

**BARNETT ROSS ONLINE AUCTION – THURSDAY 17<sup>TH</sup> FEBRUARY 2022**  
**ADDENDUM**

**The following Lots have been sold prior:**

2, 4 and 18

**LOT 1 – 276/276A EAST BARNET ROAD, EAST BARNET VILLAGE, HERTFORDSHIRE**

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

**LOT 3 – 71 CAMDEN HIGH STREET, CAMDEN TOWN, LONDON NW1**

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

The property is being offered for sale subject to the terms of the Interim Agreement dated 1<sup>st</sup> August 2021.

A section 26 Notice dated 10<sup>th</sup> February 2022 (see pdf named 'Addendum' in the online legal pack) has been served on behalf of Hairdressing 248 Limited requesting a new 5 year lease from 29<sup>th</sup> September 2022 at a rental of £25,000 p.a. excl. with a tenant's break at the third anniversary.

It is the Purchaser's responsibility to respond to this Notice and the Vendors will cooperate with the Purchaser through their solicitors regarding any response required within the statutory 2 month period.

However, the Vendors will agree to the Purchaser completing earlier than 6 weeks in order that the Purchaser can then respond directly to the tenant if they wish to oppose the tenancy request.

**LOT 5 – 33 MUSWELL HILL, LONDON N10**

The last sentence of Special Condition 15.4 should read 'The Seller has paid the sum of £2,220 inc VAT for the treatment plan recommend in the survey enclosed with the legal pack.'

**LOT 7 – 262-264A HIGH STREET, BANGOR, GWYNEDD**

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

**LOT 8 – 118/118A REGENTS PARK ROAD, FINCHLEY, LONDON N3**

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

**LOT 9 – 76 LONDON ROAD, PORTSMOUTH, HAMPSHIRE**

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

Contrary to the Particulars and the Special Conditions of Sale, completion will be on 24<sup>th</sup> March 2022.

**LOT 10 – 1 VICTORIA PLACE, AXMINSTER, DEVON**

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 12 – 218 HUTTON ROAD, SHENFIELD, ESSEX**

We are now quoting 'Guide: £620,000'.

The section titled 'ADDITIONAL AMOUNTS PAYABLE AT COMPLETION (IF ANY)' in the Special Conditions of Sale should read: '*The Buyer will pay to the Seller at completion the cost of procuring pre-contract searches.*'

The transfer referred to in Extra Special Condition 3 has now been registered at the Land Registry and a copy of the updated title showing the details of the Sellers as Registered Proprietors has been provided in the legal pack. Extra Special Condition 3 therefore no longer applies.

**LOT 13 – 254 LONDON ROAD, MITCHAM, SURREY**

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

**LOT 16 – 19A-D ST MARGARETS ROAD, TWICKENHAM, MIDDLESEX**

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

**LOT 17 – 15 GLOUCESTER STREET, STROUD, GLOUCESTERSHIRE**

There is hatch access in the shop to a Basement.

**LOT 19 – 321 HIGH STREET, CHATHAM, KENT**

Extra Special Condition B relating to the payment of the Auctioneer's fees will no longer apply.

The lease to Harvey & Thompson is FRI subject to a photographic schedule of condition in respect of the basement only.

**LOT 20 – 323 HIGH STREET, CHATHAM, KENT**

Revised Special Conditions of Sale as of 16/02/22 are available to download.

The lease to N. Azeez is for a term of 10 years from 10<sup>th</sup> February 2022 and there is a £3,750 Rent Deposit held.

**LOT 21 – UNIT SU7, 3 JUBILEE WAY, SCUNTHORPE, NORTH LINCOLNSHIRE**

Revised Special Conditions of Sale as of 07/02/22 are available to download.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1% of the sale price plus VAT towards the Vendor's auction fees and £650 + VAT towards the Vendor's costs.

The tenant has advised they will start trading from the property in April 2022.

**LOT 22 – 73A, B & C PARK VIEW ROAD, TOTTENHAM, LONDON N17**

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

**LOT 24 – FLAT 2, 65 CHURCH ROAD, HENDON, LONDON NW4**

Contrary to the Special Conditions of Sale, the deposit will be held by the Auctioneers as agent for the vendor.