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Auctioneers

Online Auction

Thursday 16th December 2021
commencing at 12pm

T: 020 8492 9449



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Meet the team.



John Barnett FRICS
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Order of Sale Thursday 16th December 2021

Commencing 12.00pm

Lot

1	11 Alvechurch Road, West Heath	Birmingham	West Midlands
2	5 East Avenue	Hayes	Middlesex
3	47 High Street, Cosham	Portsmouth	Hampshire
4	1-3 Lyttelton Road, Market Place	Hampstead Garden Suburb	London N2
5	84 High Street	Billingshurst	West Sussex
6	Alcock House, Barcham House & Richard Fox House, Queen's Drive	Finsbury Park	London N4
7	167 The Vale	Acton	London W3
8	Units 1 & 2, Aubrey House, 165 High Road	Loughton	Essex
9	2 Palace Avenue	Paignton	Devon
10	120/120A High Street	Scunthorpe	North Lincolnshire
11	38 Northgate & 47 Foundry Street	Dewsbury	West Yorkshire
12	213 & 215 Duckworth Street	Darwen	Lancashire
13	73/73a Bohemia Road	St. Leonards-on-Sea	East Sussex
14	41 Magdalen Street	Norwich	Norfolk
15	49-51 Blackburn Road	Accrington	Lancashire
16	73A, B & C Park View Road	Tottenham	London N17
17	54a/b Holly Park Road	Friern Barnet	London N11

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SITUATION

Occupying a prominent trading position in this local shopping centre, close to branches of **Co-op Supermarket, Harrisons, Sue Ryder** and a host of local traders, all serving the surrounding mainly residential area.

West Heath is part of the Birmingham conurbation located approximately 7½ miles south-west of the City Centre and enjoying good road communications with the A38 which leads to the M5 and the A441 which leads to the M42.

PROPERTY

An end-terraced building comprising a **Large Ground Floor Shop** with internal access to **Ancillary Storage** at first floor level. The property includes a front forecourt allowing parking for 4 cars.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	29'0"
Internal Width	27'0"
Shop Depth	43'5"
Built Depth	79'0"
Sales Area	Approx. 995 sq ft
Storage Area	Approx. 500 sq ft plus WC
First Floor Ancillary Area	Approx. 705 sq ft

Total Area **Approx. 2,200 sq ft**

VAT is NOT applicable to this Lot

FREEHOLD



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Plan not to scale

TENANCY

The entire property is let on a full repairing and insuring lease to **Boots UK Limited (having approx. 2,500 branches) (T/O for Y/E 31/08/2019 £6.667 billion, Pre-Tax Profit £217 million and Shareholders' Funds £2.11 billion)** for a term of 5 years from 16th October 2013 (**in occupation for circa 33 years**) at a current rent of **£11,000 per annum** exclusive.

Note 1: The Lessees have been holding over since October 2018.

Note 2: The Lessees are paying their rent monthly by way of a personal concession.

Note 3: There may be potential to convert the upper part to Residential use, subject to obtaining possession and the necessary consents.

£11,000 per annum

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

Vendor's Solicitors

Russell Cooke LLP
Tel: 020 8789 9111 Ref: Fiona Buckland
Email: fiona.buckland@russell-cooke.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

In the heart of the Town Centre of this densely populated residential area, amongst such multiple traders as **McDonald's, SpecSavers, Costa Coffee, Nationwide** and others.

Hayes is approximately 4 miles from Heathrow Airport and 13 miles west of central London via the A40 and 2½ miles from the M25 (Junction 3).

PROPERTY

A mid terrace property, probably erected in the 1930's, comprising a **Ground Floor Bank** (see Notes 2, 3 & 4) with separate rear access via a service road to a **Self-Contained Flat** on two upper floors and a post-war built **Double Garage**.

ACCOMMODATION

Ground Floor Bank

Gross Frontage	19'2"
Internal Width	18'2"
Shop Depth	28'4"
Built Depth	43'0"

First & Second Floor Flat

Not inspected – believed to be 4 Rooms, Kitchen, Bathroom/WC

Double Garage

Frontage	18'10"
Built Depth	19'0"

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Lloyds Bank plc (having approx. 1,100 branches)** (T/O for Y/E 31/12/2020 **£18.5bn, Pre-Tax Profit £1.32bn and Shareholders' Funds £41.04bn**) for a term of 14 years, 2 months and 29 days from 25th March 2007 (**Holding Over – See Note 1**) at a current rent of **£18,750 per annum** exclusive.

Note 1: The Freeholders served a Section 25 Notice on 23rd September 2021 terminating the Lease on 31st March 2022 on the whole demise and offering a new lease for 10 years from 1st April 2022 with upward Rent Review on 1st April 2027 at a commencing rent of £22,000 p.a. exclusive.

The rental offer is not binding and as Lloyds Bank do not currently occupy the Flat and the Garage for business purposes, the possibility exists of obtaining vacant possession of these. Purchasers must take their own advice in this respect.

Note 2: The Tenant also trades from the adjoining double unit (Nos. 1–3) which interconnects with No. 5 at ground floor level only. For the avoidance of doubt, Nos. 1–3 are not included in this sale.

Note 3: No. 5 has no front entrance. The Bank's entrance is via No. 3. There may be a Reinstatement Clause (re: shopfront, WC etc...) in the event of Lloyds Bank not renewing their Lease.

£18,750 per annum

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

Vendor's Solicitors

Lawrence Stephens Ltd
Tel: 020 7936 8888 Ref: David Freedman
Email: dfreedman@lawstep.co.uk

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Double Garage



View from the Property





SITUATION

Occupying a prominent trading position in the heart of the town centre at the corner of Albert Road, close to branches of **Costa, Poundland, M & Co, Nationwide, Greggs, Tesco Metro, Superdrug, WH Smith, Boots Pharmacy** and **Specsavers**.

Cosham is located 3 miles north of Portsmouth and 15 miles east of Southampton, enjoying easy road access to the M27, A27 and A3.

PROPERTY

A corner building comprising a **Deep Ground Floor Funeral Parlour** with separate rear access to a **Self-Contained Flat** on first and second floor levels.

There is rear access for unloading from Aldroke Street.

