

**Barnett
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Auctioneers

Online Auction

Thursday 28th October 2021
commencing at 12pm

T: 020 8492 9449



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Meet the team.



John Barnett FRICS
Auctioneer and Director
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Auctioneer and Director
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Director
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Nathan Schindler
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Samantha Ross
sross@barnettross.co.uk

Order of Sale Thursday 28th October 2021

Commencing 12.00pm

Lot

1	19/20 Oldfields Circus	Northolt	Middlesex
2	33 Southgate Street	Bath	Somerset
3	12-13 Dudley Street	Wolverhampton	West Midlands
4	38/40/40A High Street	Bedford	Bedfordshire
5	2 Church Road	Ashford	Middlesex
6	262 - 264a High Street	Bangor	Gwynedd
7	30 Clifford Street	Newport	Isle of Wight
8	52 High Street	Hampton Hill	Middlesex
9	28 York Street	Twickenham	Middlesex
10	158/160 & 210/212 Walton Road	East Molesey	Surrey
11	Land at Wickliffe Avenue	Finchley	London N3
12	365 Nuthall Road	Nottingham	Nottinghamshire
13	Nu-World, Peacock Court, Ringlet Road	Hemel Hempstead	Hertfordshire
14	108 High Street	Stevenage	Hertfordshire
15	50, 54, 56, 60, 62, 70 & 74 Ridingleaze, Lawrence Weston	Bristol	Avon
16	24/24A Beech Road	Bowes Park	London N11

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SITUATION

In this well-known shopping location amongst such other multiple retailers as **Boots**, **Ladbrokes** and **Costcutter** as well as a host of independent local traders.

Northolt is a popular suburb approx. 11 miles north-west of central London with easy access via the A40 to the M40 and M25 motorways and approx. 8 miles north-east of Heathrow Airport.

PROPERTY

A mid terraced building comprising a **Ground Floor Café/Restaurant** with separate rear access via a service road approached from Wadham Gardens and Whitton Avenue West to a **Self-Contained Flat** planned on the first and second floors, plus a private parking area for 3 cars.

ACCOMMODATION

No. 19 - Ground Floor Café/Restaurant

Gross Frontage 21'2"
Internal Width 18'7"
Built Depth 46'4" (in addition there is a metal container at the rear which is a tenant's improvement and provides an extra 19'6" depth to the kitchen)
WC

No. 20 - First & Second Floor Flat

4 Rooms, Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **H. Akar and A. Koksal as a Café/Restaurant** for a term from 2nd October 2017 to 9th July 2042 at a current rent of **£18,400 per annum** exclusive.

Rent Reviews 2022 and 5 yearly

Note: The Freehold of the adjoining property (Nos. 21/22) sold for £597,000 in our September 2021 Auction.

