

**Barnett
Ross**

Auctioneers

Online Auction

Thursday 27th May 2021
commencing at 12pm

T: 020 8492 9449



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- Bidding Registration.
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- Legal Packs.
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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
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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:

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- 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
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- One item from each box above in respect of two Trustees.
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- One item from each box above in respect of the Settlor(s).

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

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- 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 27th May 2021

Commencing 12.00pm

Lot

1	52/52a/52b/52c New House Park	St. Albans	Hertfordshire
2	Spada House, 20 Regent Close	North Finchley	London N12
3	Epping Close, Russell Street	Reading	Berkshire
4	11-15 (odd) Broomfield Road	Chelmsford	Essex
5	Workshop & Yard/Car Park r/o 11 Broomfield Road	Chelmsford	Essex
6	28 Beulah Street	Harrogate	North Yorkshire
7	255-257 High Street	Bangor	Gwynedd
8	85 Willow Vale	Shepherds Bush	London W12
9	14 Putney Bridge Road	Wandsworth	London SW18
10	8 Deansgate	Blackpool	Lancashire
11	8 Wellington Road	Rhyl	Denbighshire
12	133 London Road	Portsmouth	Hampshire
13	14 Sandy Park Road, Brislington	Bristol	Avon
14	58 Hoylake Road, Bidston	Birkenhead	Merseyside
15	23 Drapers Lane	Leominster	Herefordshire
16	77/79/81 Osmaston Road	Derby	Derbyshire
17	16b Ronald Road	Beaconsfield	Buckinghamshire
18	58b Lansdowne Road	Croydon	Surrey
19	Flat 2, 185a Town Road	Edmonton	London N9
20	32-40 Godstone Road	Lingfield	Surrey

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jross@barnettross.co.uk

barnettross.co.uk
020 8492 9449

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Contact John Barnett FRICS
(Registered Valuer)
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barnettross.co.uk
020 8492 9449



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**Chartered
Surveyors**

Contact John Barnett FRICS
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Our average claim is over £67,000

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SITUATION

Occupying a prominent position in this fully occupied retail parade, amongst a variety of independent traders, all serving this residential area, enjoying excellent road access via the main London Road (A1081) and located approximately 1 1/2 miles south-east of St. Albans city centre.

St. Albans is an attractive, sought-after, historic city located some 25 miles north-west of central London and some 7 miles north of Watford, benefitting from excellent road links to the A1(M), M25, M1 & M10 motorways.

PROPERTY

The Building is arranged as follows:

- A **Triple Retail Unit** on the ground floor with a roller shutter door at the rear and a **Plant Room** on part first floor level.
- Separate front access via a communal balcony to **2 Self-Contained Flats (52a & 52b)** on the first floor.
- Separate rear access to **1 Self-Contained Flat (52c)** on the first floor.
- In addition the property includes **2 Parking Spaces**.

The parade benefits from free customer parking and the use of a service road at the rear for deliveries.



KEY
The first floor is excluded from the area hatched blue

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VAT is NOT applicable to this Lot

FREEHOLD

Note: Video Tours of Flats 52b & 52c are available from the Auctioneers.

£53,400 per annum

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

Joint Auctioneers

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Email: jeff.rosen@collinsonhall.co.uk

Vendor's Solicitors

Trethowans LLP
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Email: jenni.wicheard@trethowans.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'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 52 (Triple Retail Unit)	Ground Floor Triple Retail Unit Gross Frontage 61'0" Internal Width 59'2" Shop & Built Depth 78'7" Sales Area Approx. 4,070 sq ft Store Area Approx. 180 sq ft 2 WCs Part First Floor Plant Room Area Approx. 600 sq ft Total Area Approx. 4,850 sq ft	J P McDougall & Co Limited (t/a Dulux Decorator Centre) (Having 240 branches)	10 years from 20th March 2017	£31,500	FRI (subject to a schedule of condition) Rent Review & Tenant's Break March 2022
No. 52a (First Floor Flat)	Not inspected	Individual	125 years from 1st January 2003	Peppercorn	FRI by way of service charge
No. 52b (First Floor Flat)	2 Bedrooms, Living Room/Kitchen, Bathroom/WC GIA Approx. 1,017 sq ft	3 Individuals	6 months from 15th January 2021 (In occupation for 8 years)	£10,200	AST £500 Rent Deposit held.
No. 52c (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC GIA Approx. 1,050 sq ft	2 Individuals	1 year from 30th August 2018	£11,700	AST. Holding over. £1,462.50 Rent Deposit held.
				Total: £53,400	



SITUATION

Located off Nether Street, running parallel to Ballards Lane in this densely populated residential area within easy reach of the excellent shopping and transport facilities of North Finchley. The property is conveniently located less than a mile from West Finchley Underground Station (Northern Line) and approx. 10 miles north of central London.

PROPERTY

A mainly detached **2 Storey Warehouse** planned on ground and first floors.

ACCOMMODATION

Ground Floor

GIA Approx. 333 sq ft

First Floor

GIA Approx. 365 sq ft

Total GIA Approx. 698 sq ft

PLANNING

Planning Permission was granted on 6th August 2018 by the London Borough of Barnet (Planning ref 18/4367) for the following:

- Change of use of existing workshop/office to B1 (now E) use at ground floor and C3 (residential) use at first/second floor.
- Roof extension involving raising of the ridge height, insertion of new front window and side rooflights.
- Alterations to front entrance doors.

Plans have been drawn up for a Ground Floor Office/Studio (approx. 333 sq ft) and a first/second floor 1 Bed Flat (approx. 624 sq ft).

