

**Barnett  
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**Auctioneers**

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# Online Auction

Thursday 15<sup>th</sup> April 2021  
commencing at 12pm

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T: 020 8492 9449



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# A very warm welcome to our 15<sup>th</sup> April 2021 Online Auction.

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This auction will be held online only. Therefore, please visit any lot page at **[www.barnettross.co.uk](http://www.barnettross.co.uk)** to view the following:

- Bidding Registration.
- Buying Guide which includes the Notice to all Bidders.
- Common Auction Conditions.
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- Telephone and Proxy Forms.

If you need any assistance with the above or if you would prefer to set up a traditional telephone or proxy bid with us, please phone the Auction Team on **020 8492 9449**.

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## Meet the team.



**John Barnett FRICS**  
Auctioneer and Director  
jbarnett@barnettross.co.uk



**Jonathan Ross MRICS**  
Auctioneer and Director  
jross@barnettross.co.uk



**Steven Grossman MRICS**  
Director  
sgrossman@barnettross.co.uk



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## Proof of Identity for our online only auctions

In accordance with current Anti-Money Laundering Regulations we will require Identity Documents (ID) to be supplied prior to the Auction for the Buyer and, if different from the Buyer, the successful Bidder.

ID is defined as a certified copy of one item from each box below.

### Photographic ID

- Passport.
- UK Photocard Driving Licence.

### Proof of Home Address

- UK Photocard Driving Licence (only supply if Passport is provided for 'Photographic ID').
- Utility Bill no more than 3 months old.
- UK Bank or Building Society Statement.
- Council Tax Bill.



## ID Check List

**If you are purchasing the property in your own name only, please provide:**

- One item from each box above in respect of yourself.

**If you are purchasing the property jointly with others, please provide:**

- One item from each box above in respect of yourself and all of the other individuals.

**If you are purchasing the property in the name of a UK Limited Company or LLP, please provide:**

- One item from each box above for the Bidder.
- A copy of the company's Certificate of Incorporation.
- One item from each box above for any individual with more than a 25% shareholding in the Company.
- For an LLP, one item from each box above for two designated members.

**If you are purchasing for an unincorporated business or partnership, please provide:**

- One item from each box above for the Bidder.
- One item from each box above for any other individuals involved with the purchase.
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**If you are purchasing on behalf of a Trust, please provide:**

- A copy of the Trust Deed
- One item from each box above in respect of those beneficial owners with more than a 25% interest in the Trust.
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**If you are purchasing as an agent for the Buyer, please provide:**

- One item from each box above in respect of yourself acting as the Bidder.
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- Written proof from the Buyer providing you with authority to act as their agent.

**If the Deposit and/or our Administration Fee is being paid from a source that is different from the Buyer/Bidder, please provide:**

- One item from each box above in respect of the provider of funds.

**If the capacity in which you propose to purchase is not shown above, or you wish to discuss any aspect of these requirements, please telephone the Auction Team before the auction on 020 8492 9449.**

**Note: We will undertake a 'Third Party' electronic identity verification on all ID supplied which may leave a 'soft footprint' on each individual's credit profile.**

# Order of Sale Thursday 15<sup>th</sup> April 2021

Commencing 12.00pm

## Lot

1	332 West End Lane	<b>West Hampstead</b>	London NW6
2	205 Deansbrook Road	<b>Edgware</b>	Middlesex
3	37/39 Market Place	<b>Uttoxeter</b>	Staffordshire
4	Maryland Court, Brisbane Way	<b>Colchester</b>	Essex
5	Flat 1 Westchester Court, Westchester Drive	<b>Hendon</b>	London NW4
6	Rudmore Court, Simpson Road	<b>Portsmouth</b>	Hampshire
7	5 Gordon Buildings, Shirley High Street	<b>Southampton</b>	Hampshire
8	79–80 Hannah Street	<b>Porth</b>	Mid Glamorgan
9	34/34a Heath Street	<b>Golborne</b>	Lancashire
10	183/183a Shenley Road	<b>Borehamwood</b>	Hertfordshire
11	29 Gaolgate Street	<b>Stafford</b>	Staffordshire
12	312/312a Fernhill Road	<b>Farnborough</b>	Hampshire
13	Spring Park, 11/57 Holmlea Walk	<b>Datchet</b>	Berkshire
14	203/203a Woodhouse Road	<b>Friern Barnet</b>	London N12
15	1–11 Sandringham Court, Gordon Street	<b>Southport</b>	Merseyside
16	12–26 Sandringham Court and 639 & 645–655 Lord Street	<b>Southport</b>	Merseyside
17	Montrose Court, 37, 37a, 38 & 38a Montrose Avenue	<b>Slough</b>	Berkshire
18	Richmond Close, Butlers Road	<b>Birmingham</b>	West Midlands
19	13 Chalton House, Chalton Street	<b>Euston</b>	London NW1
20	16 The Highlands, Abbots Road	<b>New Barnet</b>	Hertfordshire
21	63 Leveson Street, Furzedown	<b>Streatham</b>	London SW16
22	7D High Street	<b>Barnet</b>	Hertfordshire
23	60 High Street	<b>Ruislip</b>	Middlesex
24	79/79a Bounces Road	<b>Edmonton</b>	London N9

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**Barnett  
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Contact Jonathan Ross  
jross@barnettross.co.uk

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**barnettross.co.uk**  
**020 8492 9449**

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Contact John Barnett FRICS  
(Registered Valuer)  
jbarnett@barnettross.co.uk

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**barnettross.co.uk**  
**020 8492 9449**





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**Barnett  
Ross**

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Contact John Barnett FRICS  
(Registered Valuer)  
jbarnett@barnettross.co.uk

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## SITUATION

In this well know location just off Finchley Road and being midway between Golders Green and Swiss Cottage and amongst a host of vibrant retail and restaurant operators serving this popular and sought after residential area.

The area is well served by good public transport links being in close proximity to West Hampstead Thameslink, West Hampstead Underground and Finchley Road & Frognal Stations as well as numerous bus routes along the Finchley Road.

West Hampstead lies approx. 3 miles north-west of the West End.

## PROPERTY (See Note 1)

A late Victorian mid-terraced building comprising a **Ground Floor Shop/Office and Lower Ground Floor** with separate rear access via a wide passageway from Crediton Hill to **2 Self-Contained Flats** on the first, second and third floors.

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note 1:** The property was recently completely refurbished and converted to include a new roof, new windows, new doors, new gas central heating, new flooring, new shower rooms, rewiring, new plumbing, etc. etc.

**Note 2:** A 2 bed flat at Kingswood Ct, West End Lane sold in Oct 2020 for £735,000 (£830 psf) and a 2 bed flat in Embassy House, West End Lane sold in July 2020 for £480,000 (£879 psf).

## ACCOMMODATION

### Ground Floor Shop/Office

12'0" x 44'6"

### Basement Room (for 2 WCs or Shower + WC)

Approx. 135 sq ft

### First Floor Studio Flat

1 Room incl. Kitchen, Shower Room/WC and Private Terrace (GIA Approx. 345 sq ft)

### Second and Third Floor Flat

3 Rooms (one incl. Kitchen), 2 x Shower Room/WC and Private Terrace with views of London including Post Office Tower. (GIA Approx. 700 sq ft)

**Total Area Approx. 1,645 sq ft**

**Note 3:** We understand that this property qualifies for a reduced rate of Stamp Duty Land Tax (SDLT) saving a purchaser approx. 48% based on the standard rate of SDLT, but please take your own independent advice.

**Note 4:** There is an 8 Week Completion.

**Note 5:** Refer to Auctioneers for Floor Plans and Virtual Tour.

## Vacant Shop/Office & Basement Plus 2 Flats

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

### Joint Auctioneers

Tyodus Real Estate  
Tel: 020 3903 7000 Ref: Jamie Baruch  
Email: jamiebaruch@tyodusre.com



### Vendor's Solicitors

Macrory Ward  
Tel: 020 8440 3258 Ref: Martina Ward  
Email: 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'**









Part of First Floor Flat



View towards central London from Third Floor Roof Terrace

Post Office Tower



### SITUATION

Located close to the junction with Dryfield Road in this well established local parade adjacent to **Londis & Post Office** and which also houses **William Hill, Nisa Local** and a **Pharmacy**, midway between Burnt Oak and Mill Hill.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Rear Yard	Gross Frontage 19'3" Internal Width 18'4" (max) Shop & Built Depth 30'11" Outside WC Plus Rear Yard	<b>Heyword Limited (Dry Cleaners)</b>	15 years from 19th September 2014	£9,000	FRI <b>Rent Review 2024. The tenant did not operate their 2019 Break Clause.</b>
First & Second Floor Flat	5 Bedrooms, Living Room, Kitchen, Bathroom, Separate WC <b>(GIA Approx. 1,035 sq ft)</b>	<b>Notting Hill Genesis</b>	3 years from 4th June 2018 <b>(see Note 2)</b>	£16,380	
				<b>Total:</b> <b>£25,380</b>	

**Note 2: The tenant has an option to take a further 6 month term from 4th June 2021 at the same rent provided they notify the Landlord before the 4/5/21 and the tenant has already offered to renew for a term of between 1 and 5 years to which the Landlord has not responded.**

### PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained 5 Bed Flat** on the first and second floors.

In addition, the property benefits from vehicular access to a Rear Yard **(see Note 1)** accessed from Gold Lane.