£18,400 per annum

The Surveyors dealing with this property are
John Barnett and Nathan Schindler

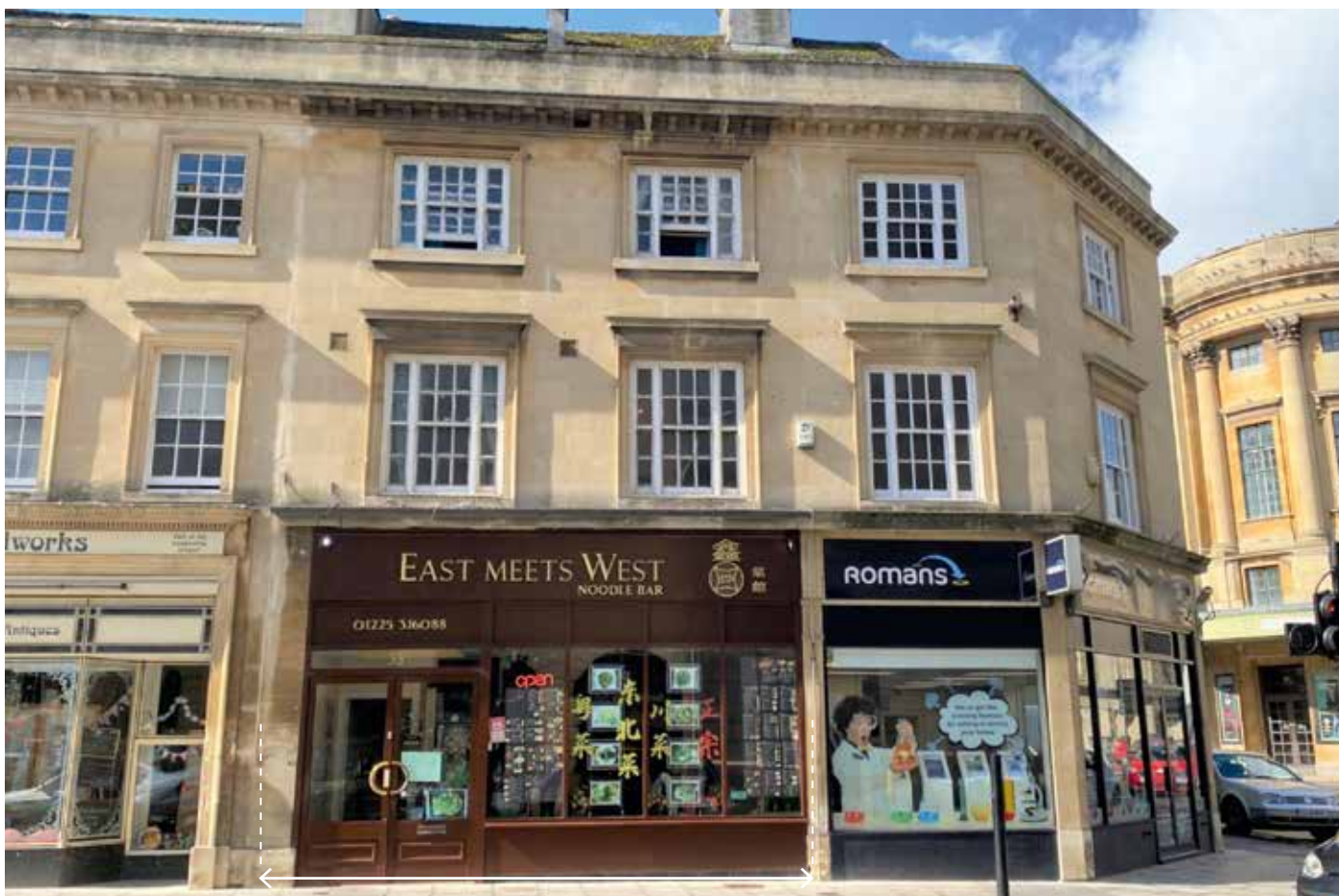
Joint Auctioneers

Stanwood Professional Services
Tel: 020 7692 0708 Ref: Stephen Strachan
Email: steve@stanwoodestates.co.uk

Vendor's Solicitors

BACI Solicitors
Tel: 020 8349 7680 Ref: David Conway
Email: d.conway@baciasolicitors.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

Ideally located directly opposite the **Southgate Shopping Centre**, Bath's "number one retail and leisure destination", diagonally opposite Bath Spa Bus Station and close to Bath Spa Rail Station in the heart of this attractive and historic city centre. Nearby multiples include **Subway, New Look, Halifax, Greggs, McDonald's** and many more. Bath is an affluent and world-famous tourist Cathedral city located approximately 11 miles south-east of Bristol.

PROPERTY

An attractive mid-terrace building comprising a **Ground Floor Restaurant** with internal access to **2 Dining Rooms** and **Office/Store Rooms** on the first floor and a **Self-Contained Flat** on the second floor.

ACCOMMODATION

Ground Floor Restaurant

Gross Frontage	20'0"
Internal Width	17'11" (max)
Restaurant Depth	37'9"

Rear Kitchen & 2 WCs

First Floor

Front Dining Room 1	11'9" x 9'9"
Front Dining Room 2	11'9" x 9'9"
Rear Office & Store Rooms	Approx. 240 sq ft

Second Floor

3 Rooms, Shower Cubicle (on Landing), Separate WC

VAT is NOT applicable to this Lot



FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Li Ru Li and Linze Zhao t/a East Meets West Noodle Bar** for a term of 15 years from 18th December 2020 (**in occupation since 2009**) at a current rent of **£34,000 per annum** exclusive.

Rent Reviews 2025 and 2030. Tenant's Break 2030.

Note 1: There is a £12,000 Rent Deposit held.

Note 2: The Vendor has advised that since the start of the Covid-19 pandemic, the rent has been paid in full and on time.

£34,000 per annum

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

Vendor's Solicitors

Greenwoods GRM LLP
Tel: 020 7242 0631 Ref: Zahra Shah
Email: zshah@greenwoodsgrm.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

12–13 Dudley Street, Wolverhampton,
West Midlands WV1 3EY

***Guide: £1,100,000+**

Over 13 years unexpired to
Loungers UK Ltd with no breaks
8 week completion



SITUATION

Occupying a prime position in the heart of this pedestrianised City Centre, close to the junction with Queen Street, and amongst such multiple retailers as **Marks & Spencer, Boots, Holland & Barrett, McDonald's, Clarks, B&M Bargains** and many others.

The City of Wolverhampton is located approximately 12 miles north-west of Birmingham city centre and enjoys good road links via the M6 (Junction 10) and M54 (Junction 2).

PROPERTY

A mid-terrace building comprising a fashionable **Large Ground Floor Café/Restaurant/Bar with an Additional Substantial Seating Area at first floor level (see Note 1)**. In addition, the property benefits from a rear yard that can also be accessed via Castle Yard.

ACCOMMODATION

Ground Floor Café/Restaurant/Bar

Gross Frontage	37'9"
Internal Width	30'6" (widening to 39'11")
Built Depth	89'8"
Area	Approx. 2,582 sq ft ¹

First Floor

Additional Seating Area	Approx. 1,565 sq ft
Store Area	Approx. 800 sq ft
Male & Female WCs	

Total Area **Approx. 4,947 sq ft**

¹Area taken from VOA.

