

**Barnett
Ross**

Auctioneers

Online Auction

Thursday 17th February 2022
commencing at 12pm

T: 020 8492 9449



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A very warm welcome to our 17th February 2022 Online Auction.

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Meet the team.



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Samantha Ross
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Order of Sale Thursday 17th February 2022

Commencing 12.00pm

Lot

1	276/276a East Barnet Road	East Barnet Village	Hertfordshire
2	144 Burnt Oak Broadway	Edgware	Middlesex
3	71 Camden High Street	Camden Town	London NW1
4	482/482a St Albans Road	Watford	Hertfordshire
5	33 Muswell Hill	Muswell Hill	London N10
6	2 Palace Avenue	Paignton	Devon
7	262 - 264a High Street	Bangor	Gwynedd
8	118/118a Regents Park Road	Finchley	London N3
9	76 London Road	Portsmouth	Hampshire
10	1 Victoria Place	Axminster	Devon
11	3/4 Church Hill	Midhurst	West Sussex
12	218 Hutton Road	Shenfield	Essex
13	254 London Road	Mitcham	Surrey
14	Ground Floor Flat, 24 Rosebery Gardens	Crouch End	London N8
15	6 Hamilton Parade, Groveley Road	Feltham	Middlesex
16	19a-d St Margarets Road	Twickenham	Middlesex
17	15 Gloucester Street	Stroud	Gloucestershire
18	44 High Street, Brownhills	Walsall	West Midlands
19	321 High Street	Chatham	Kent
20	323 High Street	Chatham	Kent
21	Unit SU7, 3 Jubilee Way	Scunthorpe	North Lincolnshire
22	73A, B & C Park View Road	Tottenham	London N17
23	24 Rosebery Gardens	Crouch End	London N8
24	Flat 2, 65 Church Road	Hendon	London NW4

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Contact John Barnett FRICS
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020 8492 9449



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jbarnett@barnettross.co.uk

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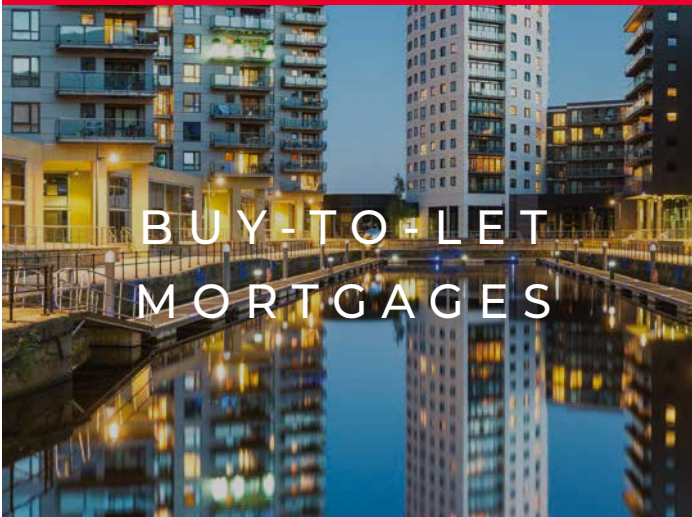
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SITUATION

Occupying a prominent trading position in the main thoroughfare of this busy local village shopping centre, close to branches of **Co-op Supermarket**, **Costa Coffee** and a host of established local traders. East Barnet is a highly sought after north London suburb located between Whetstone and Cockfosters some 10 miles from central London.

PROPERTY

An end of terrace building comprising **2 Ground Floor Shops** with separate front access to a **Self-Contained Flat** at first floor level. The property benefits from a gated front drive-in access to a rear yard with parking for approximately 3 cars.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: The lessee of Unit 1 has erected a covered store building (9' x 25') behind his shop on part of the communal yard area.

Note 2: There is a 6 week completion.

Note 3: Refer to Auctioneers for the virtual tour of the first floor flat.