**Note 1: There may be potential to extend the property at the rear for either commercial or residential use, subject to obtaining possession and the necessary consents.**

**Note 3: Floor plan of flat available from the Auctioneers.**

**£25,380** per annum

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

### Vendor's Solicitors

Macroy Ward  
Tel: 020 8440 3258 Ref: Martina Ward  
Email: martina@macroyward.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'**



# Lot 3

37/39 Market Place, Uttoxeter,  
Staffordshire ST14 8HF

\*Guide: £275,000+

Gross Yield 9.9%

Approx. 6 years unexpired to  
Nottingham Building Society with no breaks



## SITUATION

Located close to the junction with Market Street in the town centre, amongst such multiple retailers as **Boots, Greggs, Betfred, NatWest, WHSmith** and **William Hill** as well as a host of independent local traders.

Uttoxeter is a market town in Staffordshire which lies approx. 14 miles north-east of Stafford and 20 miles east of Derby.

## PROPERTY

Comprising a **Ground Floor Banking Hall** with an extensive window frontage together with **Office/Ancillary Accommodation** on part first and part second floors. In addition, the property includes separate access to **2 Flats** planned on part first and part second floors.

VAT is NOT applicable to this Lot

## FREEHOLD

Note 1: There is a 6 week completion.



**£27,250** per annum

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

## Vendor's Solicitors

Bude Nathan Iwanier

Tel: 020 8458 5656 Ref: Bernard Dubiner

Email: bd@bnllaw.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'



## TENANCIES & ACCOMMODATION

Property	Accommodation <sup>1</sup>	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Banking Hall & Part First & Part Second Floors	<p><b>Ground Floor Banking Hall</b> Gross Frontage 41'6" Area Approx. 1,558 sq ft</p> <p><b>Part First Floor Office/Ancillary</b> Area Approx. 492 sq ft</p> <p><b>Part Second Floor Office/Ancillary</b> Area Approx. 492 sq ft</p> <p><b>Total Area</b> <b>Approx. 2,542 sq ft</b></p>	<p><b>Nottingham Building Society</b> (In the past 6 years the Nottingham's branch network has more than doubled to 67 branches – visit <a href="http://www.thenottingham.com">www.thenottingham.com</a>)</p>	10 years from 1st March 2017	£27,250 (see Note 2)	<p>FRI</p> <p><b>Rent Review 2022 Note 2: The tenant's March 2022 break clause has just been removed in lieu of a 6 month rent free period expiring on 11th September 2021. Therefore, the Vendor will top up this rent shortfall on completion.</b></p> <p><b>Note 3: The tenant has made a request to the Freeholder to paint the exterior woodwork in their corporate colour.</b></p>
Flat 1, 37 Market Place & Flat 2, 37 Market Place (Part First & Part Second Floors)	2 Flats – Not inspected		Each 999 years from April 2021	Peppercorn	Each FRI
				<b>Total: £27,250</b>	

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



# Lot 4

Maryland Court, Brisbane Way,  
Colchester, Essex CO2 8XH

**\*Guide: £50,000**  
Freehold Ground Rent Investment  
with 7 Valuable Reversions  
In same ownership for over 30 years



## SITUATION

Located in this cul-de-sac off Queensland Drive, with the benefit of pedestrian access from Mersea Road and conveniently situated less than 2 miles south of Colchester Town Centre. Colchester lies on the main A12 between Chelmsford and Ipswich enjoying excellent road links with the M25 (Junction 28) whilst being only 28 miles from the Port of Felixstowe.

## PROPERTY

A purpose built residential block comprising **12 Self-Contained Flats** planned on the ground and first floors, with mainly uPVC windows and doors. In addition, the property includes communal gardens.

**VAT is NOT applicable to this Lot**

## FREEHOLD

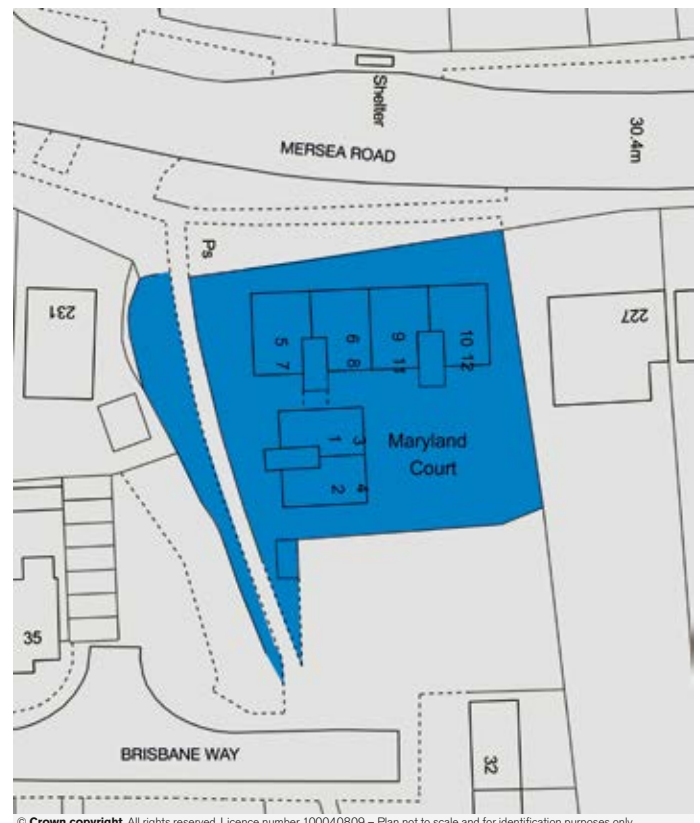
**Note 1: In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.**

**Note 2: The property is managed by Kavana Flat Management Company Ltd.**

**Note 3: According to Zoopla the most recent sale in the block was Flat 9 which sold for £132,000 in May 2020.**

**Note 4: The Lease of Flat 8 (which had an unexpired term of approx. 54 years) was extended in May 2020 for a premium of £12,000.**

**Note 5: There is a 6 week completion.**



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**£408** p.a.  
**Plus 7 Valuable Reversions**

The Surveyors dealing with this property are  
**John Barnett** 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

Lawrence Stephens Limited  
Tel: 020 7936 8888 Ref: Stephen Messias  
Email: smessias@lawstep.co.uk

## TENANCIES & ACCOMMODATION

Property	Accommodation <sup>1</sup>	Lessee	Term	Ann. Excl. Rental	Remarks
Flats 4, 6, 10, 11 & 12	<b>5 Flats</b> Each believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	<b>Various</b>	Each 99 years from 25th December 1975	£240 (£48 per flat rising to £90 per flat in 2041)	Each FRI by way of service charge. <b>5 Valuable Reversions in approx. 53½ years.</b>
Flats 1 & 3	<b>2 Flats</b> Each believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC	<b>Various</b>	Each 99 years from 25th December 1975	£72 (£36 per flat rising to £70 per flat in 2041)	Each FRI by way of service charge. <b>2 Valuable Reversions in approx. 53½ years.</b>
Flats 5 & 9	<b>2 Flats</b> Each believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	<b>Various</b>	Each 189 years from 25th December 1975	£96 (£48 per flat rising to £90 per flat in 2041)	Each FRI by way of service charge.
Flats 7 & 8	<b>2 Flats</b> Each believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	<b>Various</b>	Each 189 years from 25th December 1975	Peppercorn	Each FRI by way of service charge.
Flat 2	<b>1 Flat</b> Believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC	<b>Individual(s)</b>	189 years from 25th December 1975	Peppercorn	FRI by way of service charge.
				<b>Total: £408</b>	

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





## SITUATION

In one of the best locations in Hendon, in this secluded position, just off Parson Street and adjacent to Cedars Close which is one of the premier roads in Hendon, and within easy reach of local shopping and transport links to Brent Cross and central London.

## PROPERTY

Forming part of this well known block of luxury flats with surrounding lawns and plenty of communal car parking comprising a **Lower Ground Garden Level Flat (in need of total refurbishment)** approached through an attractive entrance hall with access by both lift and stairs. The flat includes uPVC double glazing and an entry phone and benefits from communal central heating and hot water included in the service charge.

## ACCOMMODATION

### Lower Ground Garden Level Flat

Room 1	14'0" x 11'5"
Room 2	12'8" x 9'3"
Room 3	11'4" x 8'3"
Room 4	10'1" x 7'9" (previously a kitchen)
Room 5	7'6" x 6'1" (previously a Bath/WC)

An additional area of 9' x 8' outside of the flat will be included in the demise making the total floor area approx. 640 sq ft.



VAT is NOT applicable to this Lot

## TENURE

Leasehold for a term of 999 years from 29th September 1967 at a peppercorn ground rent (thus having approx. 945 years unexpired).

Offered with Vacant Possession

Note: Floor Plan available from the Auctioneers.

# Vacant Flat in need of total refurbishment

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

Macrory Ward  
Tel: 020 8440 3258 Ref: John Macrory  
Email: john@macroryward.co.uk

# Lot 6

Rudmore Court, Simpson Road,  
Portsmouth, Hampshire PO2 8SS

**\*Reserve below £275,000**  
Freehold Ground Rent Investment  
with 40 Valuable Reversions  
In same ownership for over 28 years



## SITUATION

Located in this cul-de-sac close to the junction with Twyford Avenue, within close walking distance of the commercial centre at North End and approximately  $\frac{3}{4}$  of a mile north of Portsmouth City Centre. Portsmouth is a densely populated city which lies approximately 70 miles south-west of London enjoying excellent road links via the A3(M) and the M27 (Junction 12).