VAT is applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Loungers UK Limited (see Tenant Profile)** for a term of 15 years from 1st April 2020 at a current rent of **£75,000 per annum** exclusive.

Rent Reviews 2025 and 2030

TENANT PROFILE

Loungers UK Limited is part of the Lounges Group which opened its first branch in Bristol in 2002 and now operates from 168 sites (as at April 2021) comprising 138 Lounges and 30 Cosy Clubs. The Group plans 25 new site openings per year. Since reopening fully on 17 May 2021 the Group has achieved like for like sales growth of +23.7% (versus the same period in 2019). Visit: www.loungers.co.uk.

Note 1: We understand the tenants have spent circa £1 million on the fit-out of the property which was completed in April 2021.

Note 2: The Property was previously let to Top Shop/Top Man Properties Ltd for £125,000 p.a.

Note 3: There is an Electricity Sub-Station on part of the rear yard.

£75,000 per annum

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

Spratt Endicott

Tel: 01869 222 305 Ref: Andrew Symington

Email: asymington@se-law.co.uk





The Property



Ground Floor





SITUATION

Located in the heart of the shopping centre in the historic county town of Bedfordshire. Nearby multiples include **Wilko, Subway, Ryman's, Lloyds Bank, Costa Coffee** and others as well as being directly opposite **Tesco Express**.

The Council are completing road works directly outside the property which will create a part pedestrianised environment enhancing the position.

Bedford lies approx. 11 miles from Junction 13 of the M1, 30 miles from Luton Airport and 57 miles north of central London with a population of circa 173,000.

PROPERTY

An attractive terraced building comprising a **Large Ground Floor Shop with Additional Sales Areas on the First Floor, Storage Areas on Mezzanine and Second Floor Levels plus Basement Storage.**

There is a separate front entrance giving access to the upper floors.

There is also a metal spiral staircase at the rear used as a fire escape and an external WC.

In addition, the Freehold Title BD188022 of this property also has the benefit of rear access on foot or barrow 3 foot wide through the rear of the adjoining Freehold property of numbers 48/54 High Street which is accessed from Silver Street and St Paul's Square.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	32'3"
Internal Width	26'0" (widening to 31'3")
Shop Depth	84'2"
Area	Approx. 2,343 sq ft

First Floor Sales incl. Rear Mezzanine

Area	Approx. 1,727 sq ft
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Second Floor Storage

Area	Approx. 628 sq ft
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Basement Storage

Area	Approx. 917 sq ft
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Total Area

Approx 5,615 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant Building

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

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'**



Note 1: There is future potential for shop or restaurant use (both new Use Class E) as well as residential in the upper part, subject to obtaining the necessary planning consents.

Note 2: Bedford High Street Heritage Action Zone:

- The HSHAZ is a nationwide initiative in the form of a grant programme, run by Historic England on behalf of the Ministry of Housing, Communities and Local Government with a contribution from the National Lottery Heritage Fund.
- Bedford was selected as one of the 68 towns across the UK to receive a share of the grant to facilitate the four-year HSHAZ programme. The programme is designed to encourage partnerships with local organisations, building owners and occupiers to secure lasting improvements to buildings and public realm. Combined with traffic calming measures the appearance and air quality of the High Street will improve, making the Town a more desirable place to live and work, whilst increasing the awareness of Bedford's heritage, for the benefit of local people, businesses and visitors.
- **Work on the Northern section of the High Street has been completed and the footway is open for pedestrians.**
- **Work is also complete on Silver Street Square and the area is now open to pedestrians.**
- **It is intended that all works be completed before Christmas 2021.**

Note 3: Refer to Auctioneers for internal viewing arrangements and floor plans.



SITUATION

In this prominent trading position close to the junction with Station Road in the town centre amongst multiples such as **Tesco Express, Subway, KFC, Coral, Sainsbury's Local, Cancer Research** and a host of independent retailers.

Ashford is a popular suburb which lies some 14 miles south-west of central London and enjoys excellent road access being within 2 miles of both the M3 (Junction 1) and the M25 (Junction 13), as well as being only 1 mile from Heathrow Airport.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors.

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage	17'9"
Built Depth	37'0"
Area Approx.	602 sq ft
WC	

First & Second Floor Flat

Believed to be 2 or 3 Bedrooms, Living Room, Kitchen, Bathroom/WC

¹Not inspected by Barnett Ross. Area 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 **W. Taylor and E. Taylor** for a term of 99 years from 25th December 1936 at a fixed ground rent of **£30 per annum** exclusive.

Valuable Reversion in approx. 14 years.

Note: We understand that the Ground Floor Shop only has been sub-let from 2015 at a rent of £22,000 p.a. exclusive.