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£41,600 per annum

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

Vendor's Solicitors

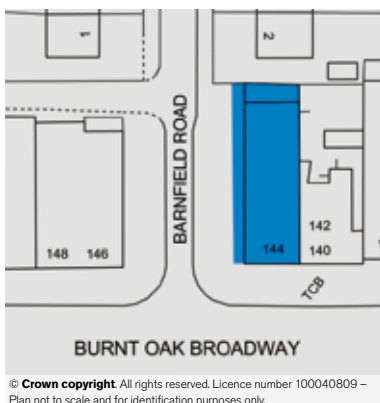
Maurice Hackenbroch & Co
Tel: 020 8958 4000 Ref: Maurice Hackenbroch
Email: mauricehackenbroch@gmail.com

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'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Unit 1 – No. 276 (Ground Floor Shop)	Gross Frontage 22'3" Internal Width 21'6" Reducing at rear to 10'2" Shop & Built Depth 50'5" WC	A Kessen t/a Aroma Off-Licence & Household Goods	15 years from 17th November 2008	£14,000	FRI Rent Review 2018 – we are not aware if this has been actioned.
Unit 2 – No. 276 (Ground Floor Shop)	Gross Frontage 22'3" Internal Width 20'10" Reducing at rear to 10'8" Shop & Built Depth 50'5" WC	Cancer Research UK (having over 600 branches)	10 years from 29th September 2015	£15,000	FRI
No. 276a (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC & Roof Terrace (GIA Approx. 775 sq ft)	Individual	1 year from 5th October 2019	£12,600	AST. Holding Over. £1,211.53 Rent Deposit held.
				Total: £41,600	



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SITUATION

Occupying a prominent corner position at the junction with Barnfield Road in this established shopping centre, opposite **Costa** and amongst such multiples as **William Hill, Paddy Power, Ladbrokes, Merkur Slots, Oxfam, Poundstretcher, Coral** and a host of established traders being within close proximity of Burnt Oak Underground Station (Northern Line).

Burnt Oak is a popular north-west London suburb located approximately 9 miles from central London with good access to the M1 and M25 motorways.

PROPERTY

A prominent corner building comprising a **Ground Floor Shop** with internal and separate side access to **Office/Ancillary Accommodation** on the first floor. In addition, the property includes part of the side forecourt along the Barnfield Road frontage – refer to Title Plan in the legal pack.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	25'0"
Return Window Frontage	33'10"
Internal Width	23'11"
Shop & Built Depth	69'4"
WC	

GIA incl. stairs **Approx. 1,580 sq ft**

First Floor Offices/Ancillary

6 Rooms, 2 Stores, WC	
GIA incl. stairs	Approx. 1,580 sq ft

Total GIA Approx. 3,160 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease to **Shri Nagin Properties Ltd as a Hair & Beauty Salon** for a term from 20th May 2021 (in occupation since 2019) to 28th September 2035 at a current rent of **£28,000 per annum** exclusive.

Rent Reviews 2025 and 2030

Note 1: There is a £7,000 Rent Deposit held.

Note 2: There is potential to convert part of the property into a number of flats, subject to obtaining possession and the necessary consents.

£28,000 p.a. Plus Potential Development Opportunity

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

Joint Auctioneers

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Vendor's Solicitors

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Email: sg@suttonmattocks.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 trading position close to the junction with Delancey Street in this well known multiple retail throughfare, close to branches of **Lidl, Poundland, Argos, Paddy Power, Subway, KFC, Papa Johns, BHF, Oxfam, Savers**, and a host of local traders, mid-way between Mornington Crescent and Camden Town Underground Stations (Northern Line).

Camden Town is a highly sought after location between Islington and St John's Wood, under half a mile from Regent's Park and under 2 miles from Central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** at first and second floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'6"
Internal Width	17'0"
Shop Depth	41'6"
Built Depth	52'1"

First Floor

Store Room	Area Approx. 225 sq ft
Kitchen	Area Approx. 68 sq ft
Shower Room/WC	Area Approx. 45 sq ft

Second Floor

3 Store Rooms	Area Approx. 400 sq ft
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VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a Tenancy at Will to **Hairdressing 248 Ltd as a Hair & Tanning Salon** for a term of 12 months from 1st August 2021 at a current rent of **£12,000 per annum** exclusive.

Note 1: This agreement can be terminated by either party on 2 months notice and the freeholder's solicitor will give 2 months notice to the tenant on 1st February 2022 to terminate.