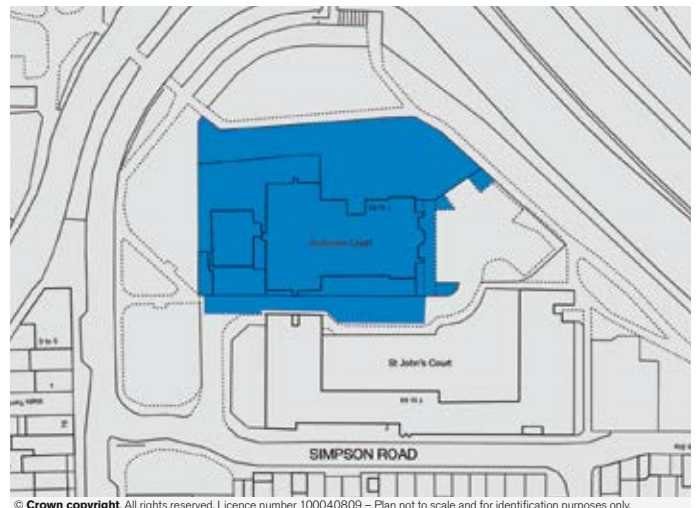
The city is famous for its naval links and is a major tourist attraction and Port with regular services to the Isle of Wight.

## PROPERTY

A former Church converted in to **46 Self-Contained Retirement Flats**. The facilities at Rudmore Court include a residents' lounge, a laundry room and communal gardens. The property also includes a **Garage**.

**VAT is NOT applicable to this Lot**

**FREEHOLD**



**£14,132.50 per annum**  
**plus 40 Valuable Reversions**

The Surveyors dealing with this property are  
**John Barnett and Elliott Greene**

## Vendor's Solicitors

Lawrence Stephens Limited  
Tel: 020 7936 8888 Ref: Stephen Messias  
Email: smessias@lawstep.co.uk

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



## TENANCIES & ACCOMMODATION

Property	Accommodation <sup>1</sup>	Lessee	Term	Ann. Excl. Rental	Remarks
Flats 1-46 (excl. Flats. 19, 20, 26, 35, 44, 46)	<b>40 Flats</b>	<b>Various</b>	Each 99 years from 1st March 1987	£13,100 (£327.50 per flat)	Each FRI by way of service charge. <b>Rent Reviews 2030 and every 20 years linked to RPI (see Note 3)</b> <b>40 Valuable Reversions in approx. 65 years.</b>
Flats 19, 26 & 44	<b>3 Flats</b>	<b>Various</b>	Each 189 years from between 1st March 1967 and 1987	£982.50 (£327.50 per flat)	Each FRI by way of service charge. <b>Rent Reviews 2030 and every 20 years linked to RPI (see Note 3)</b>
Flat 35	<b>1 Flat</b>	<b>Individual</b>	189 years from 1st March 1987	Peppercorn	FRI by way of service charge.
Flat 20	<b>1 Flat</b>	<b>Individual</b>	189 years from 1st March 1967	Peppercorn	FRI by way of service charge.
Flat 46 & Garage	<b>1 Flat &amp; Garage</b>	<b>Individual</b>	125 years from 12th October 2011	£50 (doubling every 25 years)	FRI by way of service charge.
				<b>Total: £14,132.50</b>	

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

**Note 1: Whenever a Flat in Rudmore Court (excluding Flat No. 46) is sold 1% of the Sale Price is payable to the Freeholder. In 2020 Flat 2 sold for £55,000 and Flat 16 sold for £57,500 and the Freeholders received premiums of £550 and £575 respectively.**

**Note 2: 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 3: With 9 years to go to the next Rent Review and based on the RPI figure for March 2010, the Ground Rent would already increase from £327.50 to £456.61 per flat as of today.**

**Note 4: The Lessees manage and insure the Property under Right to Manage.**

**Note 5: The Lease of Flat 20 was extended in September 2015 by 90 years for a premium of £11,500 (plus costs). The Lease of Flat 44 was extended in July 2018 by 90 years for a premium of £8,000 (plus costs) with the Ground Rent remaining at £327.50 p.a. subject to further RPI Reviews.**

**Note 6: Occupants of the Flats must be 60 years of age or older.**

**Note 7: It is believed that the Flats at Rudmore Court are a mixture of 1 and 2 Bedroom Flats, with the majority being 1 Bedroom Flats.**

**Note 8: There is a 6 week completion.**





# Lot 7

5 Gordon Buildings, Shirley High Street,  
Southampton, Hampshire SO15 3LS

\*Guide: £225,000+  
In same family ownership for over 50 years  
6 week completion



## SITUATION

Located close to the junction with Shirley Avenue, adjacent to **Savers** and amongst such other multiple retailers as **Lidl, Barclays, Post Office, Coffee #1, Santander, Poundland, Boots, Specsavers** and many more.

Shirley is a popular residential suburb less than 2 miles from Southampton city centre and within easy access of the M27 and M3.

## PROPERTY

A single storey mid terraced building comprising a **Deep Ground Floor Shop/Bank** which benefits from use of a rear service road.

## ACCOMMODATION

### Ground Floor Shop/Bank

Gross Frontage	19'10"
Internal Width	19'5"
Built Depth	72'8"
Area	Approx. 1,120 sq ft
WC	

## TENANCY

The entire property is let on a full repairing and insuring lease to **Bank of Scotland PLC (T/O for Y/E 31/12/19 £9.51bn, Pre-Tax Profit £1.28bn and Shareholders' Funds £13.08bn)** for a term of 10 years from 13th December 2019 (**renewal of a previous lease – in occupation for over 30 years**) at a current rent of **£19,500 per annum** exclusive.

**Rent Review 2024**

**Tenant's Breaks December 2022 and December 2025**



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**VAT is NOT applicable to this Lot**

## FREEHOLD

**Note 1: The tenant also trades from the two adjoining units (Nos. 6 & 7 Gordon Buildings) which all intercommunicate with each other, but are not included in this sale.**

**Note 2: There may be future potential to construct an additional floor for residential use, subject to obtaining possession and the necessary consents.**

**£19,500** per annum

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

## Vendor's Solicitors

Lyons Davidson  
Tel: 0117 904 5762 Ref: Alex Rossiter  
Email: arossiter@lyonsdavidson.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 on this prominent corner position at the junction with Station Street amongst a host of independent local traders. Porth is situated in the South Wales Valleys some 3 miles north-west of Prontypridd and 15 miles north-west of Cardiff with good road links via the A4058 and 11 miles north-west of the M4 (Junction 32).

### PROPERTY

A substantial corner building comprising a **Ground Floor Betting Shop** with frontages on both Hannah Street and Station Street. In addition, the property includes a **Basement** and **3 Upper Floors**.

**VAT is applicable to this Lot**

### FREEHOLD

### ACCOMMODATION<sup>1</sup>

<b>Ground Floor Betting Shop</b>		
Area	Approx.	1,250 sq ft
<b>Basement</b>		
Area	Approx.	932 sq ft
<b>First Floor</b>		
Area	Approx.	905 sq ft
<b>Second Floor</b>		
Area	Approx.	373 sq ft
<b>Third Floor</b>		
Area	Approx.	300 sq ft
<b>Total Area</b>	<b>Approx.</b>	<b>3,760 sq ft</b>

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

### TENANCY

The entire property is let on a full repairing and insuring lease to **Ladbrokes Betting & Gaming Limited (T/O for Y/E 31/12/19 £983.4m, Pre-Tax Profit £462.2m and Shareholders' Funds £1.19bn)** for a term of 5 years from 25th December 2020 (**with no breaks**) (**renewal of a previous lease – in occupation for over 19 years**) at a current rent of **£12,750 per annum** exclusive.

**Note 1: There is potential to convert the upper floors into Residential Use, subject to obtaining possession and the necessary consents.**

**Note 2: There is a 6 Week Completion.**

**£12,750** per annum

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

### Vendor's Solicitors

Burnetts  
Tel: 01228 552 222 Ref: Rebecca Davidson  
Email: rd@burnetts.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 just off the main A573 High Street within this established parade, adjacent to a **Post Office**, near to a **Betfred** and being amongst a host local traders.

Golborne lies approx. 5 miles south of Wigan and 16 miles west of Manchester and is accessible via the M6 (Junction 23).

**VAT is NOT applicable to this Lot**

### TENURE

Leasehold for a term of 900 years from 30th September 1938 at a fixed ground rent of £1.50 p.a.

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Takeaway	Gross Frontage 15'0" Internal Width 13'2" Shop Depth 26'1" Built Depth 41'3" WC Plus Rear Yard	<b>D. Hussain (Takeaway)</b>	12 years from 11th March 2020 <b>(Renewal of a previous lease – in occupation for over 11 years)</b>	£7,500	FRI <b>Rent Reviews 2023 and 3 Yearly linked to RPI</b>
First Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	<b>Individual</b>	6 months from 28th January 2010 <b>(Holding over – in occupation for over 11 years)</b>	£3,360	AST
				<b>Total: £10,860</b>	

### PROPERTY

A mid terraced building comprising a **Ground Floor Takeaway** with separate front access to a **Self-Contained Flat** at first floor level. In addition, the property includes a **Rear Yard** and a **Basement Cellar (see Note)**.