£30 p.a. with Valuable Reversions in approx 14 years

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

Gelbergs LLP
Tel: 020 7226 0570 Ref: Colin Ledward
Email: colin@gelbergs.co.uk



SITUATION

Occupying a prominent trading position within the heart of this pedestrianised town centre, adjacent to **Greggs** with other nearby multiple retailers include **Costa Coffee, Caffé Nero, Poundland** and **Peacocks**. In addition, the property is under 50 yards 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 being approx. 20 miles west of Colwyn Bay.

PROPERTY

Two adjoining mid terraced buildings comprising **2 Large Ground Floor Retail Units** each with **Ancillary Accommodation** on the first and second floors. In addition, the property includes a rear yard.

VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 264a	Ground Floor Retail Unit Gross Frontage 25'0" Built Depth 107'0" Area Approx. 2,424 sq ft First Floor Ancillary Area Approx. 890 sq ft Second Floor (Unused and not demised to WH Smith) Total Area Approx. 3,314 sq ft plus Second Floor	WH Smith Retail Holdings Limited (which includes a Post Office) (Having over 600 stores on the high street and another 600+ stores at airports, train stations, hospitals and motorway services)	5 years from 22nd September 2021 (renewal of a previous lease – in occupation since 2006)	£30,000 (previously let at £67,500 p.a. prior to the lease renewal)	FRI Tenant's Break September 2024 subject to 6 months prior notice and a 6 month (£15,000) rent penalty to be paid to the Freeholder.
No. 262	Ground, First & Second Floors Not inspected	Individual (Sublet to Trespass)	999 years from 27th June 2012	Peppercorn	FRI
				Total: £30,000	

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

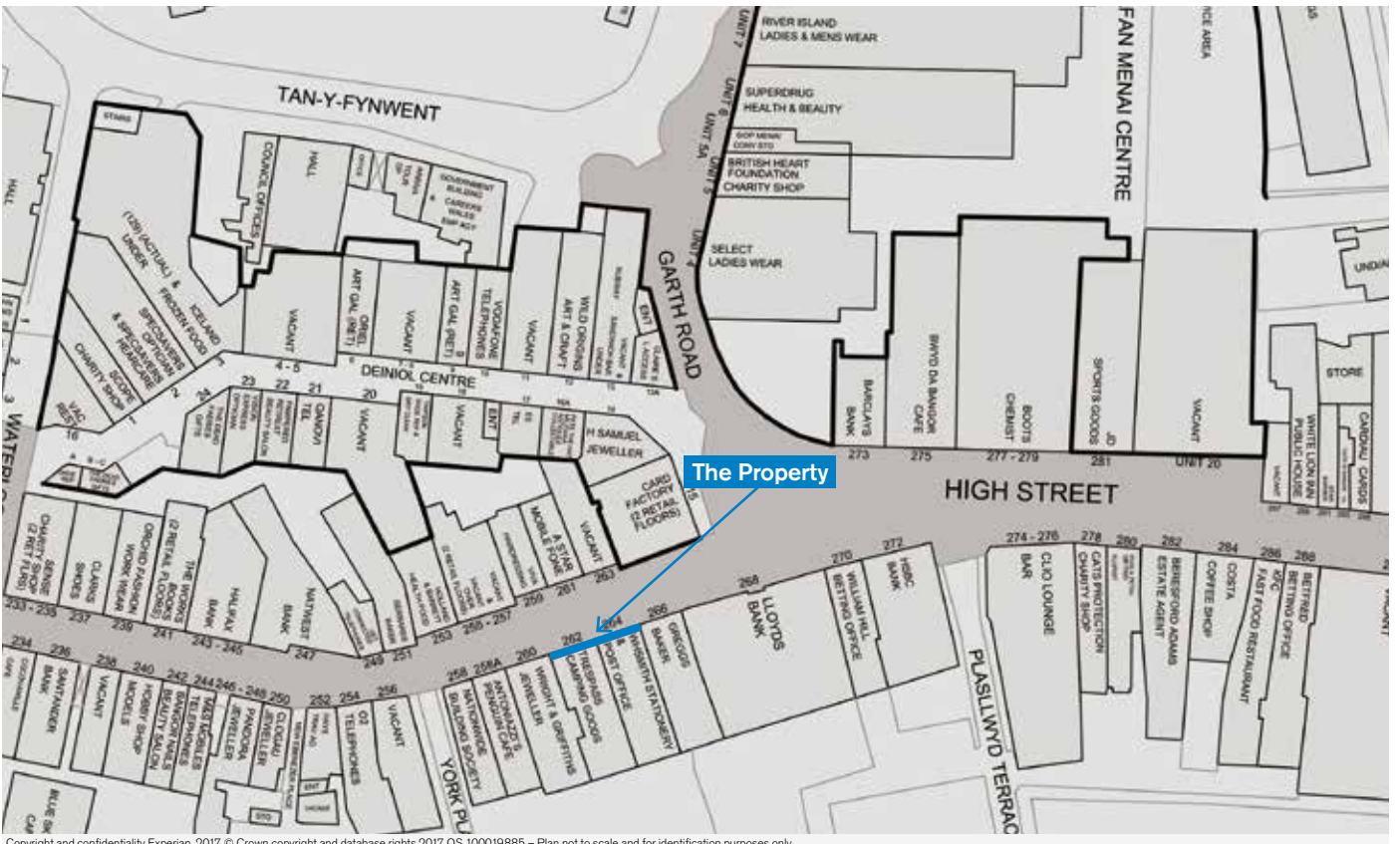
£30,000 per annum

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

Vendor's Solicitors

Solomon Taylor & Shaw
 Tel: 020 7431 1912 Ref: Scott Atkinson
 Email: scott@solts.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'**