Note 2: The property was previously let at £40,000 p.a.

Note 3: We are informed by the Tenant at Will that one of the rooms on the second floor is being sub-let without the Vendor's knowledge for residential use at £100 p.w.

Note 4: There is clear potential to create a separate front access to convert the upper floors to residential, subject to possession and planning consent.

Note 5: There is a 6 week completion.

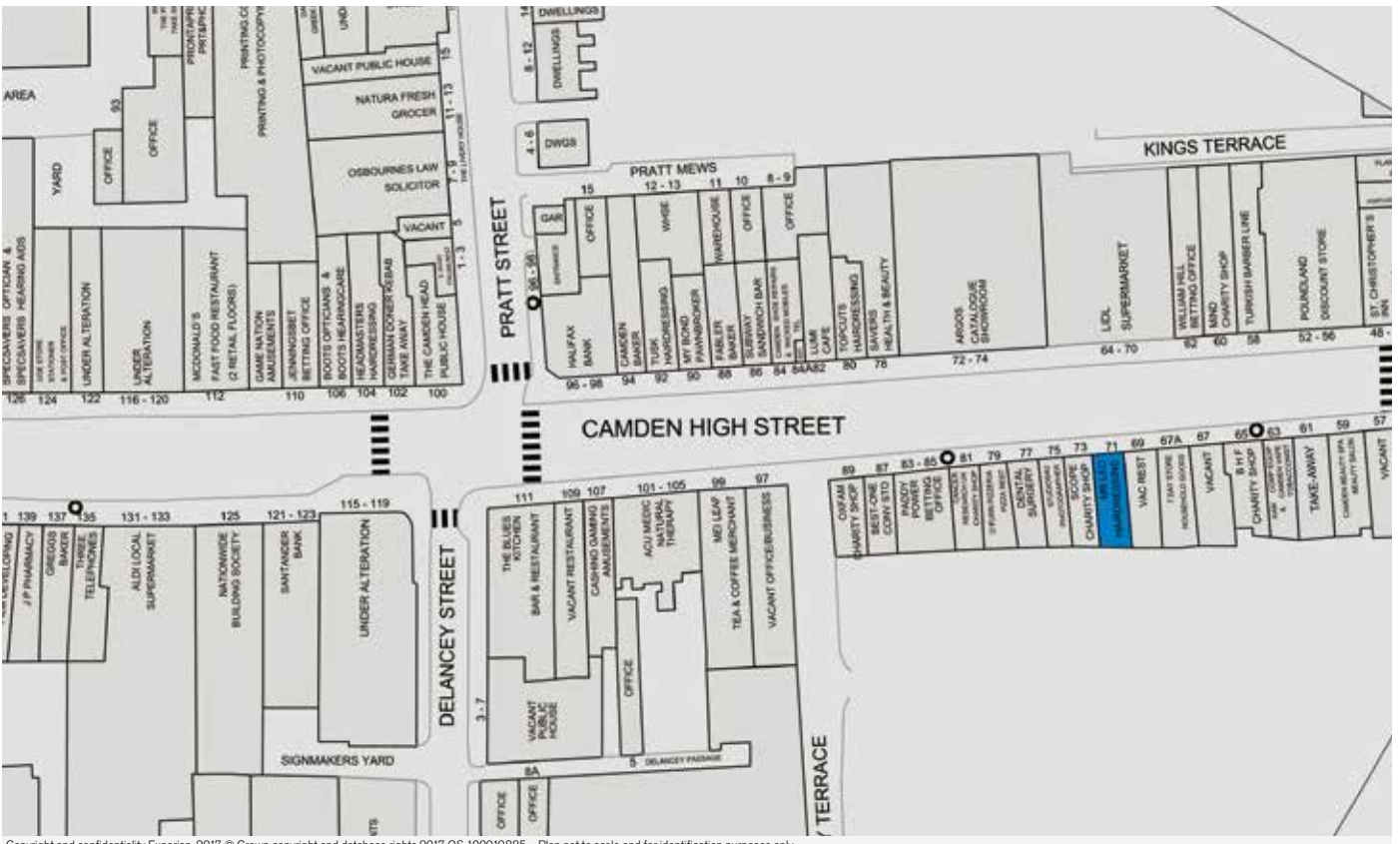
£12,000 per annum

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

Vendor's Solicitors

Maurice Hackenbroch & Co
Tel: 020 8958 4000 Ref: Maurice Hackenbroch
Email: mauricehackenbroch@gmail.com