**Note: The Basement Cellar (not inspected by Barnett Ross) is vacant and we understand it is accessed from the rear yard.**

**£10,860** per annum

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

### Vendor's Solicitors

Kidd Rapinet LLP  
Tel: 01494 535 321 Ref: Paul Taylor  
Email: ptaylor@kiddrapinet.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 Grosvenor Road in the heart of this well-known town centre serving this sought after residential area including Elstree and amongst such multiples as **Iceland, Lloyds Bank, KFC, Boots** and **Coral** and a host of other multiple and independent retailers.

Borehamwood and Elstree is famous for its film making industry and is a popular commercial and residential area lying 11 miles north-west of central London, within easy reach of the M1 (Junction 4) and the M25 (Junction 23).

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Rear Yard	Gross Frontage 19'0" Internal Width 18'0" Shop Depth 45'8" Built Depth 47'0" Area Approx. 816 sq ft <sup>1</sup> Outbuilding with Store Room & WC <b>Plus Gated Rear Yard for parking 4/5 cars</b>	<b>Norwood Schools Ltd (Charity Shop) having 4 branches)</b>	5 years from 17th February 2018	£22,000	Repairing & Insuring – Law Society Lease <b>Rent Review Feb 2021 (No action yet taken)</b> <b>Note: The tenant did not operate their February 2021 Break.</b>
First & Second Floor Flat	Not inspected	<b>Individual(s)</b>	125 years from 21st October 2004	£100	FRI <b>Rent doubles every 25 years.</b>
				<b>Total: £22,100</b>	

<sup>1</sup>Area taken from VOA.

## PROPERTY

An attractive mid-terrace building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** on the first and second floors. In addition, the property includes a **Gated Rear Yard for parking 4/5 cars** accessed via a communal service road.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£22,100** per annum

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

## Vendor's Solicitors

Taylor Wessing  
Tel: 020 7300 7000 Ref: Keith Barnett  
Email: k.barnett@taylorwessing.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 current lockdown



### SITUATION

Located in the heart of the town's pedestrianised retail thoroughfare, opposite **Sports Direct**, adjacent to **Trespass** and amongst such other multiple retailers as **Costa, Caffe Nero, Specsavers, Betfred, Boots Opticians, Vodafone** and many more.

Stafford is the County Town of Staffordshire situated approx. 25 miles north of Birmingham.

### PROPERTY

A mid terraced deep single storey and part two storey building comprising a **Ground Floor Shop** with internal access to **Ancillary Space** on the first floor. In addition, the property includes a rear garden/yard.

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	33'0"
Internal Width	25'4"
narrowing at rear to	17'6"
Shop Depth	62'4"
Built Depth	75'5"
Area	Approx. 1,815 sq ft

#### First Floor Ancillary

Area	Approx. 520 sq ft <sup>1</sup>
WCs	

**Total Area** **Approx. 2,335 sq ft**

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



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**VAT is NOT applicable to this Lot**

**FREEHOLD – Vacant Possession available (see Special Conditions of Sale)**

**Note: There is potential to convert the first floor into residential use by way of Permitted Development. In addition, there may be potential to construct additional residential accommodation on the second floor, subject to obtaining the necessary consents.**

## Shop & Upper Part

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'**

### Vendor's Solicitors

Bower Bailey  
Tel: 01865 311 133 Ref: Andrew Symington  
Email: [asymington@bowerbailey.co.uk](mailto:asymington@bowerbailey.co.uk)

Photograph taken during current lockdown



Photograph taken during current lockdown





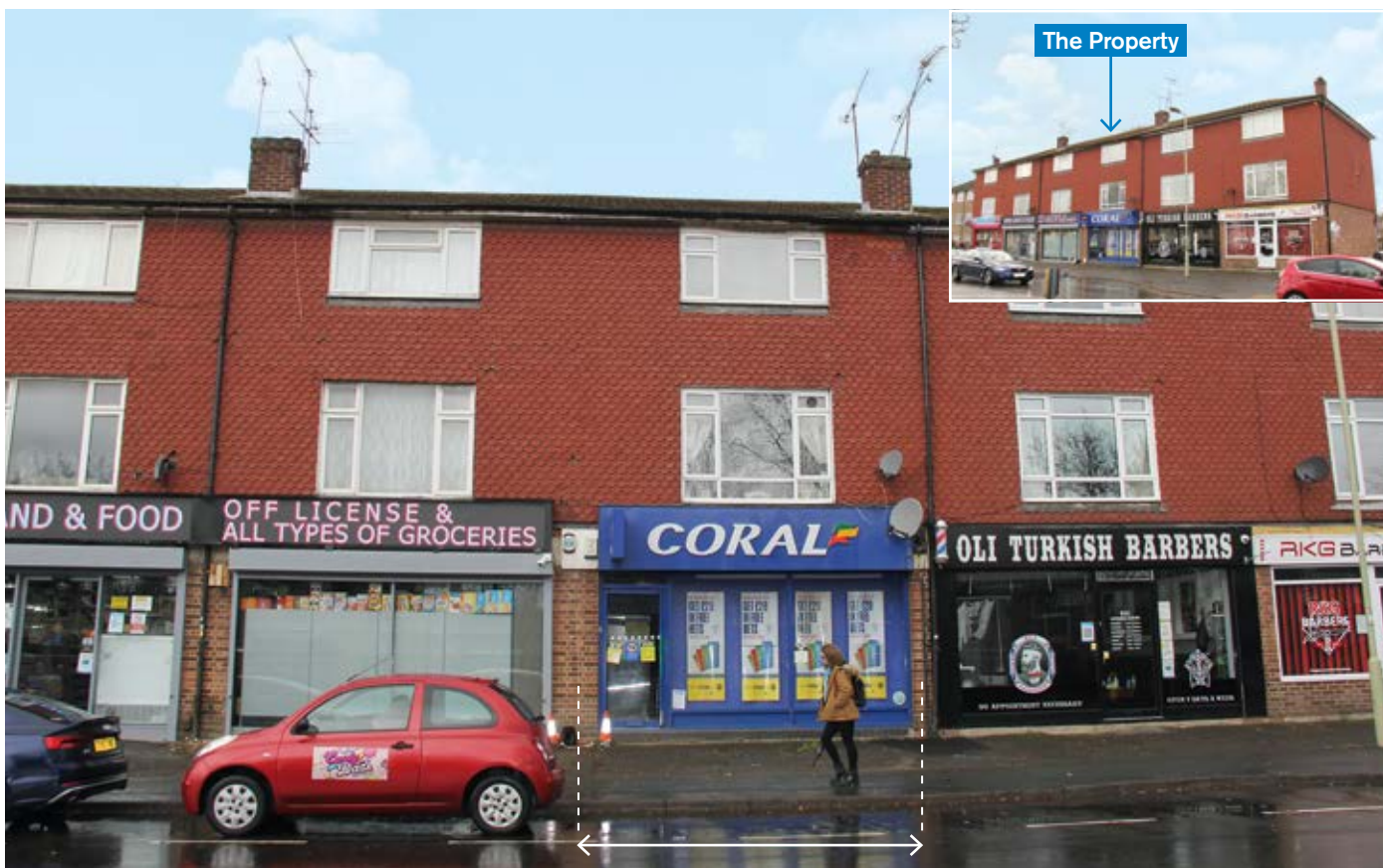
Rear of Property



Ground Floor







## SITUATION

Located close to the junction with Sandy Lane in this fully occupied retail parade nearby a **Co-operative Food Supermarket** and **Post Office** and amongst a variety of independent traders all serving the surrounding residential area, lying approximately 1½ miles north of Farnborough Town Centre.

Farnborough is a popular commuter town located approximately 8 miles north-west of Guildford and 13 miles east of Basingstoke.

## PROPERTY

A mid terrace building comprising a **Ground Floor Shop** and **Rear Yard** with separate rear access to a **Self-Contained Flat** on the first and second floors. The property also includes a **Garage**.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCIES & ACCOMMODATION

Property	Accommodation <sup>1</sup>	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 312 (Ground Floor Shop & Rear Yard)	Gross Frontage 17'9" Shop Depth 26'7" Built Depth 42'0" WC	<b>Coral Racing Limited</b> (See Tenant Profile)	10 years from 24th January 2013	£5,500	FRI
No. 312a (First & Second Floor Flat & Garage)	Not inspected	<b>Individual</b>	125 years from 19th July 1991	£50 (rising to £75 in 2041, £100 in 2066 and £125 in 2091)	FRI
				<b>Total: £5,550</b>	

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

## TENANT PROFILE

The Coral brand of betting shops forms part of Entain plc, a FTSE 100 company that is one of the world's largest sports betting and gaming groups operating in the online and retail sector. Entain is licensed and operates in more than 20 countries, across five continents around the globe (see: <https://entaingroup.com/>).