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Interior view



Interior view



SITUATION

Close to the junction with Drill Hall Road in this residential area located within close walking distance of Newport town centre. Newport is the county town and main commercial centre of the Isle of Wight which runs regular ferry services to Portsmouth.

PROPERTY

A mid-terrace building comprising an unmodernised **2 Bed House** planned on ground and first floors.

ACCOMMODATION¹

Believed to be 2 Bedrooms, Living Room, Dining Room, Kitchen, Bathroom/WC

GIA Approx. 764 sq ft

¹Not inspected internally by Barnett Ross. Area taken from EPC.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on an Assured Tenancy to an **Individual** at a current rent of **£6,240 per annum** exclusive (£120 per week) **(see Note 1)**.

Note 1: The rent has not been increased since 2010.

Note 2: 18 Clifford Street sold for £156,500 in April 2021 and 20 Clifford Street sold for £154,950 in March 2020. (source: www.zoopla.co.uk).

£6,240 per annum

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

Vendor's Solicitors

Macrory Ward
Tel: 020 8440 3258 Ref: Martina Ward
Email: martina@macroryward.co.uk

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

Lot 8

52 High Street, Hampton Hill,
Middlesex TW12 1PD

***Guide: £5,000**
Freehold Ground Rent Investment
Gross Yield 10%
6 week completion



SITUATION

Located close to the junction with Windmill Road amongst such multiple retailers as **KFC, Sainsburys Local, Costa Coffee, Post Office, TaxAssist Accountants** and a variety of independent retailers, cafés and restaurants.

Fulwell Rail Station is approx. ¾ mile distant and the area is served by the nearby recreational facilities in Bushy Park and Hampton Court Palace.

Hampton Hill is an attractive residential suburb located on the A311 midway between Richmond and Walton-on-Thames.

PROPERTY

An attractive mid terraced building comprising **2 Ground Floor Shops** with separate front access to **2 Self-Contained Flats** on the first floor. In addition, the property includes a **Rear Car Park**.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
2 Ground Floor Shops	Not inspected	Various	Each 999 years from November 2020	Peppercorn	Each FRI
Flat 1 (Part Ground & First Floor Flat)	Not inspected	Individual	150 years from 29th September 2014	£150 (rising to £300 in 2044, £600 in 2074, £1,200 in 2104 & £2,400 in 2134)	FRI
Flat 2 (First Floor Flat)	Not inspected	2 Individuals	125 years from 29th September 1999	£150 (rising to £300 in 2032 and £600 in 2091)	FRI
Access to adjoining car park	See Note1			£200	
				Total: £500	

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: The shop tenants of Nos. 48 and 50 High Street use the archway of No. 52 for vehicular access to the rear of their units and pay £200 p.a. (£100 p.a. each) for this benefit by way of an informal arrangement.

Note 2: In accordance with s.5A of the Landlord & Tenant Act 1987, Notices were served on the lessees and they have not reserved their rights.

Note 3: The Freeholder insures. Current sum insured £700,000. Current premium £1,138.95 p.a.

£500 per annum

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

Vendor's Solicitors

Axiom Stone

Tel: 020 8951 6982 Ref: Jaymini Ghelani

Email: jg@axiomstone.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 London Road in this retail thoroughfare diagonally opposite **Pizza Express** and nearby other multiples such as **Foxtons, HSBC, Barclays** and **Timpsons** and a variety of independent retailers, bars and restaurants, in the heart of this affluent town centre.

Twickenham is located some 11 miles west of central London with good road links via the A316. Twickenham Rail Station (South Western Railway), which provides regular services to London Waterloo, is located within 500 yards of the property.

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop and Basement** with separate front access to **3 newly refurbished Self-Contained Flats** planned on first, second and third floors.

Note 1: We understand the property may qualify for a reduced rate of Stamp Duty Land Tax (SDLT) due to the mixture of commercial and residential units in the building, but please take your own independent advice.

Note 2: A 348 sq ft flat at 36 York Street sold in March 2020 for £298,000 (Source: www.zoopla.co.uk).