Full Planning Documentation and Plans are available from the Auctioneers.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant 2 Storey Warehouse with Planning

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

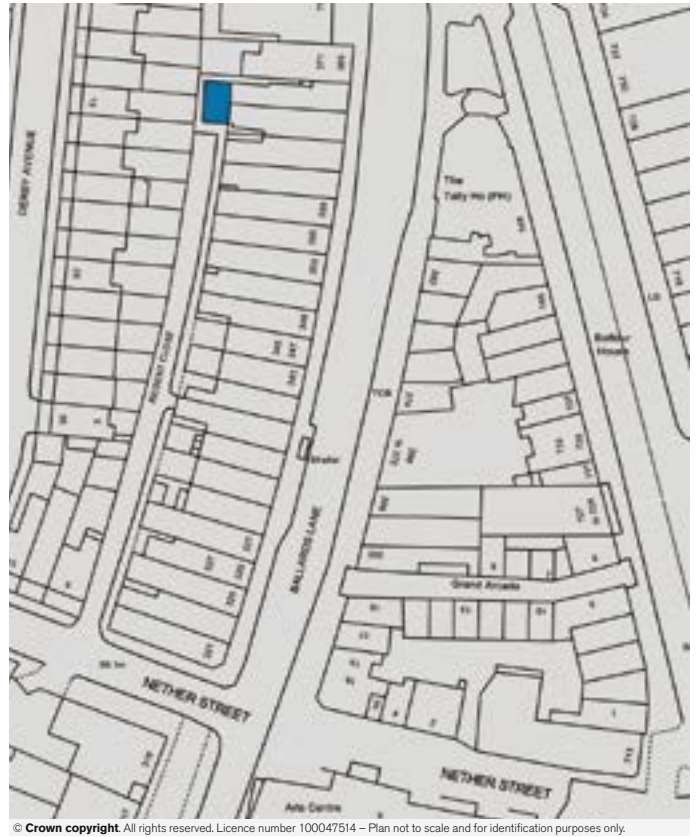
Joint Auctioneers

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

Vendor's Solicitors

Peppers LLP
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Email: stephen@peppersllp.com

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Ground Floor



First Floor





SITUATION

Located in this cul-de-sac off Russell Street close to its junction with Tilehurst Road, within walking distance of Reading Town Centre and less than a mile from Reading Station (National Rail). Reading is located some 40 miles west of central London and is the major commercial and administrative centre for the prosperous Thames Valley enjoying easy access to the M4 (Junctions 10 & 11).

PROPERTY

A purpose built residential development comprising **24 Self-Contained Flats** planned on the ground, first and second floors. In addition the property includes **5 Parking Spaces** and communal gardens.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: Whenever a flat in Epping Close is sold the Ground Rent rises in the same proportion to any increase in the premium paid since the last previous sale. This does not apply to Flat 25 where the ground rent has been extinguished.

Note 2: There may be potential to add additional flats in/on the roofs, subject to obtaining the necessary consents.

Note 3: 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 4: The Freeholder insures. Current sum insured £4,700,000. Current premium is £8,479.31.



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Note 5: According to Zoopla Flat 24 sold for £225,000 in August 2018.

Note 6: The Lease of Flat 25 was extended in March 2021 for a new term of 990 years from 1st May 1980 with the extinguishment of the ground rent for a premium of £30,898.60.

Note 7: There is a 6 week completion.

£7,882 per annum
with 13 Valuable Reversions

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

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

Vendor's Solicitors

Lawrence Stephens Limited
Tel: 020 7936 8888 Ref: John Campbell
Email: jcampbell@lawstep.co.uk

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee	Term	Ann. Excl. Rental	Remarks
Flats 4, 5, 7, 9, 10, 11, 16, 18, 20, 21, 23	11 Flats Each believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Various	Each 99 years from 1st May 1980	£2,948.87	Each FRI by way of service charge. 11 Valuable Reversions in approx. 58 years.
Flat 14 & Parking Space 14	1 Flat Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC Plus 1 Parking Space	Individual(s)	99 years from 17th December 2010	£141	FRI by way of service charge. Valuable Reversion in approx. 88 years.
Flat 12 & Parking Space 12	1 Flat Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC Plus 1 Parking Space	Individual(s)	99 years from 8th April 2011	£427.66	FRI by way of service charge. Valuable Reversion in approx. 89 years.
Flats 1 & 2	2 Flats Each believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Various	Each 134 years from 1st May 1980	£647.54	Each FRI by way of service charge.
Flat 15	1 Flat Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	135 years from 1st May 1980	£653.33	FRI by way of service charge.
Flats 3 & 17	2 Flats Each believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Various	Each 136 years from 1st May 1980	£1,093.32	Each FRI by way of service charge.
Flat 6	1 Flat Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	99 years from 14th October 2019	£394.54	FRI by way of service charge.
Flat 22	1 Flat Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	99 years from 3rd April 2020	£370.90	FRI by way of service charge.
Flat 8	1 Flat Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	125 years from 13th May 2016	£520	FRI by way of service charge.
Flat 19	1 Flat Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	125 years from 24th April 2019	£95.37	FRI by way of service charge.
Flat 24	1 Flat Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	990 years from 1st May 1980	£586.66	FRI by way of service charge.
Flat 25	1 Flat Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Felix Property Investments Ltd	990 years from 1st May 1980	Peppercorn	FRI by way of service charge.
Parking Space 17	1 Parking Space	Individual(s)	136 years from 1st May 1980	£1	
Parking Space 19	1 Parking Space	Individual(s)	125 years from 24th April 2019	£1	
Parking Space 24	1 Parking Space	Individual(s)	999 years from 1st May 1980	£1	
				Total: £7,882.19	

¹Not inspected by Barnett Ross. Accommodation provided by Vendor.





SITUATION

Located opposite the junction with Railway Street being approx. 350 yards from Chelmsford Rail Station and approx. 1/2 mile from the town centre. Nearby occupiers including **Chelmsford Civic Centre, Pizza Hut, Tesco Express** and a **Co-op Supermarket** as well as a host of independent retailers.