**£5,550** per annum

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

## Vendor's Solicitors

Penman Sedgwick LLP  
Tel: 01923 225212 Ref: Stephen Carew  
Email: [scarew@penmansedgwick.com](mailto: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'**



# Lot 13

Spring Park, 11/57 Holmlea Walk,  
Datchet, Berkshire SL3 9EW

**\*Guide: £200,000**  
Freehold Ground Rent Investment  
with 13 Valuable Reversions  
In same ownership for over 30 years



## SITUATION

In this residential cul-de-sac off Horton Road, conveniently located approximately 1/2 a mile from the centre of Datchet and Datchet Station (Mainline Rail).

Datchet is an attractive, picturesque and sought after commuter village providing local amenities to the surrounding residential area, less than 2 miles to the east of Windsor, enjoying excellent road links via the M4 (Junction 5).

## PROPERTY

A modern development of 4 purpose built residential blocks comprising **24 Self-Contained Flats** planned on the ground, first and second floors with **25 Parking Spaces**.

**VAT is NOT applicable to this Lot**

## FREEHOLD



**£6,975.61 p.a. & 5 Vacant Parking Spaces**  
**Plus 13 Valuable Reversions**

The Surveyors dealing with this property are  
**John Barnett 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

Lawrence Stephens Limited  
Tel: 020 7936 8888 Ref: Stephen Messias  
Email: smessias@lawstep.co.uk

## TENANCIES & ACCOMMODATION

Property	Accommodation <sup>1</sup>	Lessee	Term	Ann. Excl. Rental	Remarks
Flats 19, 21, 27, 29, 31, 33, 35, 37, 45, 47, 49, 51 & 55	<b>13 Flats</b> Each believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>Plus 10 Parking Spaces</b>	<b>Various</b>	Each 99 years from 1st May 1987	£3,617.61	Each FRI by way of service charge. <b>13 Valuable Reversions in approx. 65 years (see Note 5)</b>
Flats 11, 13, 15, 17, 23, 25, 39, 41, 43, 53 & 57	<b>11 Flats</b> Each believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>Plus 10 Parking Spaces</b>	<b>Various</b>	Each for a term of between 122 & 189 years from 1st May 1987	£3,358	Each FRI by way of service charge.
5 Parking Spaces				<b>VACANT</b>	
				<b>Total: £6,975.61 plus 5 Vacant Parking Spaces</b>	

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

**Note 1: Whenever a Flat in Spring Park is sold the Ground Rent rises in percentage proportion to the original sale price.**

**Note 2: 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 3: The Freeholder insures. Current sum insured £6,733,098. Current premium is £11,270.60 p.a.**

**Note 4: The property is managed by Holmlea Road (Datchet) Management Company Limited.**

**Note 5: The lessee of Flat 45 has agreed to pay a premium of £15,000 (£14,900 for the flat and £100 for the parking space) to extend their lease for an additional 60 years and the ground rent of £569.61 will remain payable.**

**Note 6: According to Zoopla, the most recent sale in Spring Park was of Flat 37, which sold for £233,000 in August 2018 having a lease with approx. 68 years unexpired.**

**Note 7: The Lease of Flat 39 (which had an unexpired term of approx. 67 years) was extended for a further 58 years in May 2019 for a premium of £12,900.**

**Note 8: There is a 6 week completion.**



Flats 11-33 (odd)



Flats 35-57 (odd)





# Lot 14

203/203a Woodhouse Road,  
Friern Barnet, London N12 9AY

**\*Guide: £350,000**  
In same ownership for over 45 years  
6 week completion



## SITUATION

Located close to the junction with Horsham Avenue in this well established parade, opposite a **Co-Op** and near to a **Lloyds Pharmacy** and **Post Office** as well as a host of local retailers, all serving the surrounding residential area.

Friern Barnet lies midway between Whetstone and Muswell Hill and being approx. ¼ mile to New Southgate Rail Station and the North Circular Road (A406).

## PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access via Horsham Avenue to a **Self-Contained Flat** on the first floor with uPVC double glazing and gas central heating together with hatch access to a Loft. In addition, the property includes a **Rear Yard**.

**VAT is NOT applicable to this Lot**

## FREEHOLD

**Note: Refer to Auctioneers for the Virtual Tour of the flat.**



View opposite the Property

**£12,250 p.a.**  
**Plus Vacant Flat**

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

## Joint Auctioneers

Austin Chambers & Co, 191 Woodhouse Road,  
London N12 9AY Tel: 020 8368 6282  
Ref: Irving Singer Email: irving@austinchambers.co.uk

## Vendor's Solicitors

Wilkinson & Butler  
Tel: 01480 219 229 Ref: David Camwell  
Email: law@wbsols.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'**





## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'6" Internal Width 16'5" narrowing at rear to 8'3" Shop Depth 45'2" Built Depth 58'8" WC	<b>Kali Abu-Bakar (Dry Cleaners)</b> <b>(The shop has traded as a Dry Cleaners since at least 1981)</b>	15 years from 22nd August 2012	£12,250	FRI <b>Rent Review 2022</b> <b>There is a £7,656 Rent Deposit held.</b>
First Floor Flat & Loft	<b>First Floor Flat</b> 2 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>(GIA Approx. 780 sq ft plus hatch access to Loft)</b>			<b>VACANT</b>	<b>Vendor's ERV approx. £16,200 p.a. (£1,350 pcm).</b>
				<b>Total: £12,250 plus Vacant Flat</b>	

# Lot 15

1-11 Sandringham Court, Gordon Street,  
Southport, Merseyside PR9 0BH

**\*Reserve below £100,000**  
Freehold Ground Rent Investment  
with 9 Valuable Reversions and 1 Regulated Tenancy



## SITUATION

Fronting Gordon Street, close to the junction with Leicester Street and conveniently located close to Lord Street for its variety of independent retailers, cafés, bars and restaurants.

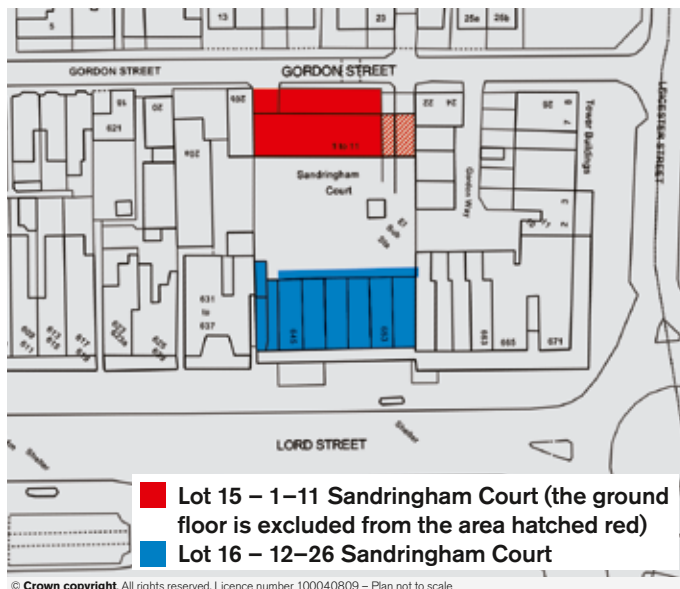
Southport is a popular and affluent town located some 17 miles north of Liverpool enjoying good road access via the A570 to the M58 (Junction 3).

## PROPERTY

A purpose built residential block comprising **11 Self-Contained Flats** planned on ground and two upper floors.

**VAT is NOT applicable to this Lot**

**FREEHOLD**



**£4,514 p.a. Plus**  
**9 Valuable Reversions**

The Surveyors dealing with this property are  
**John Barnett and Elliott Greene**

## Joint Auctioneers

Anthony James Estate Agents  
Tel: 01704 545 800 Ref: Mark Cunningham  
Email: mark@ajestateagents.co.uk



## Vendor's Solicitors

Lawrence Stephens Limited  
Tel: 020 7936 8888 Ref: Stephen Messias  
Email: smessias@lawstep.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'**



## TENANCIES & ACCOMMODATION

Property	Accommodation <sup>1</sup>	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Flat 3	<b>1 Flat</b> Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	Regulated Tenancy	£3,984	<b>EDR Feb 2021</b>
Flats 1, 4, 7, 8, 9 & 10	<b>6 Flats</b> Each believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Various	Each 99 years from 29th September 1973	£260 (4 x £35, 2 x £60) <b>(Rising to £355 in 2023 &amp; to £380 in 2028)</b>	Each FRI by way of service charge. <b>6 Valuable Reversions in approx. 51½ years.</b>
Flat 11	<b>1 Flat</b> Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	99 years from 24th June 1973	£35 <b>(Rising to £50 in 2023)</b>	FRI by way of service charge. <b>Valuable Reversion in approx. 51¼ years.</b>
Flat 2	<b>1 Flat</b> Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	99 years from 6th May 2004	£100	FRI by way of service charge. <b>Valuable Reversion in approx. 82 years.</b>
Flat 5	<b>1 Flat</b> Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	99 years from 31st December 2006	£100	FRI by way of service charge. <b>Valuable Reversion in approx. 84 years.</b>
Flat 6	<b>1 Flat</b> Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	189 years from 29th September 1973	£35 <b>(Rising to £50 in 2023)</b>	FRI by way of service charge.
				<b>Total:</b> <b>£4,514 (Rising to £4,639 in 2023)</b>	

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

**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 Freehold of Flats 12-26 Sandringham Court is also being offered for sale in this auction – see Lot 16

**Note 3:** The Freeholder insures 1–11 and 12–26 Sandringham Court (Lots 15 and 16) together for a sum insured of £3,000,000 and a current premium of £4,355.<sup>s1</sup> incl. IPT.

