

BARNETT ROSS ONLINE AUCTION – THURSDAY 27TH MAY 2021
ADDENDUM

LOT 1 – 52/52A/52B/52C NEW HOUSE PARK, ST ALBANS, HERTFORDSHIRE

Flat 52b is let to 2 individuals and not 3 as stated.

LOT 2 – SPADA HOUSE, 20 REGENT CLOSE, NORTH FINCHLEY, LONDON N12

Revised Special Conditions of Sale as of 20/05/21 available to download.

LOT 4 – 11-15 (ODD) BROOMFIELD ROAD, CHELMSFORD, ESSEX

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

The Special Conditions of Sale provide that the Purchaser is to pay to the Seller an additional sum equivalent to 1% of the purchase price.

The lease to The Change Portfolio is FRI subject to a schedule of condition.

LOT 5 – WORKSHOP & YARD/CAR PARK R/O 11 BROOMFIELD ROAD, CHELMSFORD, ESSEX

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

The Special Conditions of Sale provide that the Purchaser is to pay to the Seller an additional sum equivalent to 1% of the purchase price.

LOT 6 – 28 BEULAH STREET, HARROGATE, NORTH YORKSHIRE

There was a fire at the property on 21st June 2019. £373,446 has been spent on the building following the fire. There were 2 disputed matters between the Freeholder and Lessee regarding the reinstatement of the floor coverings and the replacement of air conditioning units. It has now been verbally agreed that the Vendor will provide the sum of £10,000 to the Lessee in full and final settlement for these items. If the payment to the Lessee is not made prior to completion of the freehold sale, the Vendor will allow the sum of £10,000 to the Purchaser.

A Deed of Variation has been agreed with the tenant as a concession, but it has not been signed or exchanged, to provide the following:

- There is a 3 month rent free period until the end of June 2021.
- The rent then rises to £18,000 p.a. until the end of September 2021.
- The rent then rises to £20,000 p.a. until 29th April 2022.
- From 30th April 2022 the rent rises to £22,000 p.a. in accordance with the lease.

The Purchaser will purchase aware of the above and the Vendor will cooperate with any assistance as required.

There is a WC in the basement.

Extra Special Condition 3 should read 'On exchange of contracts, the Buyer shall in addition to all other sums due pay the Auctioneer's Administration Fee of £1,000 including VAT'.

LOT 7 – 255-257 HIGH STREET, BANGOR, GWYNEDD

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

LOT 8 – 85 WILLOW VALE, SHEPHERDS BUSH, LONDON W12

Contrary to the Special Conditions of Sale, completion is 8th July 2021. However, if the purchaser wishes to take advantage of the current stamp duty exemption, completion can be brought forward to 30th June 2021 or earlier at the request of the buyer after exchange of contracts.

LOT 11 – 8 WELLINGTON ROAD, RHYL, DENBIGHSHIRE

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

LOT 12 – 133 LONDON ROAD, PORTSMOUTH, HAMPSHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £750 + VAT towards the Vendor's legal costs.

LOT 13 – 14 SANDY PARK ROAD, BRISLINGTON, BRISTOL, AVON

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

LOT 14 – 58 HOYLAKE ROAD, BIDSTON, BIRKENHEAD, MERSEYSIDE

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

LOT 15 – 23 DRAPERS LANE, LEOMINSTER, HEREFORDSHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £750 + VAT towards the Vendor's legal costs. Contrary to the Special Conditions of Sale, the deposit will be held by the Auctioneers as agent for the vendor.
Shop – The lease is FRI subject to the tenant contributing a maximum of £1,000 p.a.

LOT 16 – 77/79/81 OSMASTON STREET, DERBY, DERBYSHIRE

All floor areas are deemed to be gross internal areas.
Ground Floor (Nos. 77 & 79) – The area is approx. 2,132 sq ft
First Floor (Nos. 77 & 79) – The area is approx. 1,406 sq ft.
First floor (front section over No. 81) – The area is approx. 115 sq ft.
Therefore, 'Total Area' is approx. 3,653 sq ft.
There is a Rent Deposit of £7,805.21 held.

LOT 18 – 58B LANSDOWNE ROAD, CROYDON, SURREY

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £750 + VAT towards the Vendor's legal costs. Contrary to the Special Conditions of Sale, the deposit will be held by the Auctioneers as agent for the vendor.

LOT 19 – FLAT 2, 185A TOWN ROAD, EDMONTON, LONDON N9

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

LOT 20 – 32-40 GODSTONE ROAD, LINGFIELD, SURREY

No. 34 – S. Sun is the guarantor and not a joint tenant.
No. 38 – The Rent Deposit is £6,750.