Chelmsford is a major retail and commercial centre which lies close to the main A12 some 14 miles north-east of Brentwood and enjoying easy access to the M25 (Junction 28) and the M11 (Junction 7).

PROPERTY

A detached building comprising **2 intercommunicating Ground Floor Shops** with separate side access to **2 Self-Contained Offices** (one at rear ground floor and one on the entire first floor).

In addition, the property includes a **Rear Parking Area**.

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 13 & 15 (2 Ground Floor Shops)	Internal Width 30'8" Shop Depth 16'11" Area Approx. 473 sq ft 2 WCs	V. Smith, P. Smith & M. Smith (Barbers)	5 years from 24th June 2007	£10,000	FRI Holding over.
Nos. 11a & 11b (Rear Ground and First Floor Offices)	Ground Floor Rear Office Area Approx. 552 sq ft	The Change Portfolio (Domestic abuse and counselling Charity)	2 years from 19th January 2021 (excl. s.24-28 of L & T Act 1954)	£15,000	FRI Tenant's Break 2022 Reversion 2023
	First Floor Office Area Approx. 852 sq ft				
				Total: £25,000	

¹Not internally inspected by Barnett Ross. Areas taken from VOA.

VAT is NOT applicable to this Lot

FREEHOLD

PLANNING

There may be potential under Permitted Development to convert the rear ground and first floor offices to 1 x 1 Bed Flat and 2 x Studio Flats, subject to obtaining possession and the necessary consents.

In addition, there may be potential for further Residential Development on the Rear Parking area, subject to obtaining the necessary consents.

Note: The Freehold of the adjoining Workshop/Office and Yard/Car Park at the rear is also being offered for sale in this auction – see Lot 5.

£25,000 per annum

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

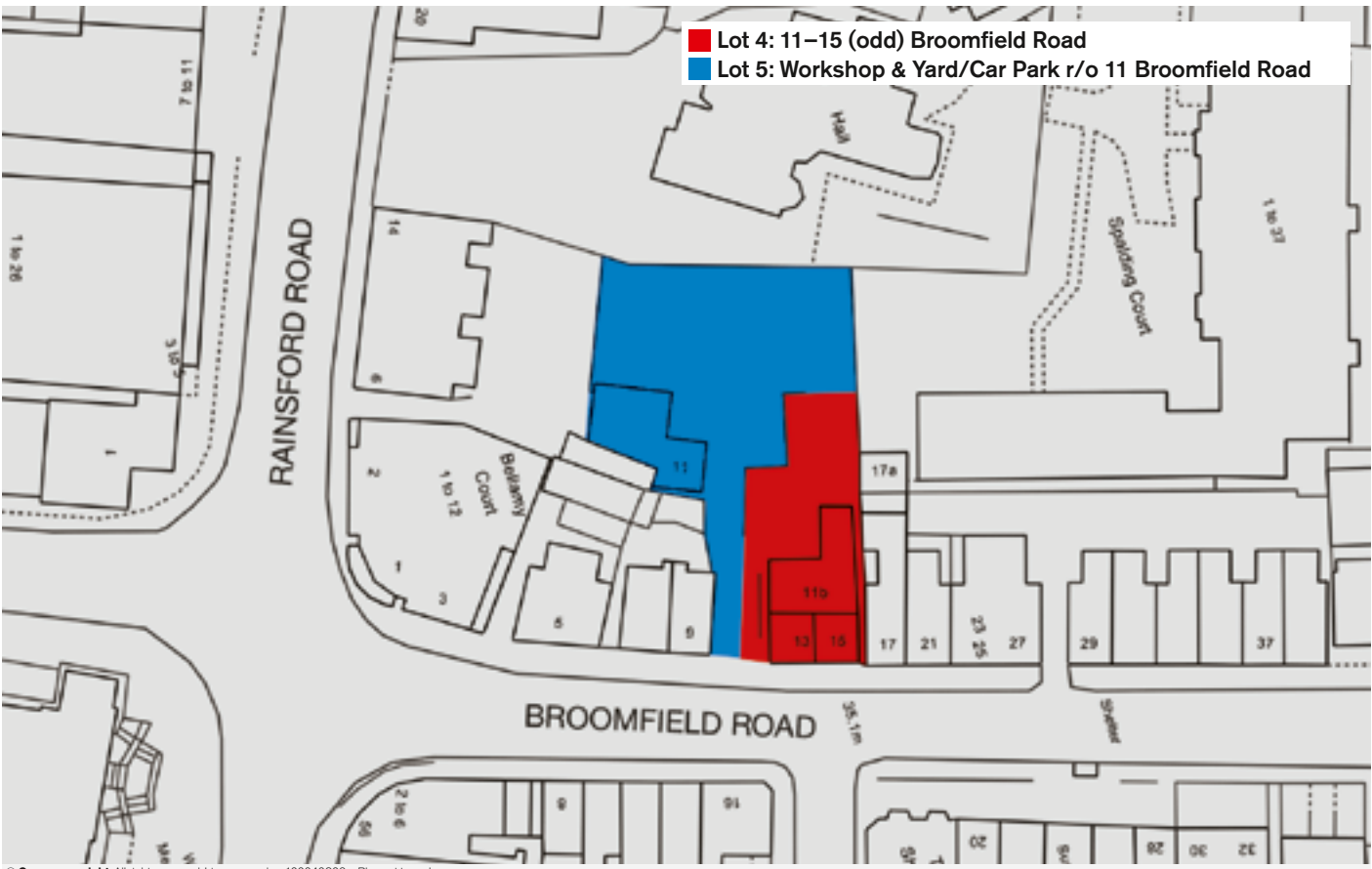
Vendor's Solicitors

Bude Nathan Iwanier

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Email: si@bnilaw.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'**



Rear of Nos. 11-15 (odd)



Rear of Nos. 11-15 (odd)



Rear Parking Area



The Property





SITUATION

Located opposite the junction with Railway Street being approx. 350 yards from Chelmsford Rail Station and approx. 1/2 mile from the town centre. Nearby occupiers including **Chelmsford Civic Centre, Pizza Hut, Tesco Express** and a **Co-op Supermarket** as a well as a host of independent retailers.