**Note 4:** There is a Car Park but this is not included in the sale.

**Note 5:** There may be potential to build on the roof, subject to obtaining the necessary consents.

**Note 6:** The Lease of Flat 6 Sandringham Court (which had an unexpired term of approx. 55 years) was extended for 90 years in June 2017 for a premium of £11,000.

**Note 7:** There is a 6 week completion.

# Lot 16

12-26 Sandringham Court and  
639 & 645-655 Lord Street, Southport,  
Merseyside PR9 0AW

**\*Reserve below £50,000**  
Freehold Ground Rent Investment  
with 13 Valuable Reversions



## SITUATION

Occupying a prominent position in the town's main retail thoroughfare, close to the junction with Manchester Road, opposite a branch of **Farmfoods** and amongst a variety of independent retailers, cafés, bars and restaurants.

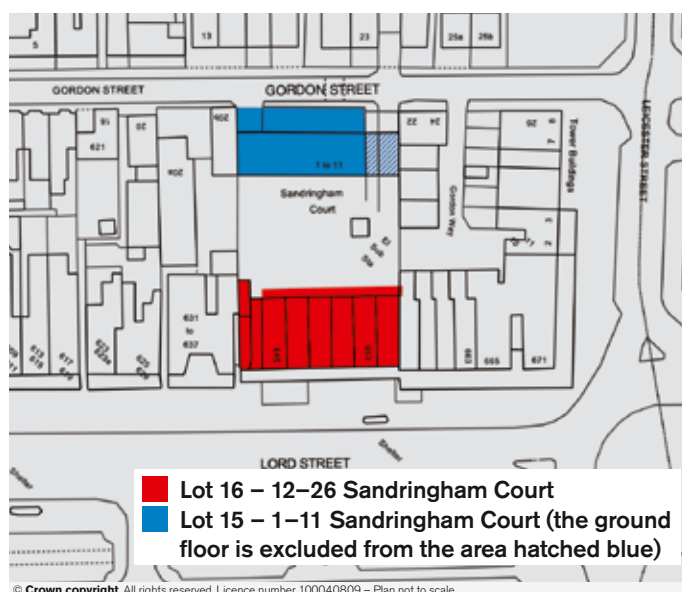
Southport is a popular and affluent town located some 17 miles north of Liverpool enjoying good road access via the A570 to the M58 (Junction 3).

## PROPERTY

A purpose built retail parade fronting Lord Street, comprising **1 Double and 5 Single Ground Floor Shops** with separate gated front access to **14 Self-Contained Flats** planned on three upper floors.

**VAT is NOT applicable to this Lot**

**FREEHOLD**



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**£855 p.a. Plus**  
**13 Valuable Reversions**

The Surveyors dealing with this property are  
**John Barnett and Elliott Greene**

## Joint Auctioneers

Anthony James Estate Agents  
Tel: 01704 545 800 Ref: Mark Cunningham  
Email: mark@ajestateagents.co.uk



## Vendor's Solicitors

Lawrence Stephens Limited  
Tel: 020 7936 8888 Ref: Stephen Messias  
Email: smessias@lawstep.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'**



## TENANCIES & ACCOMMODATION

Property	Accommodation <sup>1</sup>	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Flats 20, 21, 22 & 23	<b>4 Flats</b> Each believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	<b>Various</b>	Each 99 years from 29th September 1973	£180 (3 x £35, 1 x £75) <b>(Rising to £225 in 2023 &amp; £250 in 2039)</b>	Each FRI by way of service charge. <b>4 Valuable Reversions in approx. 51½ years.</b>
Flats 15 & 19	<b>2 Flats</b> Each believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC	<b>Various</b>	Each 99 years from 29th September 1973	£105 (1 x £45, 1 x £60) <b>(Rising to £150 in 2023)</b>	Each FRI by way of service charge. <b>2 Valuable Reversions in approx. 51½ years.</b>
Flat 14	<b>1 Flat</b> Believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC	<b>Individual(s)</b>	99 years from 24th June 1973	£35 <b>(Rising to £40 in 2023)</b>	FRI by way of service charge. <b>Valuable Reversion in approx. 51¼ years.</b>
Flats 16 & 18	<b>2 Flats</b> Each believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC	<b>Various</b>	Each 99 years from 29th September 2001	£100 (£50 per flat) <b>(Rising to £140 in 2034 &amp; to £200 in 2067)</b>	Each FRI by way of service charge. <b>2 Valuable Reversions in approx. 79½ years.</b>
Flat 12	<b>1 Flat</b> Believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC	<b>Individual(s)</b>	99 years from 27th May 2005	£100	FRI by way of service charge. <b>Valuable Reversion in approx. 83 years.</b>
Flat 17	<b>1 Flat</b> Believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC	<b>Individual(s)</b>	99 years from 17th February 2004	£100	FRI by way of service charge. <b>Valuable Reversion in approx. 82 years.</b>
Flat 24	<b>1 Flat</b> Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	<b>Individual(s)</b>	99 years from 23rd January 2006	£100	FRI by way of service charge. <b>Valuable Reversion in approx. 84 years.</b>
Flat 25	<b>1 Flat</b> Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	<b>Individual(s)</b>	189 years from 29th September 1973	£35 <b>(Rising to £50 in 2023 then a peppercorn from 2072)</b>	FRI by way of service charge.
Flat 26	<b>1 Flat</b> Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	<b>Individual(s)</b>	99 years from 2nd February 2004	£100	FRI by way of service charge. <b>Valuable Reversion in approx. 82 years.</b>
<b>Shop Nos. 639, 645-647, 649, 651, 653 &amp; 655</b>	1 Double and 5 Single Ground Floor Shops. Not inspected		999 years from completion	Peppercorn	FRI by way of service charge excluding the roof where the residential lessees are to pay 100% of the cost.
				<b>Total: £855 (Rising to £1,005 in 2023)</b>	

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

**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 Freehold of Flats 1-11 Sandringham Court is also being offered for sale in this auction – see Lot 15

**Note 3:** The Freeholder insures 1–11 and 12–26 Sandringham Court (Lots 15 and 16) together for a sum insured of £3,000,000 and a current premium of £4,355.<sup>51</sup> incl. IPT.

**Note 4:** There is a Car Park but this is not included in the sale.

**Note 5:** There is a 6 week completion.

# Lot 17

Montrose Court,  
37, 37a, 38 & 38a Montrose Avenue,  
Slough, Berkshire SL1 4TN

**\*Guide: £40,000**  
Freehold Ground Rent Investment  
with 4 Valuable Reversions  
In same ownership for over 30 years



## SITUATION

Located close to the junction with Farnham Road in this mixed commercial and residential area conveniently located less than 1½ miles from Slough Town Centre and Slough Station (Mainline Rail). Slough is a popular and prosperous town located approximately 8 miles from Heathrow and approximately 20 miles west of Central London, enjoying excellent road access via the M4 (Junction 6).

## PROPERTY

A modern purpose built detached residential building comprising **4 Self-Contained Flats** planned on ground and first floors together with a **Parking Area** for 5 vehicles.

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCIES & ACCOMMODATION

Property	Accommodation <sup>1</sup>	Lessee	Term	Ann. Excl. Rental	Remarks
Flats 37, 37a, 38 & 38a and 5 Parking Spaces	<b>4 Flats</b> Each Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>5 Parking Spaces</b>	<b>Various</b>	Each 99 years from 1st August 1987	£606.33 (Flat 37 – £226.75 p.a., Flat 37a – £100 p.a., Flat 38 – £175.15 p.a., Flat 38a – £104.43 p.a.) <b>Total: £606.33</b>	FRI by way of service charge. <b>4 Valuable Reversions in approx. 65¼ years.</b>

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

**£606.33 p.a.**  
**plus 4 Valuable Reversions**

The Surveyors dealing with this property are  
**John Barnett 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

Lawrence Stephens Limited  
Tel: 020 7936 8888 Ref: Stephen Messias  
Email: smessias@lawstep.co.uk





## SITUATION

Located in this cul-de-sac off Butlers Road, adjacent to St Teresa's Catholic School and close to the junction with Wood Lane in the suburb of Handsworth Wood.

The property is conveniently located, being approximately 2 miles north of Birmingham City Centre and enjoying good road links to the M6 (Junction 6).

## PROPERTY

A purpose built residential block comprising **18 Self-Contained Flats** planned on the ground and two upper floors together with **13 Garages**.

**VAT is NOT applicable to this Lot**

## FREEHOLD

**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 £2,409,750. Current premium is £3,428.06 p.a.

**Note 3:** According to Land Registry, Flat 9 Richmond Close sold for £89,950 in June 2019 having a lease for 189 years from 1977.



**Note 4:** The Lease of Flat 8 was extended for 90 years in 2019 for a premium of £12,000.

**Note 5:** The Lessee of Flat 2 has agreed to pay a premium of £13,000 to extend their lease and this is now in solicitor's hands.