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SITUATION

Located on the St Albans Road (A412) opposite the London Square Development which is currently under construction and will comprise 72 apartments and amongst other such multiples as **Papa Johns**, **William Hill**, **McDonald's** and **Kwik Fit**. In addition, Watford Town Centre, which includes the **Atria Shopping Centre**, is approx. 1 1/2 miles distant.

Watford North Station (West Midland Trains) is within 1/2 a mile of the property and there are good road links via the A41 to the M1 (Junction 5) and the M25 (Junction 19).

VAT is applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'3" Internal Width 16'4" Shop Depth 28'7" Built Depth 38'7" WC	Paws Pals Limited (with personal guarantor) (Bubble Tea and Dog Groomers)	15 years from 10th March 2017	£11,000	FRI Rent Review 2027.
First & Second Floor Flat	Not inspected	Individual(s)	125 years from 14th October 2016	£250	FRI Rent rises by £50 every 25 years.
				Total: £11,250	

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** on the first and second floors. In addition, the property includes a rear hardstanding area for parking 1 car accessed via a side service road and there is a front lay-by area for loading.

FREEHOLD

Note: The Freehold of No. 482 includes some land to the rear of No. 480 and the Freeholder of No. 480 has the right to park one private motor vehicle on this land.

£11,250 per annum

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

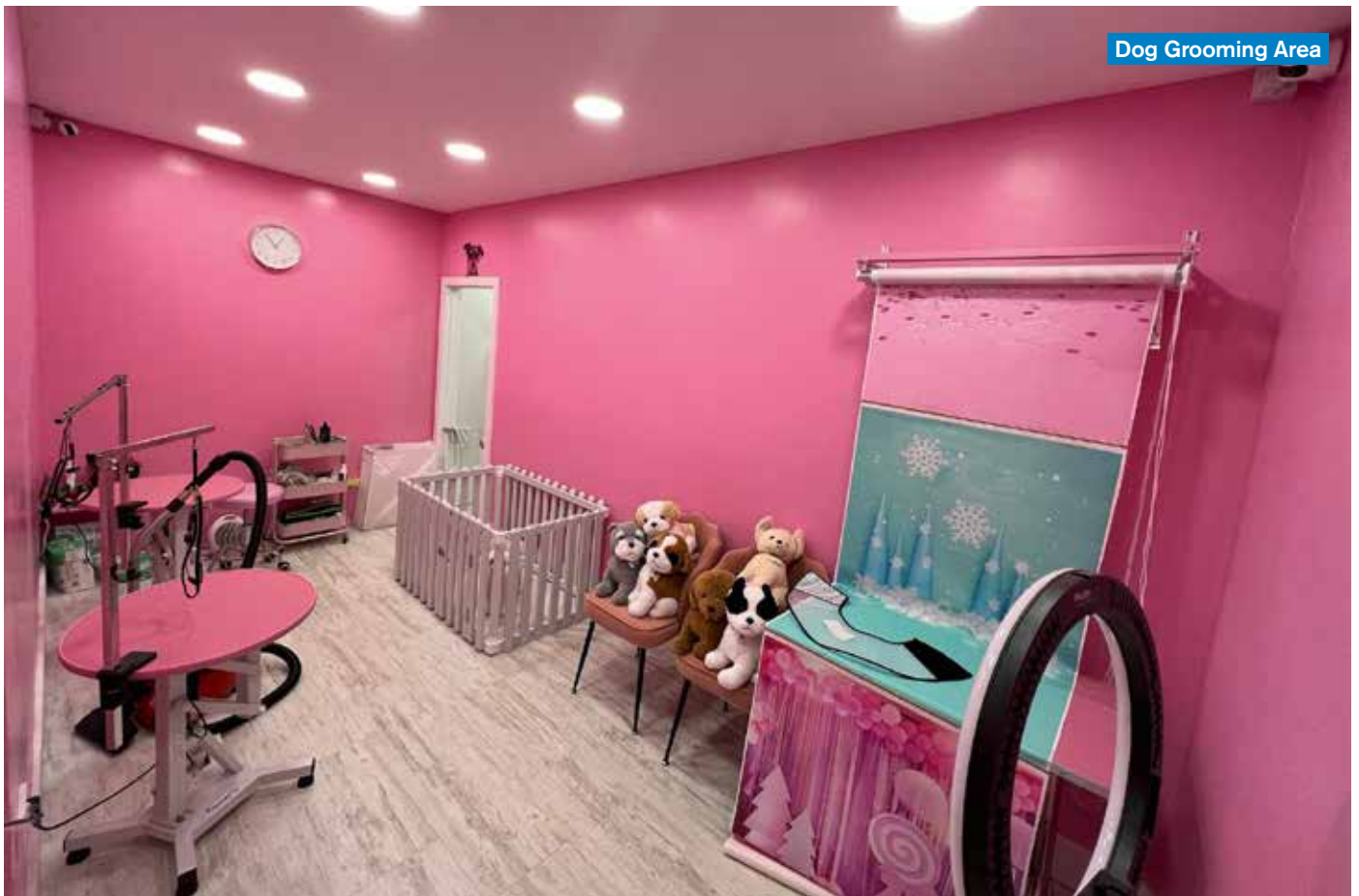
Vendor's Solicitors

Edwards Duthie Shamash
Tel: 020 8514 9008 Ref: Michael Bonehill
Email: mjb@edwardsduthieshamash.co.uk

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



Bubble Tea Area



Dog Grooming Area



SITUATION

Located on the corner of Muswell Hill and St James's Lane within 250 yards of the main shopping centre of Muswell Hill being approx. 6 miles north from central London. Alexandra Palace and its grounds are within a 5 minute walk.

PROPERTY

A late Victorian corner semi-detached **5 Bed House** in need of modernisation within the Rookfield Estate Conservation Area. The house includes front and side bay windows and many ornamental Period features. In addition, there is a **Loft**, a **Cellar** under the kitchen and a **Rear Garden**.