Note 3: Refer to Auctioneers for the Virtual Tour of the flats.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	22'0"
Internal Width	14'0" (widening at rear to 20'0")
Built Depth	45'0"
Shop Area	Approx. 656 sq ft ¹
WC	

Basement Not inspected

Flat 1 - First Floor

Bedroom/Living Room, Kitchen, Shower/WC
(GIA Approx. 377 sq ft)

Flat 2 - First Floor

Bedroom/Living Room, Kitchen, Shower/WC
(GIA Approx. 377 sq ft)

Flat 3 - Second & Third Floors

3 Bedrooms, Living Room/Kitchen, Bathroom/WC and Shower Room/WC
(GIA Approx. 1,020 sq ft)

Total Area Approx. 2,430 sq ft

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

VAT is payable in respect of the commercial element only – refer to Special Conditions of Sale.

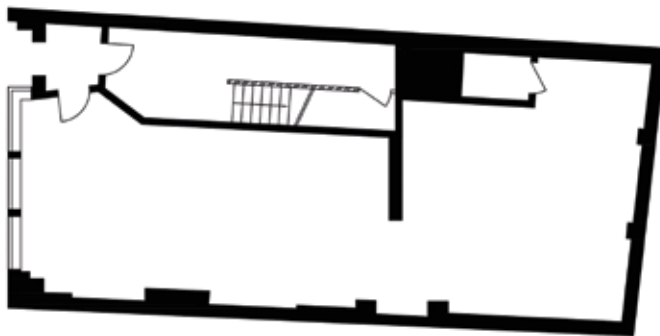
FREEHOLD offered with VACANT POSSESSION

Vacant Shop / Basement & 3 Newly Refurbished Flats

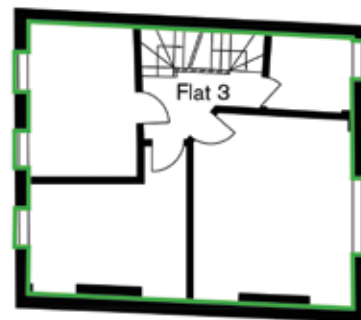
Vendor's Solicitors

Dwyers Solicitors
Tel: 0161 308 3928 Ref: Michael Rose
Email: michaelrose@dwyers.net





Ground Floor



Second Floor



First Floor



Third Floor

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SITUATION

Occupying a prominent trading position close to the junction with Spencer Road, amongst such multiples as **Tesco Metro, Poundland, Subway, Post Office** and a wide variety of independent retailers, cafés and restaurants.

East Molesey is an attractive residential area which lies not far from Hampton Court Palace, some 3 miles north of Esher and 4 miles south of Kingston-upon-Thames, being approximately 17 miles from central London.

PROPERTY

An attractive end of terrace building comprising a **Ground Floor Double Restaurant** with separate rear access to **2 Self-Contained Flats** at first and second floor level.

There is vehicular access for unloading via Candle Mews.

VAT is NOT applicable to this Lot

FREEHOLD

PLANNING

Planning consent was granted on 4th July 2019 for the sub-division of existing flat (No. 212) into 2 flats (1 × 2 Bed & 1 × Studio), side and rear dormer windows, front roof light and alterations to fenestration.

Copy consent and plans are available from the Auctioneers.

Note: Refer to Auctioneers for video tour of Flat No. 212.

£26,000 per annum
Plus 1 Vacant Flat with Planning

Joint Auctioneers

Athawes, Son & Co
Tel: 020 8992 0056 Ref: Mark Stevens
Email: mark@athawes.co.uk

Vendor's Solicitors

St John Legal
Tel: 020 7242 2288 Ref: Mariana Darrer
Email: mariana.darrer@stjohnlegal.co.uk



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 158/160 (Ground Floor Double Restaurant) ¹	Gross Frontage 38'2" Seating Area Approx 1,318 sq ft ¹ Kitchen Area Approx 228 sq ft ¹ Store Area Approx 267 sq ft ¹ Store Room, WCs Total Area Approx 1,813 sq ft plus Store Room	M. Z. Subhani t/a New Anarkali (Indian Restaurant)	16 years from 19th March 2021 (Renewal of a previous lease – in occupation for over 25 years)	£26,000	FRI Rent Reviews 2025 and 4 yearly.
No. 210 (First and Second Floor Flat)	Not inspected.	Individual	150 years from 1st January 2014	Peppercorn	FRI
No. 212 (First and Second Floor Flat)	5 Rooms, Kitchen, Bathroom, Separate WC GIA Approx. 955 sq ft	VACANT – requires modernisation – see 'PLANNING' section			

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

Total: £26,000 plus Vacant Flat



SITUATION

Located close to the junction with Hendon Lane in this popular and sought-after residential area, less than ¾ of a mile from the shopping facilities of Finchley Central and Finchley Central Underground Station (Northern Line), less than 1½ miles from Brent Cross Shopping Centre and approximately 7 miles north of Central London.

PROPERTY

A mainly **Rectangular Shaped Site with Outline Planning (see Planning)**. The Site includes a dilapidated timber frame Garage and benefits from a dropped kerb to the road.