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

**£475** p.a.

**Plus 13 Valuable Reversions**

The Surveyors dealing with this property are  
**John Barnett** and **Elliott Greene**

## Vendor's Solicitors

Lawrence Stephens Limited  
Tel: 020 7936 8888 Ref: Stephen Messias  
Email: smessias@lawstep.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'**



## TENANCIES & ACCOMMODATION

Property	Accommodation <sup>1</sup>	Lessee	Term	Ann. Excl. Rental	Remarks
Flats 2, 5, 7, 10, 11, 12, 12a & 17 and Garages 2, 8, 12 & 12a	<b>8 Flats:</b> Each believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC <b>Plus 4 Garages</b>	<b>Various</b>	Each 99 years from 24th March 1977	£200 (£25 per flat)	Each FRI by way of service charge. <b>8 Valuable Reversions in approx. 55 years (see Note 5).</b>
Flats 1, 3, 6 & 16 and Garages 1, 3, 4 & 10	<b>4 Flats:</b> Each believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>Plus 4 Garages</b>	<b>Various</b>	Each 99 years from 24th March 1977	£120 (£30 per flat)	Each FRI by way of service charge. <b>4 Valuable Reversions in approx. 55 years.</b>
Flat 18 & Garage 9	<b>1 Flat</b> Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>Plus 1 Garage</b>	<b>Individual(s)</b>	99 years from 24th March 1977	£35	FRI by way of service charge. <b>Valuable Reversion in approx. 55 years.</b>
Flat 9	<b>1 Flat</b> Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	<b>Individual(s)</b>	189 years from 24th March 1977	£25	FRI by way of service charge.
Flats 8 & 15 and Garages 7 & 11	<b>2 Flats</b> Each Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>Plus 2 Garages</b>	<b>Various</b>	189 years from 24th March 1977	£60 (£30 per flat)	FRI by way of service charge.
Flat 14 and Garage 14	<b>1 Flat</b> Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	<b>Individual(s)</b>	189 years from 24th March 1977	£35	FRI by way of service charge.
	<b>1 Garage</b>	<b>Individual(s)</b>	99 years from 25th March 1977		
Flat 4 and Garage 5	<b>1 Flat</b> Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>Plus 1 Garage</b>	<b>Individual(s)</b>	189 years from 24th March 1977	Peppercorn	FRI by way of service charge.
				<b>Total: £475</b>	

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





## SITUATION

Located close to the junction with Phoenix Road mid way between Euston Station (Underground & National Rail) and King's Cross & St. Pancras International Station (Underground, National Rail and Eurostar). Other nearby stations include Euston Square and Warren Street. The property is conveniently situated for Regent's Park, Tottenham Court Road, Oxford Street, Harley Street, Marlybone High Street, University College London and University College London Hospital. The property also benefits from being close to the Euston Road which forms part of London's Inner Ring Road (A501) providing excellent road links via A40/M40 to the west and City Road to the east.

## PROPERTY

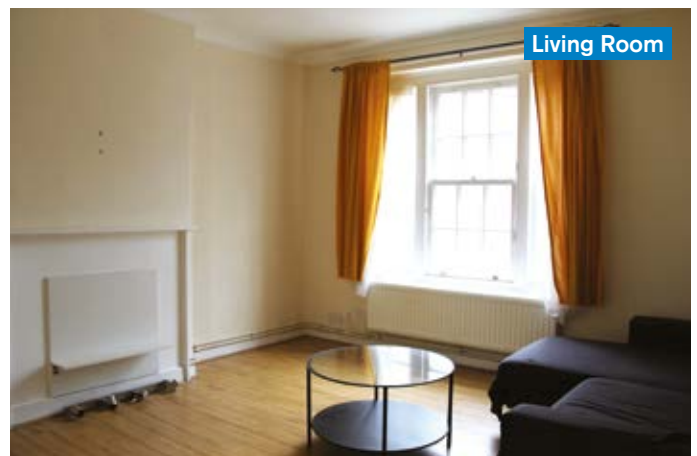
Forming part of a purpose built apartment block comprising a **Self-Contained 1 Bed Flat** on the first floor, which benefits from gas central heating (not tested) and an entry phone.

## ACCOMMODATION

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

Living Room	12'11"	x	12'5"
Bedroom	12'11"	x	9'4"
Kitchen	8'10"	x	7'10"
Bathroom	5'10"	x	4'3"
Sep. WC			

GIA Approx. 458 sq ft



VAT is NOT applicable to this Lot

## TENURE

Leasehold for a term of 125 years from 5th March 1990 (thus having approx. 94 years unexpired) at a fixed ground rent of £10 p.a.

Offered with Vacant Possession

Note: Virtual Tour available from the Auctioneers.

# Vacant 1 Bed Flat

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'**

## Vendor's Solicitors

HCB Solicitors

Tel: 020 8907 4366 Ref: Ms Pravasini Doshi

Email: pravasindoshi@hcbgroup.com



Bedroom



Kitchen





## SITUATION

Located close to the junction with Prospect Road in this sought after residential area and overlooking Highlands Gardens and approx. ¾ mile from High Barnet Underground Station (Northern Line) and New Barnet Station (Overground).

New Barnet is a popular north London suburb located between High Barnet and Whetstone some 11 miles from central London, enjoying excellent access to the M25 (Junction 23).

## PROPERTY

Forming part of a purpose built 3 storey apartment block comprising a **Self-Contained 2 Bed Flat** on the second floor together with a **Garage** with an up-and-over door. The flat has been completely redecorated to include new carpet throughout and benefits from:

- South-east aspect balcony with views over Highlands Gardens.
- Entryphone
- Gas central heating
- Fitted bedroom wardrobes

## ACCOMMODATION

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

Bedroom 1	13'3" × 11'6"	with ensuite Bathroom/WC
Bedroom 2	16'10" × 9'4"	
Living Room	18'4" × 13'11"	leading to Balcony
Kitchen	11'4" × 6'9"	
Shower Room/WC		

**GIA Approx. 825 sq ft plus Balcony**

**Plus Garage** 20'4" (max) × 7'8" (max)

VAT is NOT applicable to this Lot

## TENURE

**Leasehold for a term of 125 years from 1st April 1983 (thus having approx. 87 years unexpired) at a fixed ground rent of £10 p.a.**

**Offered with Vacant Possession**

**Note 1: If required at the request of the Purchaser, the Vendor will serve the s.42 Notice on the Freeholder to extend the lease for an additional 90 years. Marriage Value will not apply in this instance as the lease has an unexpired term of over 80 years.**

**Note 2: Extensive works have recently been carried out to the Block for replacement electrical rising mains, communal & emergency lighting and associated works for which the Vendors have paid an appropriate share of the cost.**

**Note 3: No. 2 The Highlands (2 bed flat) sold for £385,000 in Dec. 2015.**

**Note 4: Floor Plan and Virtual Tour available from the Auctioneers.**

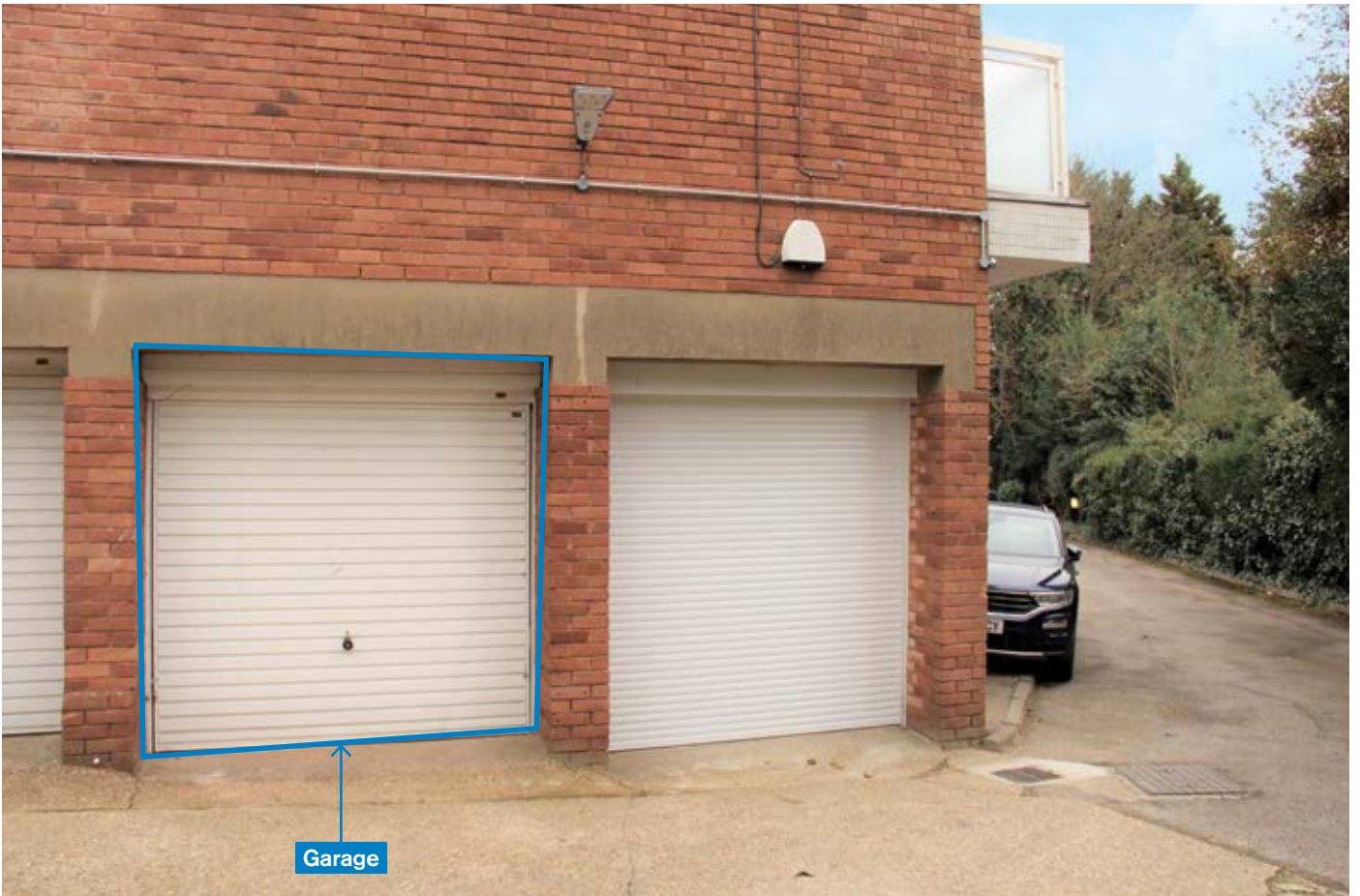
# Vacant 2 Bed Flat

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

Macrory Ward  
Tel: 020 8440 3258 Ref: John Macrory  
Email: john@macroryward.co.uk





Entrance to The Highlands





## SITUATION

Located close to the junction with Fernthorpe Road in this well positioned residential street.