ACCOMMODATION

Ground Floor Funeral Parlour

Gross Frontage	17'6"
Internal Width	16'11"
Shop Depth	90'7"
Built Depth	101'4"
Area	Approx 1,580 sq ft
2 WC's	

First & Second Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC
(GIA Approx 810 sq ft)

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Southern Co-operative Funerals Ltd as a Funeral Parlour (having 56 branches) (T/O for Y/E 31/1/21 £11.7m, Pre-Tax Profit £177,000 and Shareholders' Funds £839,000)** for a term of 10 years from 12th December 2013 at a current rent of **£25,500 per annum** exclusive.

Note 1: The property has excellent future development potential to extend at first and second floors at the rear, subject to planning and possession.

Note 2: The lessees are planning to undertake a complete refurbishment of the flat.

£25,500 per annum

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

Vendor's Solicitors

Meadows Ryan
Tel: 01932 852 057 Ref: Stephen Carew
Email: stephencarew@meadowsryan.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
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View from Property



Lot 4

1-3 Lyttelton Road, Market Place,
Hampstead Garden Suburb,
London N2 ODP

***Reserve below £900,000**
Suitable for Owner Occupiers and Developers
4 week completion



SITUATION

Occupying a prominent position on the corner of Lyttelton Road (A1) and Ossulton Way in this well-known location serving the affluent residential area.

Hampstead Garden Suburb lies approximately 6 miles north of central London.

PROPERTY

Forming part of an end of terrace building comprising a **Substantial Ground Floor Double Fronted Former Bank**. The property benefits from rear access via a service road.

ACCOMMODATION

Ground Floor

Gross Frontage 37'3"

Internal Width 36'1"

Shop Depth 37'4"

Built Depth 77'8"

Ladies & Gents WCs

GIA Approx 2,487 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term from completion and expiring on 20th March 3961 (thus having approx. 1939 years unexpired) at a peppercorn ground rent.

Offered with Vacant Possession

Note 1: There may be potential to separate off the rear office extension to create a self-contained unit benefitting from its own separate rear entrance with new glazed skylights and possibly a glazed entrance foyer, subject to obtaining the necessary consents.

Note 2: The property would lend itself to a variety of uses including a Mini-Supermarket, Café/Restaurant or as Office Suites (as per the proposed Plan on these Particulars).

Vacant Former Bank

The Surveyors dealing with this property are
Jonathan Ross and John Barnett

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

Solomon Taylor & Shaw

Tel: 020 7431 1912 Ref: Gary Phillips

Email: gary@solts.co.uk



Potential layout as Office Suites



View of Rear Office Extension





SITUATION

Located opposite the junction with St Mary's Close within close proximity to the main shopping thoroughfare which includes **Sainsbury's Local**, **Lloyds Pharmacy** and **Pets Corner** as well as a host of independent retailers, all serving the surrounding residential population.

The picturesque South Downs National Park is located to the west with Surrey Hills (Area of Outstanding Natural Beauty) is to the north. Billingshurst Station is just 1/2 mile distant providing commuter services to London Victoria.

Billingshurst lies on the main A29 some 6 miles south of Horsham, 4 miles north of Pulborough and 15 miles south of Dorking which links with the M25 (Junction 9).

PROPERTY

A **Former Bank Premises** planned on the ground and first floors within the Billingshurst Conservation Area together with a private side road leading to a **Large Rear Car Park / Land**.

ACCOMMODATION

Site Frontage	47'3"	
Site Depth	173'0"	
Site Area	Approx.	11,370 sq ft (0.261 acres)
Ground Floor Bank		
Gross Frontage	40'8"	
Built Depth	89'0"	
GIA	Approx.	3,070 sq ft
First Floor Ancillary		
GIA	Approx.	1,165 sq ft
Total GIA	Approx.	4,235 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

PLANNING

- On 19th April 2021 a Planning Application was submitted to Horsham District Council for 'Change of Use of existing building to provide 1 No. commercial unit (Class E) and 6 No. 1-bedroom flats with associated external alterations' (Ref. DC/21/0909). This Application is now pending consideration and there is correspondence from the Council relating to this Application available from the Auctioneers.
- On 3rd February 2021 Planning Permission was granted by Horsham District Council for 'Change of use to provide 1 No. retail/commercial unit, 1 No. 2-bedroom flat and 1 No. 4-bedroom dwelling and erection of a double garage' (Ref. DC/20/2378).
- On 21st June 2019 Planning Permission was granted by Horsham District Council for 'Demolition of existing building and redevelopment of the site to provide 1 × retail/commercial unit, 5 × dwellings (comprising 5 × 2-bed houses), parking and revised access road' (Ref. DC/18/1761).

Refer to Auctioneers for Documentation and Plans for each of the above schemes.

Note 1: There may be potential for additional residential dwellings on part of the Rear Car Park / Land, subject to obtaining the necessary consents.

Note 2: The property may be suitable for Supermarket Retailers and other similar users.

Note 3: Refer to Auctioneers for Virtual Tour of interior of property.

Vacant Former Bank with Mixed Use Planning

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

Vendor's Solicitors

Bude Nathan Iwanier
Tel: 020 8458 5656 Ref: Samuel Iwanier
Email: si@bnilaw.co.uk

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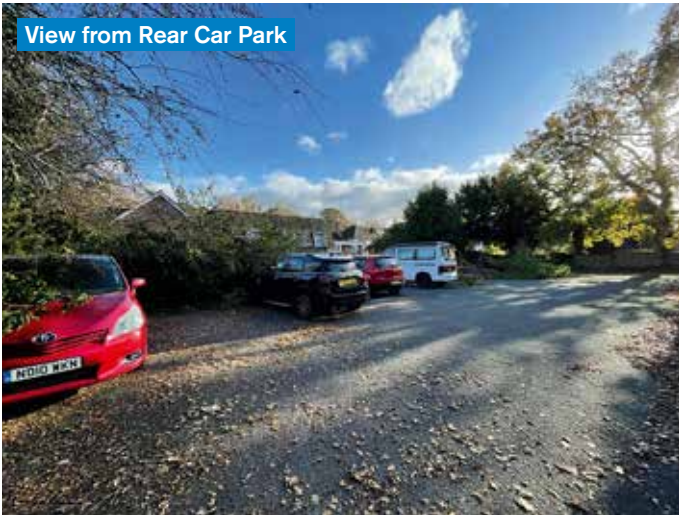


View from Rear Car Park



Rear of Property

View from Rear Car Park



In same ownership for over 25 years



SITUATION

Located in this popular and highly sought after residential area on the western side of Green Lanes, the southern side of Queen's Drive and the northern side of Riversdale Road.