ACCOMMODATION

Site Frontage	41'0"
Site Depth	120'0"
Site Area	Approx 4,850 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

PLANNING

Outline Planning Permission was granted on 3rd June 2021 by the London Borough of Barnet (Planning ref: 21/1741/OUT) for: Outline application for construction of 2no. two-storey plus rooms in roofspace single family dwellings with associated amenity space to rear, off street car parking, bin storage and bike storage to front.



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- The 2 proposed Semi-Detached Houses will **each** provide the following accommodation:
 Ground Floor: Entrance Hall, Living Room, Kitchen/Dining Room, Utility Room/WC.
 1st Floor: 3 Bedrooms (1 with ensuite Bathroom/WC), Family Bathroom/WC.
 2nd Floor: 1 Bedroom with ensuite Bathroom/WC.
- GIA of each House is Approx. 1,990 sq ft.
- Each House will have 2 open car parking spaces at the front.

Planning Documentation and Plans are available in the Legal Pack.

Vacant Site with Planning for 2 Houses

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

Joint Auctioneers

Athawes, Son & Co.
Tel: 020 8992 0056 Ref: Mark T. Stevens
Email: mark@athawes.co.uk

Vendor's Solicitors

Wrigleys Solicitors
Tel: 0113 244 6100 Ref: Caroline Wilson
Email: caroline.wilson@wrigleys.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

Occupying a prominent main road trading position in this established local parade, close to a **Halfords** and **Spar** and serving the surrounding residential area.

Nuthall Road (A610) is part of a main arterial road into the centre of Nottingham from the north, being approximately 3 miles from the City Centre and 2 miles from the M1 (Junction 26).

PROPERTY

A semi-detached property comprising a **Ground Floor Betting Shop** with separate rear access via a side alleyway to a **Self-Contained Flat** at first floor level.

In addition, the property includes a **Rear Garden**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	21'6"
Internal Width	21'2"
Shop Depth	21'8"
Built Depth	34'10"

WC

First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Coral Racing Ltd as a Bookmakers** (see [Tenant Profile](#)) for a term of 16 years from 3rd February 2011 (**with no breaks**) at a current rent of **£14,080 per annum** exclusive.

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 over 20 countries, across 5 continents around the globe (see: <https://entaingroup.com/>).

Note: We understand that the flat has been sub-let on an AST.

£14,080 per annum

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

Vendor's Solicitors

Best Solicitors

Tel: 0114 281 3636 Ref: Liz Harris

Email: elizabethharris@bestsolicitors.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 Three Cherry Trees Lane in the Barratt Homes Swallow Fields Development which comprises approx. 400 homes, opposite a **One-Stop Convenience Store** and being approx. 2½ miles from the Town centre.

Hemel Hempstead lies approx. 3 miles from St Albans and is close to the M1 (Junction 8) being approx. 25 miles north-west of central London.

PROPERTY

Built in 2018, the property forms part of a purpose built 4 storey building comprising a **Ground Floor Commercial Unit** which has frontages/entrances on both Ringlet Road and Three Cherry Trees Lane.

In addition, the property includes **4 Parking Spaces**.

Note: We understand the tenant spent approx. £87,500 on fitting out the premises.

ACCOMMODATION

Ground Floor Commercial Unit

GIA Approx. 1,990 sq ft

VAT is applicable to this Lot

TENURE

Leasehold for a term of 199 years from 6th December 2018 at a peppercorn ground rent.



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TENANCY

The property is let on a full repairing and insuring lease to **NU-World CIC (with 2 personal Guarantors) t/a Nu World (Preschool Play Centre with Cafe)** for a term of 10 years from 21st September 2020 at a current rent of **£30,000 per annum** exclusive.

Rent Review & Tenant's Break 2025

There is a £9,000 (incl. VAT) Rent Deposit held.

£30,000 per annum

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

Vendor's Solicitors

R. R. Sanghvi & Co

Tel: 020 8515 0490 Ref: Shamez Velji

Email: shamez@rrsanghvi.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'**



Internal view





SITUATION

Occupying a prominent trading position in the heart of the old town centre, close to branches of **Costa Coffee, Domino's Pizza, McColls, William Hill** and a host of established independent retailers, cafés and restaurants.

Stevenage is located just east of Junctions 7 and 8 of the A1(M) between Letchworth Garden City and Welwyn Garden City, some 29 miles from Central London.

PROPERTY

An attractive end of terrace Grade II Listed **Office Building** planned on ground and first floors with **Additional Storage** at attic and basement levels.

