550 towards the Vendor's legal costs.

LOT 9 – 34/34A HEATH STREET, GOLBORNE, LANCASHIRE

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 legal costs.

LOT 11 – 29 GAOLGATE STREET, STAFFORD, STAFFORDSHIRE

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

In May 2019 the Rateable Value was substantially reduced to £18,250.

LOT 12 – 312/312A FERNHILL ROAD, FARNBOROUGH, HAMPSHIRE

The shop lease commenced on 25th December 2012.

LOT 13 – SPRING PARK 11/57 HOLMLEA WALK, DATCHET, BERKSHIRE

Re Note 5 on the Catalogue Particulars – The 60 year lease extension for Flat 45 has now completed for a premium of £15,000, but the ground rent remains unaltered. Therefore, as there are now 12 Valuable Reversions in approx. 65 years, the Guide is now £190,000.

LOT 14 – 203/203A WOODHOUSE ROAD, FRIERN BARNET, LONDON N12

Contrary to the Special Conditions, completion will take place 30 business days after the date of the Contract.

LOT 22 – 7D HIGH STREET, BARNET, HERTFORDSHIRE

Revised Special Conditions of Sale as of 14/4/21 available to download.

The Completion date is now a fixed date of 27 May 2021.

Please refer to the Special Conditions of Sale regarding occupation of the Property. The only part of the Property currently occupied relates to the Subway premises and the franchisee has verbally confirmed that he will vacate the premises within the next 14 days. The 'PROPERTY' and 'ACCOMMODATION' sections in the auction catalogue particulars have been amended and these changes can be viewed in the legal pack.

LOT 23 – 60 HIGH STREET, RUISLIP, MIDDLESEX

Contrary to the Particulars, completion will be 1st June 2021.

The 'PROPERTY' and 'ACCOMMODATION' sections in the auction catalogue particulars have been amended and these changes can be viewed in the legal pack.

LOT 24 – 79/79A BOUNCES ROAD, EDMONTON, LONDON N9

Revised Special Conditions of Sale as of 13/4/21 available to download.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1.5% + VAT of the purchase price towards the Vendor's costs.

Contrary to the Particulars, completion will be 30th July 2021.