The open recreational space of Clissold Park is directly opposite the property and the area is well served by the varied local shopping, cafés and restaurants in Green Lanes, Highbury Park and Blackstock Road. There are good public transport facilities with Finsbury Park Rail (Overground, Victoria and Piccadilly Lines) and Bus Stations along with Canonbury Station (Overground) and Manor House Underground Station (Piccadilly Line) all being less than a mile distant.

Finsbury Park lies just to the north of Islington, approx. 3 miles north of the City and 4 miles north-east of the West End.

PROPERTY

Site Area Approx. 0.71 acres

A part 3 and part 4 storey purpose built 'H' shaped building within the Brownswood Conservation Area comprising **28 Self-Contained Flats - 27 subject to long leases (5 of which have under 80 years unexpired) and 1 subject to a Regulated tenancy) and 12 Garages - 8 subject to long leases (1 of which has approx 56 years unexpired) and 4 vacant** as follows:

- Alcock House: 7 Flats
- Barcham House: 9 Flats
- Richard Fox House: 12 Flats
- Garage Block: 12 Garages plus Electricity Sub-Station

Other notable points include:

- Communal Garden
- Drive-in access from both Riversdale Road and Queen's Drive.
- A large Basement (GIA Approx. 2,775 sq ft) which is currently divided into circa 30 caged storage units used by the lessees.
- We understand each flat has independent gas central heating and hot water

VAT is NOT applicable to this Lot

FREEHOLD

£12,132.75 per annum
Plus 4 Vacant Garages

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

Vendor's Solicitors

BBS Law
Tel: 020 4505 8080 Ref: Avi Barr
Email: abarr@bbslaw.co.uk

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



Barcham House



Richard Fox House

Alcock House



FUTURE DEVELOPMENT & POTENTIAL

ROOF:

On 3rd February 2021 Hackney Planning Sub-Committee recommended 'Grant planning permission, subject to conditions and completion of a legal agreement' for 'Erection of single-storey upward extension on existing building to provide six new residential dwellings, associated refuse/recycling and storage facilities'. (Ref. 2020/2610).

According to the floor plans, the scheme comprises 5 x 1 bed flats and a 1 x 2 bed flat (Total GIA Approx. 4,209 sq ft).

Refer to Legal Pack for Planning Documentation, Plans, etc.

On 30th October 2012 Hackney Council gave consent for 4 residential units (1 x 1 bed, 1 x 2 bed & 2 x 3 bed) at roof level. This was then varied and work commenced on 28th October 2015 to implement the consent and the CIL payment of £15,809.19 was paid to the Council.

GARAGES:

There is potential to convert the 3 adjoining vacant garages (two of which front on to Riversdale Road) to Residential Use, subject to obtaining the necessary consents.

There is also the possibility to move the occupier of Garage 4 into Garage 6 which would then provide a larger potential site comprising Garage Nos. 1 to 4.

PARKING:

There is potential to create on-site parking areas.

BASEMENT:

There may be potential to convert the Basement into 3 Flats in the future (2 x 1 bed and 1 x 2 bed), subject to obtaining possession and the necessary consents.

Refer to Legal Pack for illustrative floor plan.

Note 1: In accordance with s.5A of the Landlord & Tenant Act 1987, Notices were served on the lessees and they have not accepted the option to purchase.

Note 2: A 3 Bed Flat at 12 Richard Fox House sold in May 2018 for £540,000 and a 1 Bed Flat at 4 Alcock House sold in 2016 for £389,400 (source: zoopla.co.uk).

Note 3: The User Clause in the lease for 11 Richard Fox House (Clause 3 (18)) states 'to use and occupy the demised premises as a private dwelling house...for the sole occupation of the tenant and his family and members of his household and for no other purpose.' Accordingly, this clause may be replicated in other leases.

Note 4: Each block has a lift shaft without a lift.

Note 5: Each block is subject to separate Right to Manage Companies.

Note 6: There is a 6 week completion.

TENANCIES & ACCOMMODATION

(Each let on Full Repairing & Insuring leases by way of service charge excl. Flat 2)

Alcock House:				
Property	Floor	Accommodation¹	Term	Ann. Excl. Rental
Flat 1	Ground	4 Bed Flat	150 years from 25th March 1970 (thus having approx. 98¼ years unexpired)	£76
Flat 2	First	1 Bed Flat	150 years from 25th March 1970 (thus having approx. 98¼ years unexpired)	£15.75
Flat 3	First	1 Bed Flat	99 years from 25th March 1984 (thus having approx. 61¼ years unexpired)	£90 (rising to £120 p.a. in 2050)
Flat 4	Second	1 Bed Flat	99 years (less 1 day) from 25th April 2006 (thus having approx. 83¼ years unexpired)	£100 (rising to £200 p.a. in 2039 and £300 p.a. in 2072)
Flat 5	Second	1 Bed Flat	150 years from 25th March 1970 (thus having approx. 98¼ years unexpired)	£15.75
Flat 6	Third	1 Bed Flat	240 years from 25th March 1970 (thus having approx. 188¼ years unexpired)	£100 (rising to £200 p.a. in 2053 and £300 p.a. in 2086)
Flat 7	Third	1 Bed Flat	99 years from 29th September 2005 (thus having approx. 82¾ years unexpired)	£100 (rising to £200 p.a. in 2038 and £300 p.a. in 2071)
Barcham House:				
Property	Floor	Accommodation¹	Term	Ann. Excl. Rental
Flat 1	Ground	3 Bed Flat	189 years from 24th June 1990 (thus having approx. 157½ years unexpired)	Peppercorn
Flat 2	Ground	3 Bed Flat	99 years from 19th July 2007 (thus having approx. 84½ years unexpired)	£100 (rising to £150 p.a. in 2040 and £200 p.a. in 2073)
Flat 3	Ground	3 Bed Flat	189 years from 25th December 1976 (thus having approx. 144 years unexpired)	Peppercorn
Flat 4 & Garage 9	First	3 Bed Flat plus Garage	150 years from 25th March 1970 (thus having approx. 98¼ years unexpired)	£26.25
Flat 5	First	3 Bed Flat	99 years from 25th March 1977 (thus having approx. 54½ years unexpired)	£120 (rising to £180 p.a. in 2043)
Flat 6	First	3 Bed Flat	99 years from 24th June 1990 (thus having approx. 67½ years unexpired)	£100 (rising to £200 p.a. in 2023 and £400 p.a. in 2056)
Flat 7	Second	3 Bed Flat	150 years from 25th March 1970 (thus having approx. 98¼ years unexpired)	£90 (rising to £180 p.a. in 2036)
Flat 8 & Garage 8	Second	3 Bed Flat plus Garage	99 years from 29th April 1999 (thus having approx. 76⅓ years unexpired)	£100 (rising to £150 p.a. in 2024, £200 p.a. in 2049 and £250 p.a. in 2074)
Flat 9	Second	3 Bed Flat	150 years from 25th March 1970 (thus having approx. 98¼ years unexpired)	£60