ACCOMMODATION

Ground Floor

Gross Frontage 16'0"
Built Depth 30'0"

Front Office Area Approx 155 sq ft

Rear Kitchen/Office Area Approx 150 sq ft

Basement Store Area Approx 70 sq ft

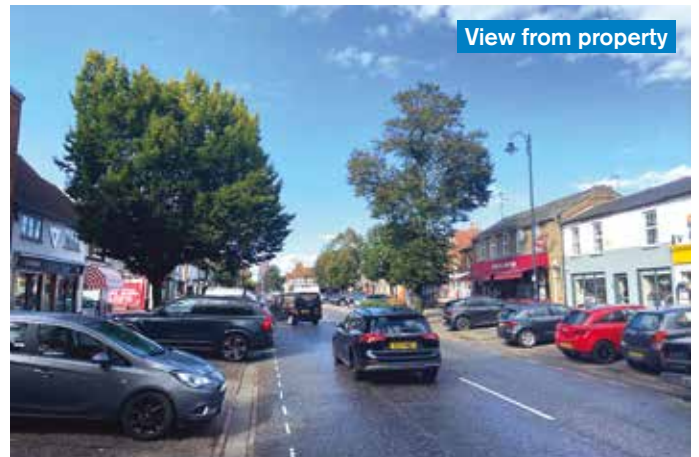
First Floor 2 Offices Area Approx 305 sq ft

WC

Attic Floor Store Area Approx 90 sq ft

Total NIA Approx **770 sq ft**

Total GIA Approx **1,125 sq ft**



VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: There may be potential for Residential Conversion, subject to planning and Listed Buildings consent.

Note 2: The main front door on the left provides a shared passageway access to the subject property and the cottage behind.

Vacant Office Building

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

Joint Auctioneers

Williamson Dace Brown
Tel: 020 8886 4407 Ref: Alex Brown
Email: alex@wdbproperty.co.uk

Vendor's Solicitors

Abbott Law
Tel: 020 7070 3664 Ref: Caroline Abbott
Email: caroline@abbottlaw.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 within this local shopping parade amongst such multiples as **Co-Operative Food, Greggs, William Hill** and a host of local traders. Lawrence Weston is a popular residential suburb located to the north-west of Bristol city centre and enjoys easy access to the M5 (Junction 18).

PROPERTY

Forming part of a terraced parade comprising **7 Ground Floor Shops** and **7 Self-Contained Maisonettes** on first and second floor levels. There is a rear service road allowing vehicular access for unloading.

VAT is NOT applicable to this Lot

FREEHOLD

£875 per annum

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

Vendor's Solicitors

Mills Selig
Tel: 02890 243 878 Ref: Ross White
Email: ross.white@millsselig.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. 50	Shop and Maisonette (Not Inspected)	Oakbarn Ltd (sublet to Europe Polish Shop)	125 years from 15th May 1996	£125	FRI Rent rising by £25 p.a. in 2046 and every 25 years thereafter.
No. 54	Shop and Maisonette (Not Inspected)	Paul Donaldson (sublet to Mark Andrews & Co. Solicitors)	125 years from 15th May 1996	£125	FRI Rent rising by £25 p.a. in 2046 and every 25 years thereafter.
No. 56	Shop and Maisonette (Not Inspected)	Oakbarn Ltd (sublet to Kim's Domestic Appliances)	125 years from 15th May 1996	£125	FRI Rent rising by £25 p.a. in 2046 and every 25 years thereafter.
No. 60	Shop and Maisonette (Not Inspected)	Oakbarn Ltd (sublet to Premier Good News)	125 years from 15th May 1996	£125	FRI Rent rising by £25 p.a. in 2046 and every 25 years thereafter.
No. 62	Shop and Maisonette (Not Inspected)	Hootons Commercial Ltd (sublet to Lloyds Pharmacy)	125 years from 15th May 1996	£125	FRI Rent rising by £25 p.a. in 2046 and every 25 years thereafter.
No. 70	Shop and Maisonette (Not Inspected)	Oakbarn Ltd (sublet to Juicy Blitz Youth Project)	125 years from 15th May 1996	£125	FRI Rent rising by £25 p.a. in 2046 and every 25 years thereafter.
No. 74	Shop and Maisonette (Not Inspected)	Oakbarn Properties Ltd (sublet to Oasis Community Shop)	125 years from 15th May 1996	£125	FRI Rent rising by £25 p.a. in 2046 and every 25 years thereafter.
				Total: £875	



SITUATION

Located in this popular residential area close to the junction with Westbury Road, just a short walk from the Bounds Green Recreation Club and located approx. 1 mile from the open spaces of Arnos Park and Broomfield Park.

The property is located approx. ½ mile from Bounds Green Underground Station (Piccadilly Line).

Bowes Park is an attractive residential area located approx. 9 miles from central London.

PROPERTY

A mid-terraced building comprising **2 Self-Contained Flats** planned on ground and first floors together with a garden.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Flat	Not Inspected	Individual(s)	125 years from 25th March 2002	£100 (rising to £200 in 2035 & £400 in 2068)	FRI Valuable Reversion in approx. 106 years.
First Floor Flat	Not Inspected	Individual(s)	99 years from 25th March 1978	£25	FRI Valuable Reversion in approx. 55½ years.
				Total: £125	

£125 p.a. with Valuable Reversion

The Surveyors dealing with this property are
John Barnett and **Nathan Schindler**

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

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