

BARNETT ROSS ONLINE AUCTION – TUESDAY 14TH SEPTEMBER 2021
ADDENDUM

The following Lots have been sold prior:

5, 6, 13 & 16

The following Lot has been withdrawn:

20

LOT 2 – 58/58A HIGH ROAD, ILFORD, ESSEX

First Floor Flat – There is a £1,440 Rent Deposit held.
Second Floor Flat – There is a £1,413.46 Rent Deposit held.

LOT 3 – 483/483A UPPER RICHMOND ROAD WEST, EAST SHEEN, LONDON SW14

Contrary to the special conditions of sale, the deposit will be held by the auctioneers as agent for the vendor.

LOT 7 – 16-21, 22-36, 40-45 & 46-54 BEXLEY COURT, PARKHOUSE LANE, READING, BERKSHIRE

For the avoidance of doubt, 'Note 5' should read 'The lease of Flat 41 Bexley Court (which had an unexpired term of approx. 61 years) was extended in December 2019 for a premium of £20,000.

The Lease of Flat 24 Bexley Court has been extended for a term of 190 years commencing on 1 September 1981 at a peppercorn rent for a premium of £24,400.

There are now 14 Valuable Reversions and the total rent is now £6,795.43 p.a. excl.

LOT 8 – GARAGES AT BEXLEY COURT, PARKHOUSE LANE, READING, BERKSHIRE

Contrary to the Special Conditions, the Deposit will be £2,000 or 100% of the Price, whichever the lower.

Contrary to the special conditions, Section 5B Notices were not required for this sale and therefore they have not been served on the lessees.

In 'Tenancies & Accommodation' – Reference to Garage '8' should read Garage '18'.

The Lease of Garage 7 been extended for a term of 190 years commencing on 1 September 1981 at a peppercorn rent for a premium of £100.

There are now 16 Valuable Garage Reversions and the total rent is now £26 p.a. excl.

LOT 9 – 41 HIGH STREET, GRANTHAM, LINCOLNSHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,500 + VAT towards the Vendor's legal costs.

LOT 10 – 83 & 84 NORTHBROOK STREET, NEWBURY, BERKSHIRE

Revised Special Conditions of Sale as of 10/09/21 are available to download.

LOT 12 – 95-97 HIGH STREET, SITTINGBOURNE, KENT

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1% of the purchase price towards the Vendor's costs.

The 5 year lease to Greggs Plc commenced on 27th August 2021.

The tenant's repairing obligation is subject to the Schedule of Condition referred to in Clause 3(2) of the Lease dated 23 August 2010 and made between CC Corporation and Mr J M Ratner (1) and Greggs Plc (2). However, the Seller does not have a copy of this Schedule and the Buyer will raise no requisition thereon or objection thereto.

LOT 14 – 43/43A HIGH STREET, BILLERICAY, ESSEX

No 43 (Restaurant) – The 20 year lease commenced on 27th May 2002.

LOT 15 – 304/304A NELSON ROAD, WHITTON, TWICKENHAM, MIDDLESEX

Flat – The ground rent rises to £100 p.a. in 2024, £200 p.a. in 2049, £400 p.a. in 2074 and £500 p.a. in 2099.

LOT 17 – 13 WESTERN ROAD, BEXHILL-ON-SEA, EAST SUSSEX

Revised Special Conditions of Sale as of 7/09/21 are available to download.

LOT 18 – 34, 36, 38 GREAT MOOR STREET, BOLTON, LANCASHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,750 + VAT towards the Vendor's legal costs.

No. 34 – The lease is for 5 years from 28th August 2020. The tenant has an option for an additional 5 year lease.

No. 36 – The tenant may no longer have a break clause to operate – please refer to the 'Note' in the legal pack.

No. 38 – The lease is for 5 years from 3rd August 2018. The tenant has an option for an additional 5 year lease. There is a £2,750 + VAT deposit held.

LOT 21 – 36 AUBERT PARK, Highbury, London N5

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1% of the purchase price plus VAT towards the Vendor's legal costs.

LOT 22 – CLARENCE COURT, 16/18 Craufurd Rise, Maidenhead, Berkshire

For the avoidance of doubt, 'Note 5' should read 'The lease of Flat 17 (which had an unexpired term of approx. 62 years) was extended in March 2021 for a premium of £22,000.

LOT 23 – UNDERWOOD COURT, Chapel Lane, Binfield, Berkshire

Re 'Note 5' – Flat 12 had approx. 62 years unexpired when the lease was extended in 2016 for a premium of £18,000.

LOT 25 – EPHRAIM COURT, Ephraim Street, Hanley, Stoke-on-Trent

The property is not being offered for sale with vacant possession – please refer to the Special Conditions of Sale.

LOT 27 – 29 St John's Road, Oakley, Basingstoke, Hampshire

A 3 month completion period is available upon request to the Auctioneers prior to the Auction.

LOT 29 – LAND AT R/O 350-368 Kingston Road, Ewell, Surrey

Contrary to the Special Conditions, the Deposit will be £2,000 or 100% of the Price, whichever the lower, to be held by the Auctioneer as Stakeholder for the Seller.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,500 + VAT towards the Vendor's legal costs.