Richard Fox House:

Property	Floor	Accommodation ¹	Term	Ann. Excl. Rental
Flat 1	Ground	3 Bed Flat	150 years from 25th March 1970 (thus having approx. 98¼ years unexpired)	£26.25
Flat 2	Ground	3 Bed Flat (GIA Approx. 815 sq ft)	Regulated (EDR 4th October 2021)	£10,294
Flat 3	Ground	3 Bed Flat	99 years from 7th December 2006 (thus having approx. 84 years unexpired)	£100 (rising to £200 p.a. in 2039 and £300 p.a. in 2072)
Flat 4	First	3 Bed Flat	150 years from 25th March 1970 (thus having approx. 98¼ years unexpired)	£26.25
Flat 5 & Garage 11	First	3 Bed Flat plus Garage	150 years from 25th March 1970 (thus having approx. 98¼ years unexpired)	£26.25
Flat 6	First	3 Bed Flat	99 years from 6th November 2013 (thus having approx. 91 years unexpired)	£100 (rising to £200 p.a. in 2046 and £300 p.a. in 2079)
Flat 7 & Garage 4	Second	3 Bed Flat plus Garage	150 years from 25th March 1970 (thus having approx. 98¼ years unexpired)	£26.25
Flat 8 & Garage 12	Second	3 Bed Flat plus Garage	189 years from 25th March 1977 (thus having approx. 144¼ years unexpired)	Peppercorn
Flat 9	Second	3 Bed Flat	189 years from 25th March 1977 (thus having approx. 144¼ years unexpired)	£120 (rising to £180 p.a. in 2043)
Flat 10 & Garage 10	Third	3 Bed Flat plus Garage	125 years from 8th July 1999 (thus having approx. 102½ years unexpired)	£100 (rising to £150 p.a. in 2024 and £200 p.a. in 2049)
Flat 11	Third	3 Bed Flat	99 years from 25th March 1978 (thus having approx. 55¼ years unexpired)	£120 (rising to £180 p.a. in 2044)
Flat 12	Third	3 Bed Flat	150 years from 25th March 1971 (thus having approx. 99¼ years unexpired)	£70

Garage Nos.
1, 2 & 3

3 ADJOINING VACANT GARAGES
(2 of which front Riversdale Road)
(see 'FUTURE DEVELOPMENT' section above)

Garage 5

189 years from 25th December 1976
(thus having approx. 144 years unexpired)

Peppercorn

Garage 6

VACANT
(see 'FUTURE DEVELOPMENT' section above)

Garage 7

99 years from 25th December 1978
(thus having approx. 56 years unexpired)£30
(rising to £45 p.a. in 2044)

Basement

GIA Approx. 2,775 sq ft
Currently divided into circa 30 caged storage units used by the lessees.
(see 'FUTURE DEVELOPMENT' section above)

Total: £12,132.75
Plus 4 Vacant Garages

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







SITUATION

Close to the junction with East Acton Lane in this established retail parade amongst a variety of independent traders and nearby the open spaces of Acton Park.

The property is located on the main A4020 which links Acton and Ealing with Shepherds Bush, some 6 miles west of central London and lies within ½ a mile of Acton Central Station (Overground).

VAT is NOT applicable to this Lot

PROPERTY

A mid terrace building comprising a **Restaurant** (37 Covers) planned on ground and lower ground floors with a rear patio conservatory and separate front entrance to **2 Self-Contained Flats** on the first, second and third floors.

FREEHOLD

Note: In accordance with s.5A of the Landlord & Tenant Act 1987, Notices were served on the lessees and they have not accepted the option to purchase.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground & Lower Ground Floor Restaurant	Ground Floor Gross Frontage 18'6" Internal Width 13'7" widening at rear to 16'9" Shop Depth 37'9" Area incl. conservatory Approx. 715 sq ft Lower Ground Floor Storage plus shower cubicle & 2 WCs Area Approx. 553 sq ft Total Area Approx. 1,268 sq ft	A. Yazdizad (t/a Dada's Diner)	15 years from 13th October 2015	£22,500	FRI Rent Review 2025
First Floor Flat	Not inspected	Individual(s)	189 years from 16th March 2000	Peppercorn	FRI
Second & Third Floor Flat	Not inspected	Individual(s)	999 years from 12th March 1985	£50	FRI
				Total: £22,550	

£22,550 per annum

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

Vendor's Solicitors

W T Jones

Tel: 020 7405 4631 Ref: Peter Hambleton

Email: pch71gir@gmail.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 directly off this busy High Road, opposite **Marks & Spencer** **Simply Food and Car Park** and being amongst a host of independent retailers, pubs and restaurants.

In addition, Loughton Underground Station (Central Line) is just 1/3 mile distant.

Loughton is a popular, affluent and attractive commuter town some 13 miles north-east of central London with good road access to the North Circular Road (A406), M11 (Junction 5) and the M25 (Junction 26).

VAT is NOT applicable to this Lot

PROPERTY

Forming part of a mixed-use development which was completed in February 2021 comprising **2 Ground Floor Self-Contained Commercial Units** both fitted out to a high standard.