A range of shops is available close by on both Earley Road and Mitcham Lane, with the further and more extensive facilities of Streatham High Road (A23) being accessible a short distance to the north-east.

Southern and Thameslink rail services run from nearby Streatham Common Station (less than ½ mile distant) and the A23 provides access to Central London and the A205 (South Circular Road) to the north and the M25 Motorway to the south. Several bus routes also serve the area.

The open spaces of Streatham Common and Tooting Bec Common are to the east and north respectively.

## PROPERTY

Forming part of a mid terraced Period building comprising a **Ground Floor 2 Bed Garden Flat with private rear Garden.**

**VAT is NOT applicable to this Lot**

## TENURE

**Leasehold for a term of 125 years from 15th December 2002 (thus having approx. 106½ years unexpired) at a ground rent of £300 p.a.**

**Offered with Vacant Possession**



## ACCOMMODATION

**Ground Floor Garden Flat** (measurements to maximum points)

Living Room	12'11" x 10'9"
Bedroom 1	10'11" x 10'8"
Bedroom 2	8'0" x 6'2"
Dining Room	11'7" x 8'9"
Kitchen	8'6" x 5'4"
Bathroom/WC	

**GIA Approx. 576 sq ft plus Private Rear Garden**

**Note: Virtual Tour available from the Auctioneers.**

# Vacant 2 Bed Flat

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'**

## Vendor's Solicitor

Attwells

Tel: 01473 229 200 Ref: Charlotte Cope

Email: charlotte.cope@attwells.com





### SITUATION

Located in this prominent position, almost opposite the junction with Meadway and Queen Elizabeth's Girls' School and being less than 200 yards from High Barnet Underground Station (Northern Line). Barnet is a popular and sought after suburb which lies approx. 12 miles north of central London with easy access to the M25 (Junction 23).

### ACCOMMODATION<sup>1</sup>

#### Deep Ground Floor Shop (right side)

Gross Frontage	21'2"
Built Depth	98'3"
Area	Approx. 1,496 sq ft

#### First Floor Flat (right side)

2 Bedrooms, Living Room, Kitchen, Bathroom/WC	
Area	Approx. 635 sq ft

#### Ground Floor Takeaway (left side)

Gross Frontage	19'3" (incl. access door to rear)
Built Depth	42'3"
Area	Approx. 560 sq ft

#### First Floor Office/Store (left side)

5 Rooms Area	Approx. 520 sq ft
--------------	-------------------

**Total Area** **Approx. 3,211 sq ft**

<sup>1</sup>Not internally inspected by Barnett Ross. Areas taken from Vendor's floor plans.

### PROPERTY

Two mid terraced buildings situated on a **Site Area of approx. 5,700 sq ft comprising:**

- **Deep Ground Floor Shop** (formerly a restaurant) with rear single storey extension and a **Self-Contained Flat** (in need of total refurbishment) on the first floor.
- **Ground Floor Take-Away** with a **Self-Contained Office/Store** on the first floor.
- **Rear Garden.**

The property includes a front entrance that leads to the rear as well as separate rear access from Bedford Avenue.

**VAT is NOT applicable to this Lot**

### FREEHOLD offered with VACANT POSSESSION

**Note 1: The property has a variety of residential development opportunities including the following, all of which are subject to obtaining the necessary consents:**

- **Convert the Self-Contained Office/Store into a Self-Contained Flat.**
- **Construct a second/third floor for Residential Use.**
- **Convert part of the existing rear single storey extension into Residential Use.**
- **Extend the rear of the property for Residential Use similar to adjoining property.**

**Note 2: Floor Plans available from Auctioneers.**

## 2 Vacant Freehold Buildings

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

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

Freemans Solicitors  
Tel: 020 7935 3522 Ref: Howard Freeman  
Email: hf@freemanssolicitors.net













## SITUATION

Occupying a prominent position close to the junction with King Edwards Road, adjacent to **KFC** and **Co-op Funeralcare** and amongst such other multiples as **Barclays Bank**, **WHSmith**, **Boots Pharmacy**, **Costa**, **NatWest**, **Wenzels**, **HSBC**, **Tesco Express** and many others as well as being approx. 500 yards distant to Ruislip Underground Station (Piccadilly & Metropolitan Lines).

Ruislip is a busy commuter suburb lying approx. 16 miles north-west of central London with good road links via the A40(M) Western Avenue.

## PROPERTY

A mid-terraced building comprising a **Deep Ground Floor Shop** with internal access to **Ancillary Storage** at first floor and second floor/loft. In addition, the property benefits from rear access off King Edwards Road.

## ACCOMMODATION<sup>1</sup>

### Ground Floor Shop

Gross Frontage	17'5"
Built Depth	114'9"
Area	Approx. 1,593 sq ft <sup>2</sup>

### First Floor Ancillary Storage

Area	Approx. 1,087 sq ft <sup>2</sup>
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### Second Floor/Loft

Area	Approx. 431 sq ft <sup>3</sup>
------	--------------------------------

**Total Area** **Approx. 3,111 sq ft**

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

<sup>2</sup>Area taken from Vendor's floor plans.

<sup>3</sup>Area taken from VOA.



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**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note 1: There is potential to convert the rear of the shop, the first floor and the second floor/loft all into Residential Use, subject to obtaining the necessary consents.**

**Note 2: Floor Plans available from the Auctioneers.**

# Vacant Shop & Upper Part with Potential Residential Development

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

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

Freemans Solicitors  
Tel: 020 7935 3522 Ref: Howard Freeman  
Email: hf@freemanssolicitors.net





Rear of Property



The Property

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The Property



View from Property





### SITUATION

Located opposite the junction with Cornwallis Road in this retail parade amongst a variety of independent traders all serving this popular residential area.

The property is conveniently located less than 1/2 a mile from Edmonton Green Station (London Overground) and approximately 9 miles north of Central London, enjoying excellent road access being within easy reach of the M25 (Junction 25).

### 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. In addition, the property includes a **Garage within a Rear Yard** accessed from Chester Road.

**VAT is NOT applicable to this Lot**

### FREEHOLD

### PLANNING

Two applications seeking prior approval under Permitted Development have been submitted for a change of use of the rear of the ground floor to form a 548 sq ft Self-Contained 1 Bed Flat and a change of use of the Garage to form a 253 sq ft Self-Contained Studio Flat.

**(Plans are available from the Auctioneers).**

There may be potential subject to planning for the construction of a small house at the rear if you were able to also acquire the adjacent garage.



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## £13,800 p.a. Plus Vacant Shop & Garage with Development Potential

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

Raymond Saul & Co LLP  
Tel: 020 7480 5840 Ref: Raymond Saul  
email: raymond@rslaw.co.uk



## TENANCIES & ACCOMMODATION

Property	Accommodation <sup>1</sup>	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 79 (Ground Floor Shop & Garage)	<b>Ground Floor Shop</b> Gross Frontage 17'8" Internal Width 17'6" Built Depth 78'7" WC Area Approx. 1,360 sq ft <b>Garage</b> Area Approx. 253 sq ft				<b>VACANT</b> (See PLANNING)
No. 79a (First & Second Floor Flat)	1 Bedroom, Living Room, Kitchen, Bathroom/WC plus Large Loft Room (currently used as a second bedroom).	<b>Individuals</b>	1 year from 9th June 2020	£13,800	AST  <b>There is a £950 Rent Deposit held.</b>  <b>Note: There is potential to construct a dormer in the loft, subject to planning.</b>
				<b>Total: £13,800 Plus Vacant Shop &amp; Garage</b>	

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



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# The list is still open for the next main Barnett Ross Auction on 27<sup>th</sup> May 2021.

However, if you need an earlier or later sale, we can offer a Bespoke Auction where you can pick an auction date that suits you.



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**If you'd like to sell your property in our  
Thursday 27<sup>th</sup> May Auction, we will  
need your instructions soon.**

To register your property, or for a free, no obligations appraisal, please call us on 020 8492 9449 or email [sgrossman@barnettross.co.uk](mailto:sgrossman@barnettross.co.uk).

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