Chelmsford is a major retail and commercial centre which lies close to the main A12 some 14 miles north-east of Brentwood and enjoying easy access to the M25 (Junction 28) and the M11 (Junction 7).

PROPERTY

Comprising a **Site Area of approx. 6,500 sq ft** (with vehicular access directly from Bromfield Road) upon which stands a **Detached single storey Workshop/Office** together with a **Yard/Car Park**.

ACCOMMODATION

Site Area **Approx. 6,500 sq ft**

Workshop/Office

Area Approx. 843 sq ft¹

2 WCs

Plus Yard/Car Park

¹Area taken from VOA.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **I. Emin (Storage/Car Wash)** for a term of 3 years from 2nd October 2017 (**holding over - excl. s.24-28 of L & T Act 1954**) at a current rent of **£15,000 per annum** exclusive.

PLANNING

There is potential to demolish the existing Workshop/Office and construct a number of Residential Units on the site, subject to obtaining possession and the necessary consents.

The 'Growth Site Policy 1t' within the Chelmsford Local Plan states development will be permitted at the Car Park site subject to Policy GR1 for around 10 new homes (Refer to Chelmsford Local Plan at www.chelmsford.gov.uk).

Note: The Freehold of the adjoining two storey shop/offices at 11-15 (odd) Broomfield Road is also being offered for sale in this auction – see Lot 4.

£15,000 per annum

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

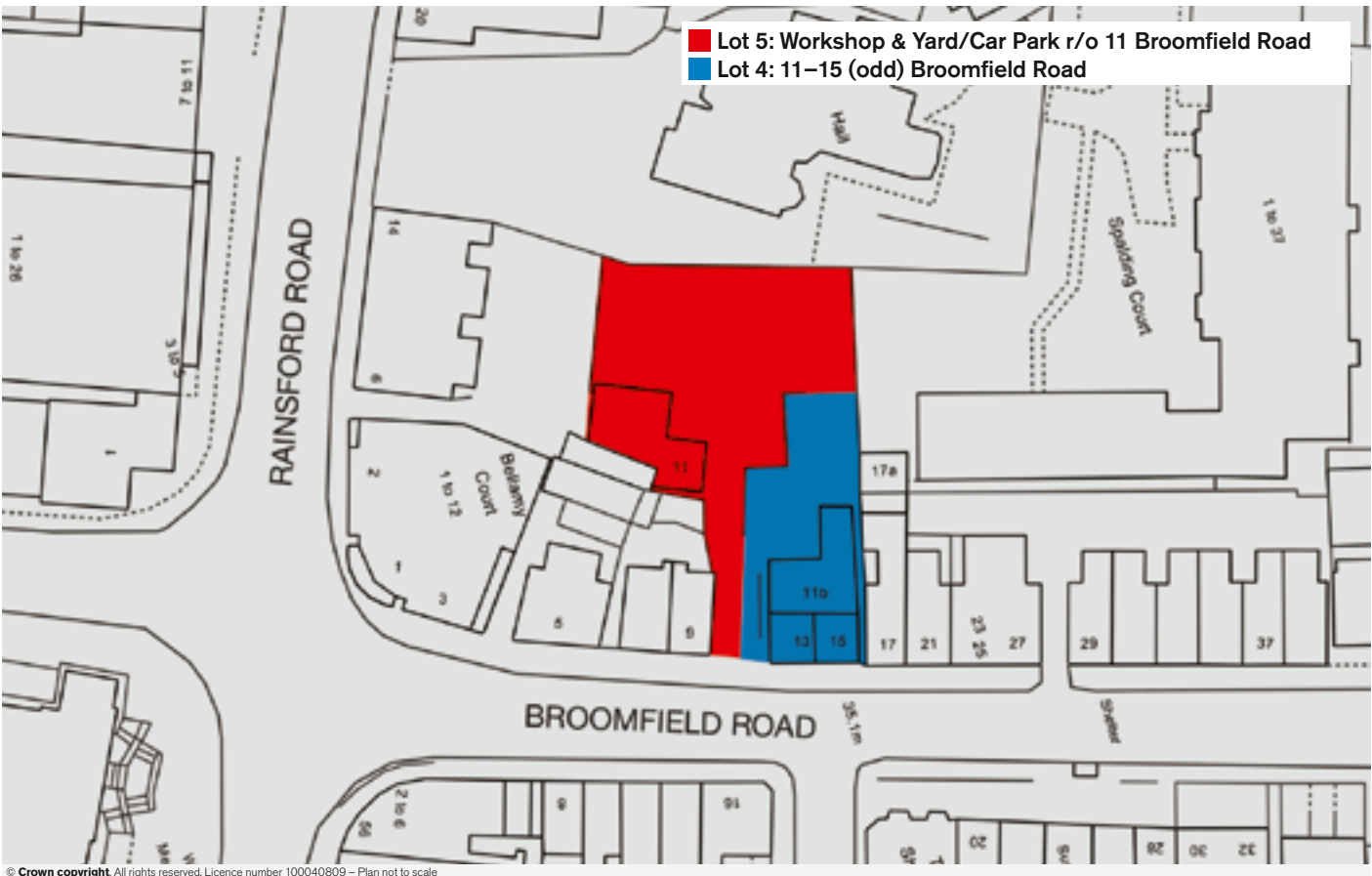
Vendor's Solicitors

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Beulah Street Frontage



SITUATION

In this pedestrianised retail thoroughfare between Cambridge Street and Cheltenham Parade in the heart of the town centre, amongst multiple retailers such as **Specsavers, Subway, WHSmiths, Costa** and **CEX** as well as a variety of independent traders, whilst also being located directly opposite Harrogate Bus Station on Station Parade.