TENURE

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

**£41,000_{p.a.} rising to
£45,000_{p.a.} in 2025**

Joint Auctioneers

Clarke Hillyer
2 Buckingham Ct, Rectory Ln, Loughton IG10 2OZ
Tel: 020 8502 8911 Ref: James Langrish-Smith
Email: james.ls@clarkehillyer.co.uk

Vendor's Solicitors

Aston Bond
Tel: 01753 486 777 Ref: Duncan Thomson
Email: dthomson@astonbond.co.uk

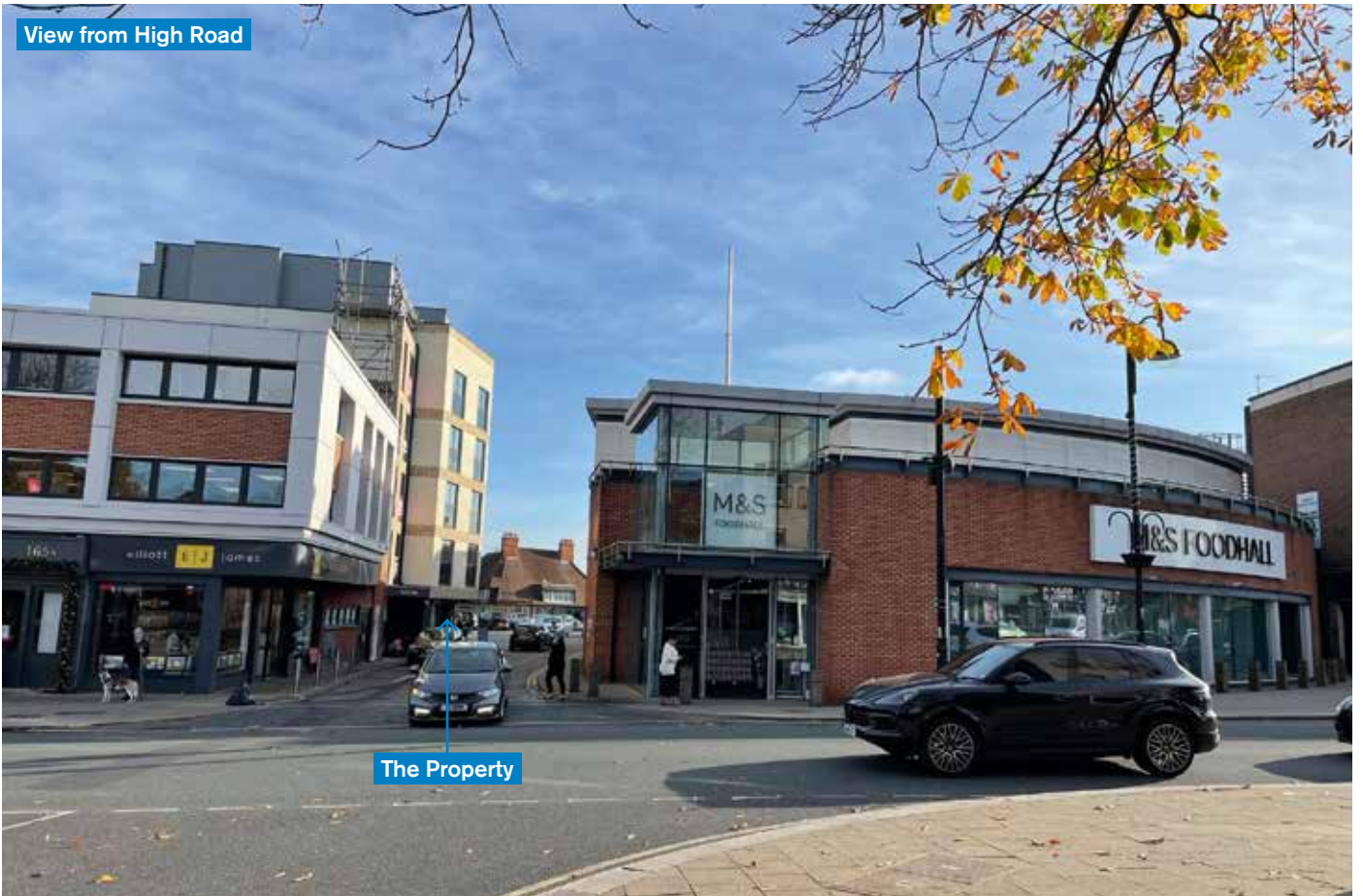


TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Unit 1 (Ground Floor)	Gross Frontage 20'5" Depth 44'4" GIA Approx. 850 sq ft incl. Reception, 3 Treatment Rooms Shower/WC & sep. WC	Bespoke Skin Clinic Ltd (Specialist aesthetics clinic – visit: www.bespokeskinclinic.co.uk)	10 years from 11th March 2021	£22,000 (rising to: £23,000 in 2022 £24,000 in 2023 £25,000 in 2024 £26,000 in 2025)	FRI by way of service charge Rent Review and Tenant's Break 2026 There is a £14,400 (incl. VAT) Rent Deposit held.
Unit 2 (Ground Floor)	Gross Frontage 16'7" Return Window Frontage 44'4" Built Depth 48'5" WC GIA Approx. 790 sq ft	Zone Health and Performance Limited (physiotherapy clinic and coaching studio, specialising in sports injuries, rehabilitation and personalised coaching programmes – visit: www.zonesix.co.uk)	10 years from 28th May 2021	£19,000	FRI by way of service charge Rent Review and Tenant's Break 2026. There is a £9,500 Rent Deposit held. If the Tenant does not operate the Break they benefit from a 2 month rent free from 28th May 2026.
Total GIA Approx. 1,640 sq ft				Total: £41,000 rising to £45,000 in 2025	



View from High Road



The Property

Interior of Unit 1



Treatment Room in Unit 1



Interior of Unit 2





SITUATION

Located on a prominent corner position in the Town Centre opposite the main pedestrianised shopping in Victoria Street where multiples such as **WH Smith**, **New Look** and **Savers** are represented and approximately 1/2 a mile from Paignton Railway Station. Paignton is a popular Seaside Town on the coast of Tor Bay in Devon.

PROPERTY

An imposing late Victorian corner building with a curved Total Return Frontage of 145 feet, comprising a **Ground Floor Bank** with a **Basement** and internal access to **Ancillary Office Accommodation** planned on the first and second floors. There is a large gated access from Totnes Road.

ACCOMMODATION¹

Ground Floor

Banking Hall & Offices
Area

Approx. 2,800 sq ft

First Floor

Offices Area

Approx. 1,375 sq ft

Second Floor

Offices Area

Approx. 405 sq ft

Basement

Vaults & WCs Area

Approx. 445 sq ft

Total Area

Approx 5,025 sq ft

¹Measurements 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 **Lloyds Bank plc (having approx. 1,100 branches) (T/O for Y/E 31/12/20 £18.5bn, Pre-Tax Profit £1.32bn and Shareholders' Funds £41.04bn)** for a term from 7th May 2012 to 6th May 2025 (by way of a reversionary lease) at a current rent of **£38,000 per annum exclusive (see Note)**.

Note: The tenant has a rent free period from 25th December 2021 which expires on 24th May 2022 and the Vendor will top-up this rent shortfall on completion.



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£38,000 p.a. (see Note)

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

Vendor's Solicitors

BSG Solicitors LLP

Tel: 020 8343 4411 Ref: Jeremy Swerner

Email: jeremy@bsgsolicitors.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'**

Palace Avenue frontage



Totnes Road frontage





SITUATION

Occupying a busy trading position in this pedestrianised High Street amongst multiples such as **NatWest, Yorkshire Building Society, Savers, Greggs, Primark, Lloyds Bank** and many others.

Scunthorpe lies some 30 miles south-west of Hull, 20 miles east of Doncaster and benefits from good road access via the A159 and M180 (Junctions 3 & 4).

PROPERTY

A substantial end of terrace building comprising **2 Ground Floor Shops** with separate front access to **Offices/Storage** on the first floor. In addition, the property benefits from use of a rear service road for unloading and parking for 2/3 cars.

VAT is applicable to this Lot

FREEHOLD

TENANT PROFILES

- William Hill Organisation Limited reported a Turnover for Y/E 29/12/2020 of £349.5m, a Pre-Tax Profit of £188m and Shareholders' Funds of £430m and is a subsidiary of William Hill having over 1,400 branches in the UK.
- Cashino Gaming Limited is part of the Merkur Casino UK Group which operates over 180 Adult Gaming Centres, 3 Family Entertainment Centres, 3 Bingo Clubs and 24 Tanning Salons.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 120 (Ground Floor Shop)	Gross Frontage 19'0" Internal Width 16'9" Shop & Built Depth 64'0" WC	William Hill Organisation Limited (See Tenant Profile)	20 years from 11th June 2013	£26,000	FRI Rent Reviews June 2018 (Outstanding) and 5 yearly.
No. 120a (Ground Floor Shop)	Gross Frontage 32'8" Average Internal Width 26'2" Shop & Built Depth 64'0" WC	Cashino Gaming Limited (See Tenant Profile)	15 years from 1st April 2021	£27,500 (See Note)	IRI subject to a Schedule of Condition. Rent Reviews & Tenant's Breaks 2026 & 2031. Note: The current rent is £13,750 p.a. until April 2023 and the Vendor will top up this rent shortfall on completion.
No. 120a (First Floor Offices/Storage)	Open Plan plus WCs NIA Approx. 620 sq ft	VACANT There may be potential to convert the upper part into residential use, subject to obtaining the necessary consents. Proposed floor plans for 2 to 4 flats available in the Legal Pack.			

Total: £53,500 plus Vacant Upper Part

£53,500 per annum
plus Vacant Upper Part

Joint Auctioneers

PPH Commercial
Tel: 01724 294 946 Ref: Duncan Willey
Email: duncan.willey@pph-commercial.co.uk

Vendor's Solicitors

Anthony Kellner
Tel: 01707 667 300
Email: anthony.kellner@pantherplc.com

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



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Northgate frontage

SITUATION

Conveniently located close to the main Ring Road (A368), opposite the newly opened Kirklees College Pioneer Higher Skills Centre, nearby multiples such as **Santander** and **NatWest** and a variety of independent traders, in the Town Centre.

Dewsbury lies approximately 8 miles south-west of Leeds City Centre and benefits from good road links via the A368 to the M1 (Junction 40) and the A653 to the M62 (Junction 28).

PROPERTY

A mid terrace building comprising a **Ground Floor Take-Away** and **Ancillary Accommodation** at first and second floor levels. The property benefits from rear access on to Foundry Street.

ACCOMMODATION¹

Ground Floor Take-Away

Gross Frontage	17'0"	
Built Depth	61'0"	
Area	Approx	905 sq ft
WC		

First Floor Ancillary

Area	Approx	1,134 sq ft
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Second Floor Ancillary

Area	Approx	250 sq ft
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Total Area	Approx	2,289 sq ft
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¹Not inspected by Barnett Ross. Areas taken from V.O.A.



Foundry Street frontage

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on an internal repairing and insuring lease to **Noorjahan Begum t/a Perfect Fried Chicken** for a term of years from 6th October 2015 to 23rd March 2026 (**renewal of a previous lease**) at a current rent of **£12,000 per annum** exclusive.

Rent Reviews October 2020 (Outstanding – Landlord quoted £15,000 p.a.) and 3 yearly.

£12,000 per annum

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

Vendor's Solicitors

Howard Kennedy LLP

Tel: 020 3755 6000 Ref: Martin Philips

Email: martin.philips@howardkennedy.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

Occupying a prominent trading position on the main retail thoroughfare leading into Market Street, opposite a public car park and close to branches of **Co-op Funeralcare** and **Subway** and some 100 yards from **Boots, Ladbrokes** and **Betfred**.

Darwen is located on the main A666 Bolton to Blackburn route approximately 17 miles north of Manchester City Centre.

PROPERTY

A mid-terraced building comprising a **Large Ground Floor Banking Hall** with **Basement Storage** plus internal access to **Ancillary Accommodation** at first and second floor levels.

ACCOMMODATION

Ground Floor Banking Hall

Gross Frontage	31'8"	
Built Depth	65'4"	
Banking Hall Area	Approx.	1,780 sq ft

Basement Ancillary

Storage Area	Approx	1,000 sq ft
--------------	--------	-------------

First Floor Ancillary

Office/Storage Area	Approx.	1,025 sq ft
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Second Floor Ancillary

Storage Area	Approx.	485 sq ft
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Total Area	Approx.	4,290 sq ft
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VAT is NOT applicable to this Lot

TENURE

Held on 2 Long Leaseholds each for 1,000 years from 1823 and 1824 at a total fixed ground rent of £11.97 p.a. which has not been demanded for very many years.