Harrogate is a spa town, popular with tourists, enjoying high footfall located approximately 11 miles north of Leeds and 18 miles west of York.

PROPERTY

A mid terrace building with frontages to both Beulah Street and Station Parade comprising a **Ground Floor Coffee Shop** with **Ancillary Accommodation** on basement, first and second floor levels.

ACCOMMODATION¹

Ground Floor Coffee Shop

Gross Frontage (Beulah Street) 14'2"

Gross Frontage (Station Parade) 15'4"

Built Depth 45'7"

Area Approx. 574 sq ft

Basement Area Approx. 375 sq ft

First Floor Area Approx. 501 sq ft

WC

Second Floor Ancillary Area Approx. 503 sq ft

Total Area **Approx 1,953 sq ft**

¹Not inspected by Barnett Ross. Areas taken from VOA.



VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **H. Laayoune (with Guarantor) as a Coffee Shop** for a term of 5 years from 30th April 2019 at a current rent of **£21,000 per annum** exclusive, **rising to £22,000 in 2022 and £23,000 in 2023.**

Note: The property has recently been substantially rebuilt following a fire in June 2019.

£21,000 per annum
rising to £23,000 in 2023

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

Vendor's Solicitors

Solomon Taylor & Shaw
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Interior of Ground Floor



Station Parade Frontage





SITUATION

Occupying a prominent trading position within the heart of this pedestrianised town centre, adjacent to **Holland & Barrett** and amongst other nearby multiple retailers including **Costa Coffee, Caffé Nero, O2** and **Peacocks**. In addition, the property is under 75 yards away from the Menai Centre which houses such retailers as **JD Sports** and **Boots**.

Bangor is a University City and provides the gateway to Anglesey and Ogwen Valley and being approx. 20 miles west of Colwyn Bay.

PROPERTY

A mid terraced building comprising a **Double Fronted Retail Unit (Former Topshop Store)** planned on the ground and first floors together with a **Basement**. In addition, there is a lift that serves the ground and first floor.

VAT is applicable to this Lot

ACCOMMODATION¹

Ground Floor	
Gross Frontage	35'3"
Sales/Ancillary Area	Approx. 2,734 sq ft
Basement	
Not inspected – restricted head height	
First Floor	
Sales/Ancillary Area	Approx. 1,750 sq ft
WCs	
Total Area	Approx. 4,484 sq ft

¹Not inspected by Barnett Ross. Areas taken from VOA.

FREEHOLD offered with VACANT POSSESSION

Note 1: There is potential to convert the first floor into Residential Use. In addition, there may be potential to construct a second floor for additional residential accommodation, subject to obtaining the necessary consents.

Note 2: There is a 6 week completion.

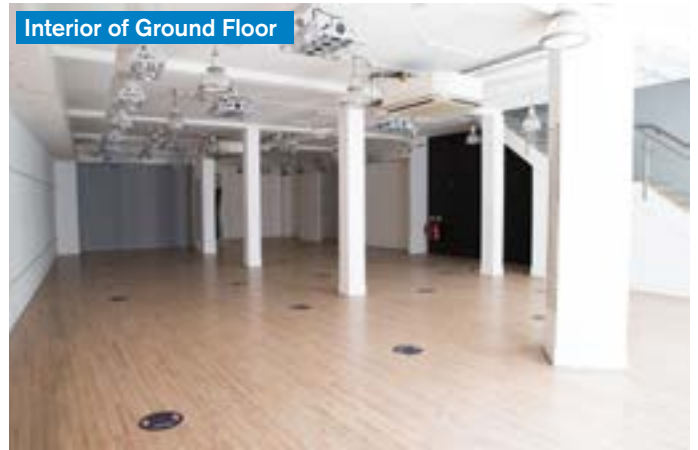
Vacant Town Centre Retail Unit

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

Vendor's Solicitors

Bower Bailey
Tel: 01865 311 133 Ref: Creagh Masterson-Jones
Email: cmasterson-jones@bowerbailey.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'**



Interior of Ground Floor



The Property



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SITUATION

In the popular 'Groves' area of Shepherds Bush within close proximity of Goldhawk Road and located less than a mile from White City Underground Station (Central Line) and Wood Lane Underground Station (Circle & Hammersmith & City Lines). Westfield Shopping Centre lies approx. 1 mile to the east.

PROPERTY

A 2 storey terraced house.

ACCOMMODATION

Believed to be a 3 Bed House (not inspected internally)

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to an **Individual** for a term of 90 years from 25th March 1933 (**thus having 1¾ years unexpired**) at a fixed ground rent of **£7 per annum**.

Note 1: The property was recently affected by a fire.

Note 2: The property was to be insured by the lessee, but we are not aware if any insurance is in place to cover reinstatement.

Note 3: A 3 bed terraced house at No. 85 Thorpebank Road sold in February 2020 for £760,000 (Source: rightmove.co.uk).

Note 4: There is a 6 week completion.

Reversionary Residential Investment

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

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'**



SITUATION

Located close to the junction with Wandsworth High Street and nearby Southside Wandsworth Shopping Centre. King George's Park and Wandsworth Town rail station are both within 1/2 mile distant. Wandsworth is a popular and bustling town centre located approximately 1 mile east of Putney and 5 miles south west of central London.

PROPERTY

Forming part of an end of terrace building within a Conservation Area comprising a **Ground Floor Shop and Basement**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 16'2"

Internal Width 13'7"

Shop & Built Depth 25'9"

Basement

Area Approx. 150 sq ft

WC

VAT is NOT applicable to this Lot

TENURE

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



TENANCY

The property is let on a repairing and insuring lease to **Angelic Hell Tattoo World Ltd (with Guarantor) as a Tattoo Parlour** for a term of 3 years from 1st September 2020 (excl. s. 24-28 of L & T Act 1954) at a current rent of **£20,000 per annum** exclusive.