TENANCY

The entire property is let on a full repairing and insuring lease to **Lloyds Bank Plc (having approx. 1,100 branches) (T/O for Y/E 31/12/20 £18.5bn, Pre-Tax Profit £1.32bn and Shareholders' Funds £41.04bn)** for a term of 10 years from 22nd February 2012 at a current rent of **£17,500 per annum** exclusive.

Note 1: The tenants have informed the Vendor that they are closing the branch on 8th February 2022 which would provide the buyer with the opportunity of a possible dilapidations settlement.

Note 2: There may be potential to convert the upper floors into residential use, subject to planning.

£17,500 per annum

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

Vendor's Solicitors

Russell Cooke LLP

Tel: 020 8789 9111 Ref: Fiona Buckland

Email: fiona.buckland@russell-cooke.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 corner of Newgate Road on the main A21 thoroughfare into St Leonards and Hastings, surrounded by a host of established local retailers and under 1 mile north of the Seafront and Hastings Pier.

St. Leonards and Hastings are popular south coast resort towns lying at the intersection of the A21 and A259 approx. 5 miles east of Bexhill and 13 miles west of Rye.

PROPERTY

A terraced property comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** at first, second and attic floor levels.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'6" Internal Width 14'4" Shop Depth 23'10" Built Depth 36'1" WC	G Aziz (Barber)	10 years from 28th October 2021	£5,200	FRI Rent Review 2026 £1,300 Rent Deposit held.
First, Second & Attic Floor Flat	Not Inspected	2 Individuals	99 years from 25th March 2004	£100	FRI Rising by £50 p.a. every 33 years Valuable Reversion in approx 81 ¼ years.
				Total: £5,300	

£5,300 per annum

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

Vendor's Solicitors

Meadows Ryan
Tel: 01932 852 057 Ref: Stephen Carew
Email: stephencarew@meadowsryan.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 this established retail thoroughfare, close to the junction with St Saviours Lane, nearby multiples such as **Sense, Betfred, TSB** and **Poundland**, a variety of independent traders and the **Anglia Square Shopping Centre**, less than 1/2 mile north of the City Centre. Norwich is an attractive City and commercial centre which lies some 19 miles west of Great Yarmouth and 45 miles north of Ipswich with road links via the A11.

VAT is NOT applicable to this Lot

PROPERTY

A Grade II Listed mid terrace building comprising a **Ground Floor Restaurant** (64 Covers) with separate rear access via an archway to **2 Self-Contained Flats** on the first floor.

FREEHOLD

Note 1: The Rooms over the archway are not included in the Freehold Title of this property.

Note 2: A Floor Plan of the Flats is available from the Auctioneers.

Note 3: The ground floor has traded as an Indian Restaurant since 2004.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 41 (Restaurant)	Ground Floor Restaurant Gross Frontage 25'7" Internal Width 19'11" Restaurant Depth 41'10" Built Depth 84'0" Ladies & Gents WCs	St Mary's Restaurant Ltd (with 2 Guarantors) (South Indian Cuisine)	15 years from 13th August 2016	£17,000	FRI by way of service charge Rent Reviews Aug 2021 (Outstanding) and 2026 Tenant's Break 2026 Tenant's August 2021 Break not exercised.
Nos. 41a & 41b (2 Flats)	No. 41a – 1st Floor 1 Bed Flat¹ Believed to be 1 Bedroom, Living Room, Kitchen/Dining Room, Bathroom/WC (GIA Approx. 850 sq ft) No. 41b – 1st Floor Studio Flat¹ Believed to be Living/Bedroom, Kitchen, Bathroom/WC (GIA Approx. 345 sq ft)	Broadland Housing Association	30 years from 7th July 1993	£100	FRI Valuable Reversion in July 2023
				Total: £17,100	

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

£17,100 per annum

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

Vendor's Solicitors

Macroy Ward
Tel: 020 8440 3258 Ref: Martina Ward
Email: martina@macroyward.co.uk

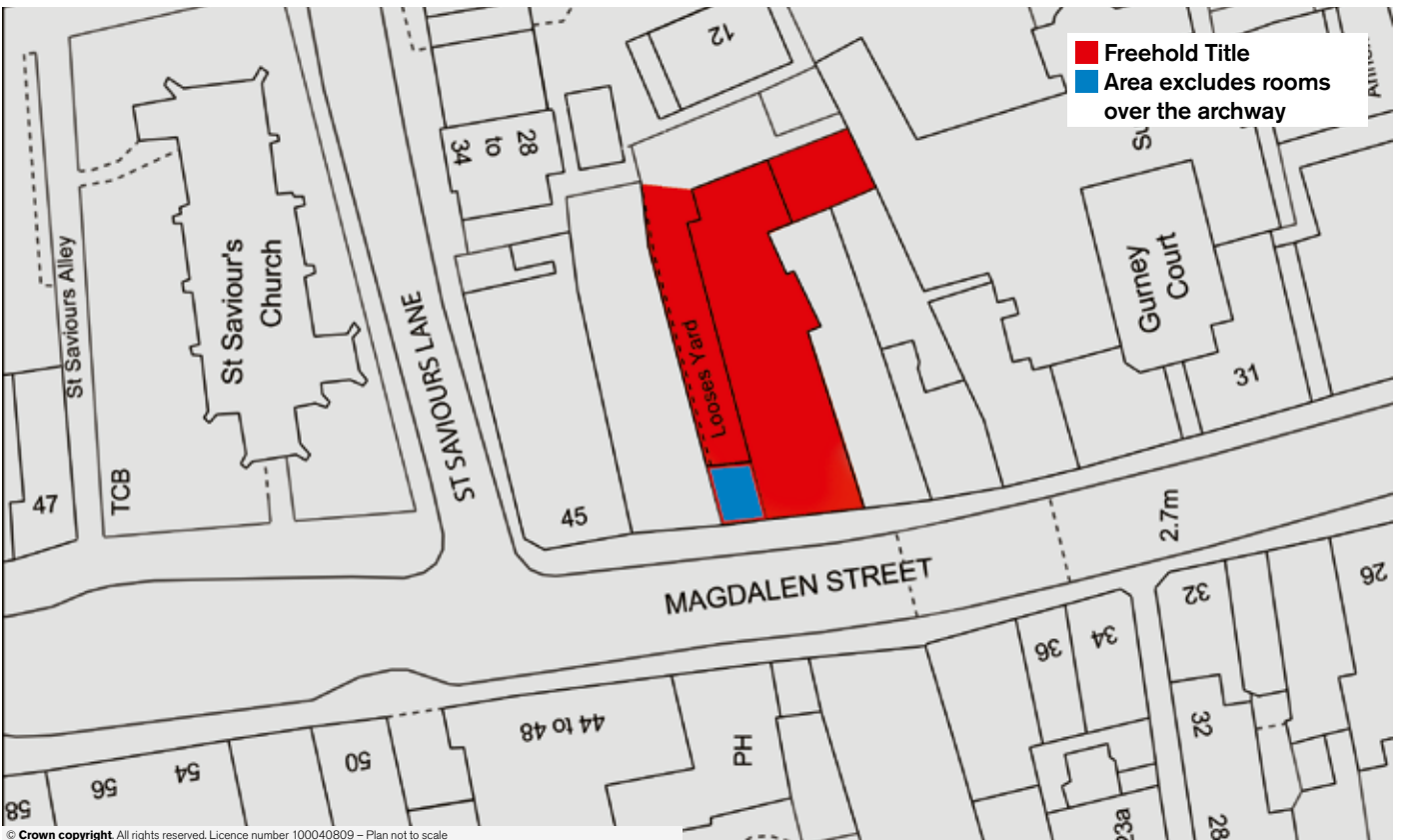
The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

View opposite



Anglia Square Shopping Centre

The Property



Freehold Title
Area excludes rooms over the archway



SITUATION

Located within the heart of the town centre, opposite the Market Hall as well as being within close proximity to the town's main Bus Station. Other nearby multiples include **Nationwide, William Hill, Betfred** and **Ladbrokes**.

Accrington is located between Blackburn and Burnley just off the M65 (Junction 7) some 14 miles east of Preston and 22 miles north of Manchester.

PROPERTY

Forming part of a mid terrace building comprising a **Ground Floor Shop** with **Ancillary Storage** in the basement and on part first floor.

VAT is NOT applicable to this Lot

TENURE

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	34'11"
Internal Width	29'4"
Shop & Built Depth	46'4"
Area	Approx. 1,260 sq ft

Basement

Area	Approx. 460 sq ft
------	-------------------

Part First Floor

Area	Approx. 52 sq ft
------	------------------

Total Area

Approx. 1,772 sq ft

TENANCY

The property is let on a full repairing and insuring lease (by way of service charge) to **RAL Limited (Adult Gaming) (t/a Admiral who trade from over 230 branches) (Parent Company – Novomatic UK Limited – visit: novomaticuk.com)** for a term of 10 years from 24th June 2014 (**No Breaks**) at a current rent of **£18,000 per annum** exclusive.

£18,000 per annum

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

Vendor's Solicitors

Taylor Rose MW
Tel: 020 8443 7016 Ref: Alex Karis
Email: alex.karis@taylor-rose.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'**

An Artist's Impression of a Development Concept



SITUATION

Located on the corner with Dowsett Road in this popular residential area, close to Down Lane Park, approximately 1/2 a mile from both Bruce Grove Station (Overground) and Tottenham Hale Station (Victoria Line & National Rail). In addition, the varied shopping facilities in High Road are approx 1/2 mile distant

Tottenham lies approximately 8 miles north of central London.

VAT is NOT applicable to this Lot

PROPERTY

An end of terrace single storey building comprising **3 Self-Contained Flats (2 x 2 Bed and 1 x Studio)** together with a Front Forecourt.

FREEHOLD

Note 1: There may be potential for a new build development which could offer 9 Flats (see Artist's impressions of a development concept), subject to obtaining possession and the necessary consents.

Note 2: Floor Plan of existing layout of each flat is available in the Legal Pack.

Note 3: Refer to Auctioneers for Virtual Tour of No.73A.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 73A	Ground Floor Flat 2 Bedrooms, Living Room/Kitchen, Bathroom/WC	Individual(s)	1 year from 13th October 2020	£16,200	AST Holding Over
No. 73B	Ground Floor Flat 2 Bedrooms, Living Room/Kitchen, Bathroom/WC	Individual(s)	1 year from 30th October 2020	£16,200	AST Holding Over
No. 73C	Ground Floor Studio Flat Open plan Bedroom/Living Room/ Kitchen and Bathroom/WC	Individual(s)	1 year from 15th October 2020	£16,200	AST Holding Over
				Total: £48,600	

**£48,600 p.a. plus
New Build Potential**

Vendor's Solicitors

Black Norman Solicitors
Tel: 03300 167 847 Ref: Chris Parvin-Walsh
Email: chrisparvinwalsh@blacknorman.com



An Artist's Impression of a Development Concept





SITUATION

Located in this popular residential area close to the junction with Bellevue Road and just a short walk from Friary Park. The property is located less than 1/2 mile from New Southgate Train Station (National Rail) and approximately 8 miles north of central London.

PROPERTY

A mid-terraced building comprising **2 Self-Contained Flats** planned on the lower ground, raised ground and first floors and both flats include a section of rear garden.

VAT is NOT applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 54a (Lower Ground Floor Flat)	Not Inspected – Believed to be a 1 bedroom flat.	Individual	99 years from 24th June 2002	£150 (rising to £300 in 2035 & £450 in 2068)	FRI Valuable Reversion in approx. 79½ years.
No. 54b (Raised Ground and First Floor Flat)	Not Inspected – Believed to be a 2 bedroom flat.	Individual	99 years from 21st March 1997	£100	FRI Valuable Reversion in approx. 74¼ years.
				Total: £250	

FREEHOLD

Note 1: In accordance with s.5B of the Landlord & Tenant Act 1987, notices have been served on the lessees and they have reserved their rights of first refusal.

Note 2: The Freeholder insures. Current sum insured is £626,038. Current premium is £1,037.19 p.a.

Note 3: There is a 6 week completion.

£250 p.a. with 2 Valuable Reversions

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

Vendor's Solicitors

Jeremy Simon & Co
Tel: 01923 219 292 Ref: Valerie Sharron
Email: valerie@jeremysimon.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
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Auctioneers

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