Mutual Break from December 2021, subject to 3 months prior notice.

Note: There may be potential to convert the shop to Residential Use similar to the adjacent units within the parade.

£20,000 per annum

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

Vendor's Solicitors

Freemans Solicitors

Tel: 020 7935 3522 Ref: Howard Freeman

Email: hf@freemanssolicitors.net

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 near the junction with Abingdon Street, in this partially pedestrianised thoroughfare leading to Topping Street, in the town centre and amongst a variety of cafés, restaurants and independent retailers.

Blackpool is one of England's most popular holiday destinations, enjoying excellent road access via the M55 to the M6 (Junction 32).

PROPERTY

A mid-terrace building comprising a **Ground Floor Café** with separate front access to a **Self-Contained Upper Part** planned on first and rear second floor levels.

VAT is NOT applicable to this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Café	Internal Width 13'1" max Shop Depth 39'9" Area Approx. 690 sq ft WC	L. Davies & S. Davies (Café)	6 years from 8th January 2020	£9,000	Law Society Lease Rent Review 2023
First & Rear Second Floor	4 Rooms, Kitchen, WCs Area Approx. 635 sq ft	VACANT			There is potential to convert this Vacant Upper Part to Residential Use, subject to obtaining the necessary consents.

¹Not inspected by Barnett Ross. Accommodation provided by Vendor and Areas taken from VOA.

Total: £9,000 plus Vacant Upper Part

Note: There is a 6 week completion.

£9,000 p.a. Plus Vacant Upper Part

Vendor's Solicitors

Harold Benjamin Solicitors
Tel: 020 8422 5678 Ref: Rukhsar Aziz
Email: rukhsar.aziz@haroldbenjamin.com

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 town centre position nearby **William Hill, HSBC** and **KFC** and close to the junction with the High Street which houses a host of multiple traders such as **Barclays, Poundland, Greggs** and **Holland & Barrett**.

Rhyl is a popular tourist destination located on the coast of North Wales lying 30 miles west of Chester and 16 miles east of Llandudno having good road links to the A55 (Junction 24) and the M53.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal and separate front access to **Ancillary Accommodation** on the first and second floors. In addition, there is a small rear yard.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	21'0"
Internal Width	18'8"
Shop & Built Depth	35'7"
Area	Approx. 557 sq ft
Mezzanine Kitchen Area	Approx. 77 sq ft plus WC
First Floor 3 Rooms Area	Approx. 376 sq ft
Mezzanine Area	Approx. 111 sq ft
Second Floor 3 Rooms Area	Approx. 364 sq ft
Total Area	Approx. 1,485 sq ft



VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **S. Dyche as a Beauty Salon** for a term of 15 years from 28th January 2020 at a current rent of **£10,000 per annum** exclusive.

Rent Reviews 2025 and 2030

Tenant's Breaks 2024 and 2030

£10,000 per annum

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

Vendor's Solicitors

Derrick Bridges & Co
Tel: 020 8449 7326 Ref: Vicky Weldhen
Email: vickyweldhen@derrickbridges.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

Close to the junction with Stubbington Avenue in the commercial centre of North End and approximately 1 mile north of Portsmouth City Centre. Nearby occupiers include **Tesco Express, Leaders, Fox & Sons, Cubitt & West and Coral.**

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).

PROPERTY

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

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage	16'0"
Area	Approx. 462 sq ft
WC	

¹Not inspected by Barnett Ross. Area taken from VOA.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from 1st January 2005 (thus having approx. 109 years unexpired) at a current ground rent of **£150 p.a. doubling every 25 years.**

TENANCY

The property is let on a full repairing and insuring lease to **P. & K. Farrell as a Tattoo Parlour** for a term of 7 years from 1st May 2019 at a current rent of **£8,000 per annum** exclusive.

Note: There is a £2,500 Rent Deposit held.

£8,000 per annum

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

Vendor's Solicitors

Burnetts
Tel: 01228 552 222 Ref: Jessica Quigley
Email: jq@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'**

Lot 13

14 Sandy Park Road, Brislington,
Bristol, Avon BS4 3PE

*Guide: £90,000

Gross Yield 14.2%
6 week completion



SITUATION

Located just off the main A4 Bath Road within this established retail parade amongst such multiples as **William Hill, McColl's, St Peters Hospice, Costcutter** and a **Post Office** all serving this mixed commercial and residential area just 1 1/2 miles from Bristol City Centre. Bristol is a major commercial and financial centre with fast links to the M4 and M5, only 12 miles north-west of Bath and 40 miles west of Swindon.

PROPERTY

Forming part of a mid-terrace building comprising a **Deep Ground Floor Shop**. In addition the property includes a **Front Forecourt**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'0"
Internal Width	11'8" widening to 15'10"
Shop Depth	46'8"
Built Depth	60'6"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 22nd October 2007 at a peppercorn ground rent.



TENANCY

The property is let on a full repairing and insuring lease to **Martin McColl Limited (having approx. 1,400 branches)** for a term of 15 years from 22nd November 2007 at a current rent of **£12,800 per annum** exclusive (**See Note**).

Note: The property has been sub-let to Z. P. McGinty as a Beauty Salon until 20th November 2022 at a rent of £10,750 per annum exclusive.

£12,800 per annum

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

Vendor's Solicitors

Derrick Bridges & Co

Tel: 020 8449 7326 Ref: Vicky Weldhen

Email: vickyweldhen@derrickbridges.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 busy road which forms part of the A553, close to the junction with Challis Street and amongst a host of local traders all serving the surrounding residential area.

Bidston lies approx. 2½ miles north-west of Birkenhead, 3 miles west of Liverpool city centre and benefits from good road links via the M53.

PROPERTY

A semi-detached building comprising a **Ground Floor Shop** and a **Self-Contained Flat** on the first floor which requires complete refurbishment and which currently has no access.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'1"
Internal Width	16'0"
Shop Depth	51'0"
Built Depth	87'9"
Kitchen, 2 WCs	

First Floor Flat (not inspected)

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant Shop & Flat

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

Vendor's Solicitors

Derrick Bridges & Co

Tel: 020 8449 7326 Ref: Vicky Weldhen

Email: vickyweldhen@derrickbridges.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 in this busy pedestrianised thoroughfare, running parallel to the High Street surrounded by local and multiple traders such as **HSBC, Nationwide, Holland & Barrett** and **Barclays**. Leominster is a historic market town located approximately 15 miles north of Hereford and 22 miles west of Kidderminster.

PROPERTY

A mid terrace building comprising a **Double Fronted Ground Floor Shop** with separate front access to **3 Self-Contained Flats** (two of which are in shell condition) on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION



Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Internal Width 18'4" narrowing to 12'8" Shop Depth 36'3" Built Depth 67'5" Kitchen/Staff Area Approx. 90 sq ft Storage Area Approx. 235 sq ft WC	The British Red Cross Society (Having approximately 340 branches)	15 years from 17th April 2008	£10,500 (see Note)	Effectively FRI Note: The rent is a personal concession from £11,100 p.a.
First and Second Floors	Not Inspected – 3 Flats (1 newly converted flat and 2 flats in shell condition)	3 Individuals	125 years from 22nd May 2008	£300	Effectively FRI Rent rises by £300 every 25 years.
				Total: £10,800	

£10,800 per annum

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

Vendor's Solicitors

Stephen Rimmer LLP
Tel: 01323 644 222 Ref: Zara Coton
Email: zc@stephenrimmer.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 in the Town Centre adjacent to a Retail Park which includes Matalan and within 300 yards of the **Intu Centre** (now renamed Derbion) which includes such major multiples as **Marks & Spencer, Boots, Next** and **Sainsbury's**.

Derby is approx. 10 miles west of Nottingham and one of the major towns in the Midlands.

PROPERTY

3 interconnecting commercial buildings:

- No. 77 is a mid terraced building planned on ground and first floor.
- No. 79 is a mid terraced building planned on ground, first and second floors.
- No. 81 is an end of terraced building planned on ground, first and second floors.

In addition, there is drive in access to the rear of No. 81 to a yard for parking up to 4 cars.



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VAT is NOT applicable to this Lot

FREEHOLD

Note: There is a 6 week completion.

£26,500 per annum

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

Vendor's Solicitors

Gardner Leader LLP

Tel: 01635 508 080 Ref: Greg Humphreys

Email: g.humphreys@gardener-leader.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 (Nos. 77 & 79) Area	Approx. 1,928 sq ft	Rattle and Drum Ltd (Musical instruments and musician teachers)	10 years from 29th September 2013	£20,000	FRI (Lessee not liable for plastering dampness to wall on ground floor or to install damp proof course).
First Floor (Nos. 77 & 79) Area	Approx. 1,521 sq ft				
First Floor (front section over No. 81) Area	Approx. 115 sq ft				
Total Area	Approx. 3,564 sq ft				
Plus Rear Car Parking					
Ground Floor (No. 81) Area	Approx. 624 sq ft	Rattle and Drum Ltd (Musical instruments and musician teachers)	10 years from 29th September 2013	£6,500	FRI
First Floor (rear section of No. 81) Area	Approx. 136 sq ft				
Second Floor (Nos. 79 & 81) 3 Rooms, Kitchen, Shower Room/WC ¹ Area	Approx. 700 sq ft				
Total Area	Approx. 1,460 sq ft				
				Total: £26,500	

¹Not inspected by Barnett Ross.



SITUATION

Located close to the junction with Meadow Lane in this attractive residential street and being within a mile of the varied shopping facilities of the town centre and Beaconsfield Rail Station with train journeys of just over 23 minutes to London Marylebone.

Beaconsfield is an affluent and sought after market town famous for the Bekonscot Model Village & Railway which is the oldest original model village in the world.

Beaconsfield lies approx. 24 miles north-west of central London with good road access to the motorway network being approx. 1 ½ miles to the M40 (Junction 2).

PROPERTY

A modern end of terrace **2 Bed House** built in 2005 benefitting from:

- Off-street parking for 2 cars
- uPVC double glazing
- Gas central heating (not tested)
- Rear Garden

ACCOMMODATION (measurements to maximum points)

Ground Floor

Living Room	13'10"	×	11'3"
Kitchen	13'10"	×	9'0"
Sep. WC			

First Floor

Bedroom 1	13'11"	×	8'9"
Bedroom 2	13'11"	×	8'6"
Bathroom/WC	6'11"	×	6'2"

GIA Approx. 675 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: Refer to Auctioneers for Video Tour of the property.

Vacant 2 Bed House

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

Vendor's Solicitors

Lynch Hall & Hornby
Tel: 020 8864 0722 Ref: Richard Hornby
Email: richard.hornby@lynch-hall.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 Windmill Bridge (A222) conveniently situated less than ½ a mile from Croydon town centre and ideally located for West Croydon (London Overground, Tram and National Rail) and East Croydon (National Rail) Stations.

Croydon is a principal retail centre approximately 10 miles to the south of central London being adjacent to the A23 which gives direct access to the National Motorway Network via the M23 and M25.

PROPERTY

Forming the entire first floor of this detached building comprising a **Self-Contained 2 Bed Flat** accessed from its own side entrance via a communal gated passageway. In addition the property includes a **Rear Garden** and use of a **Parking Space** on the front forecourt (see [Note 1](#)).

ACCOMMODATION

First Floor Flat (measurements to maximum points)

Bedroom 1	11'8" x 11'5"
Bedroom 2	11'6" x 8'11"
Living Room	11'10" x 11'5"
Kitchen/Diner	11'9" x 11'4"
Bathroom/WC	8'6" x 4'10"

GIA Approx. 615 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 99 years from 29th September 1989 (thus having approx. 67¼ years unexpired – see Note 2) at a ground rent of £50 p.a. (rising by £50 p.a. every 33 years).

TENANCY

The property is let on an AST to an **Individual** for a term of 1 year from 20th August 2018 (**holding over - in occupation since 2016**) at a current rent of **£12,600 per annum exclusive (£1,050 pcm)**.

Vendor's ERV £13,800 p.a. (£1,150 pcm).

Note 1: The lease provides the right to park in one of the front forecourt spaces between 7pm and 7.30am Monday to Friday in each week and on Saturdays, Sundays and Bank Holidays, but the tenant in the flat advised it can be used 24 hours a day, 7 days a week.

Note 2: At the request of the Purchaser and prior to completion, the Vendor will serve a Section 42 Notice to extend the lease and assign this benefit to the Purchaser. This would be for an additional 90 year lease and extinguishment of the ground rent.

Note 3: There is a £1,453 Rent Deposit held.

£12,600 per annum

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

Vendor's Solicitors

Stephen Rimmer LLP
Tel: 01323 644 222 Ref: Zara Coton
Email: zc@stephenrimmer.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'**





Communal Front
Entrance to Flat at Rear

SITUATION

Located close to the corner of Town Road and Montagu Road in this predominantly residential area, less than 1/2 a mile from Edmonton Green town centre and less than a mile from the Lee Valley Leisure Complex, which includes a cinema, athletics centre and golf course. Edmonton Green is situated approximately 9 miles north of central London enjoying excellent road access, being within easy reach of the M25 (Junction 25) and rail access via Edmonton Green Rail Station (Overground).

PROPERTY

Forming part of a residential building comprising a **Self-Contained 2 Bed Flat** on the ground floor. The property benefits from Gas Central Heating (not tested) and uPVC windows.

ACCOMMODATION

Ground Floor Flat (measurements to maximum points)

Bedroom 1	9'0" x 11'7"
Bedroom 2	8'11" x 15'11"
Living Room	12'0" x 15'10"
Kitchen	10'0" x 8'3"
Shower/WC	6'4" x 4'8"

GIA Approx. 638 sq ft

VAT is NOT applicable to this Lot



TENURE

Leasehold for a term of 125 years from completion at a ground rent of £100 p.a. (rising by £100 p.a. every 25 years).

TENANCY

The property is let on an AST to **2 Individuals** for a term of 1 year from 15th December 2017 (**holding over – in occupation since 2015**) at a current rent of **£16,200 per annum** exclusive.

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

£16,200 per annum

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

Vendor's Solicitors

Markand & Co Solicitors LLP
Tel: 020 8470 1422 Ref: Sean Bhaker
Email: gsbhaker@markandsolicitors.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 Headland Way within this established parade being near to a **Post Office**, **Coral**, **Tesco Express** and a **Shell Petrol Station** and less than a mile from the railway station. Lingfield lies approximately 3 miles to the north of East Grinstead and 7 miles south of the M25 (Junction 6).

PROPERTY

A detached corner building comprising **3 Ground Floor Shops** with separate side access to **2 Self-Contained Flats** on the first floor. In addition, the property includes a front forecourt and vehicular access from Godstone Road to rear land currently used for parking.

VAT is NOT applicable to this Lot

FREEHOLD

PLANNING

Planning Permission was granted by Tandridge District Council on 6th November 2020 for 'Alterations and erection of first floor rear extension to the existing building to provide an additional one bedroom flat, construction of two rear terraces. Erection of roof extensions and six dormer windows in association with the conversion of loft space to provide an additional two bedroom flat with associated terrace' (ref: TA/2020/1174). This Planning Permission also includes a scheme that relates to adjoining land that is not included in this sale.

Full Planning Documents and Plans are available from the Auctioneers.



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£32,600 p.a. Plus Vacant Flat & Planning for 2 Flats

Vendor's Solicitors

Penman Sedgwick LLP

Tel: 01923 225 212 Ref: Stephen Carew

Email: scarew@penmansedgwick.com

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'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 32 (Shop)	Gross Frontage 13'8" Internal Width 12'0" (max) Built Depth 39'6" WC	J. E. Webb (Florist)	Tenancy at Will (In occupation since July 2020)	£4,160	The Vendor has advised that the tenant has requested a lease for a longer period.
No. 34 (Shop)	Gross Frontage 12'1" Internal Width 11'1" (max) Built Depth 39'6" WC	Harmony 4 Ltd & S. Sun (Oriental Therapy Massage)	10 years from 19th June 2019 (excl. s.24-28 of L & T Act 1954)	£8,400	FRI Rent Review 2022 £3,000 Rent Deposit held.
No. 38 (Corner Shop)	Gross Frontage 16'6" Internal Width 15'8" widening at rear to Built Depth 19'8" 57'10" WC	EMR-Direct Ltd (Baguette Bar Deli & Grill)	Tenancy at Will (In occupation for 10 years)	£9,840 (inclusive of electricity, gas, water and business rates)	The Vendor has advised that the tenant has requested a lease for a longer period. £7,000 Rent Deposit held.
No. 36 (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹	VACANT In need of modernisation			
No. 40 (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹	Individual	1 year from 6th June 2019	£10,200	AST. Holding over. £980 Rent Deposit held.
				Total: £32,600 plus Vacant Flat and Planning for 2 Flats	

¹Not inspected by Barnett Ross

**Barnett
Ross**

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**Barnett
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Auctioneers

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