Note 1: A 1,248 sq ft 3 Bed House at No. 14 St James's Lane N10 3DB sold in August 2020 for £1,163,000 which equated to £938 psf. (Source: rightmove.co.uk)

Note 2: The rear garage site was sold to an owner occupier who plans to build an Eco-home this year and has agreed to build a brick boundary wall between the properties and plant suitable vegetation on the side of this wall that faces No. 33.

Note 3: There is a small area within the front garden affected by Japanese Knotweed which is now subject to a fully paid 3 year maintenance programme with Gaia Environmental Ltd comprising of 2 treatments each year. In addition, this policy has a 10 year Lloyd's of London backed guarantee.

Note 4: There is a 6 week completion.

Note 5: The Floor Plans and Video Tour are available from the Auctioneers.

ACCOMMODATION

Ground Floor

Front Lounge	23'1" x 14'1" into bay with fireplace
Front Dining Room	18'0" x 11'6"
Morning Room	12'2" x 10'2" with French doors to balcony and garden
Kitchen	12'2" x 7'4" with door to garden
WC	6'10" x 3'6"

First Floor

Front Bedroom 1	23'0" x 12'10" with fireplace
Front Bedroom 2	18'0" x 11'9"
Rear Bedroom 3	12'2" x 9'1"
Rear Bedroom 4	12'3" x 8'10"
Shower Room/WC	7'2" x 6'6"
Utility Room	8'10" x 6'11" with fitted wardrobe and sink unit

Second Floor

Bedroom 5	15'11" x 12'9" with fitted wardrobe and sink unit
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Plus Loft – Not measured

Total GIA Approx. 2,051 sq ft excluding Loft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant 5 Bed House

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

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

Vendor's Solicitors

Layzells
Tel: 020 8444 0202 Ref: Eleni Prodromou
Email: eleni@layzellslaw.co.uk





SITUATION

Located on a prominent corner position in the Town Centre opposite the junction with 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](#)).

Rent Review 26th May 2022 to market rental value.

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

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

Palace Avenue frontage



Totnes Road frontage





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.

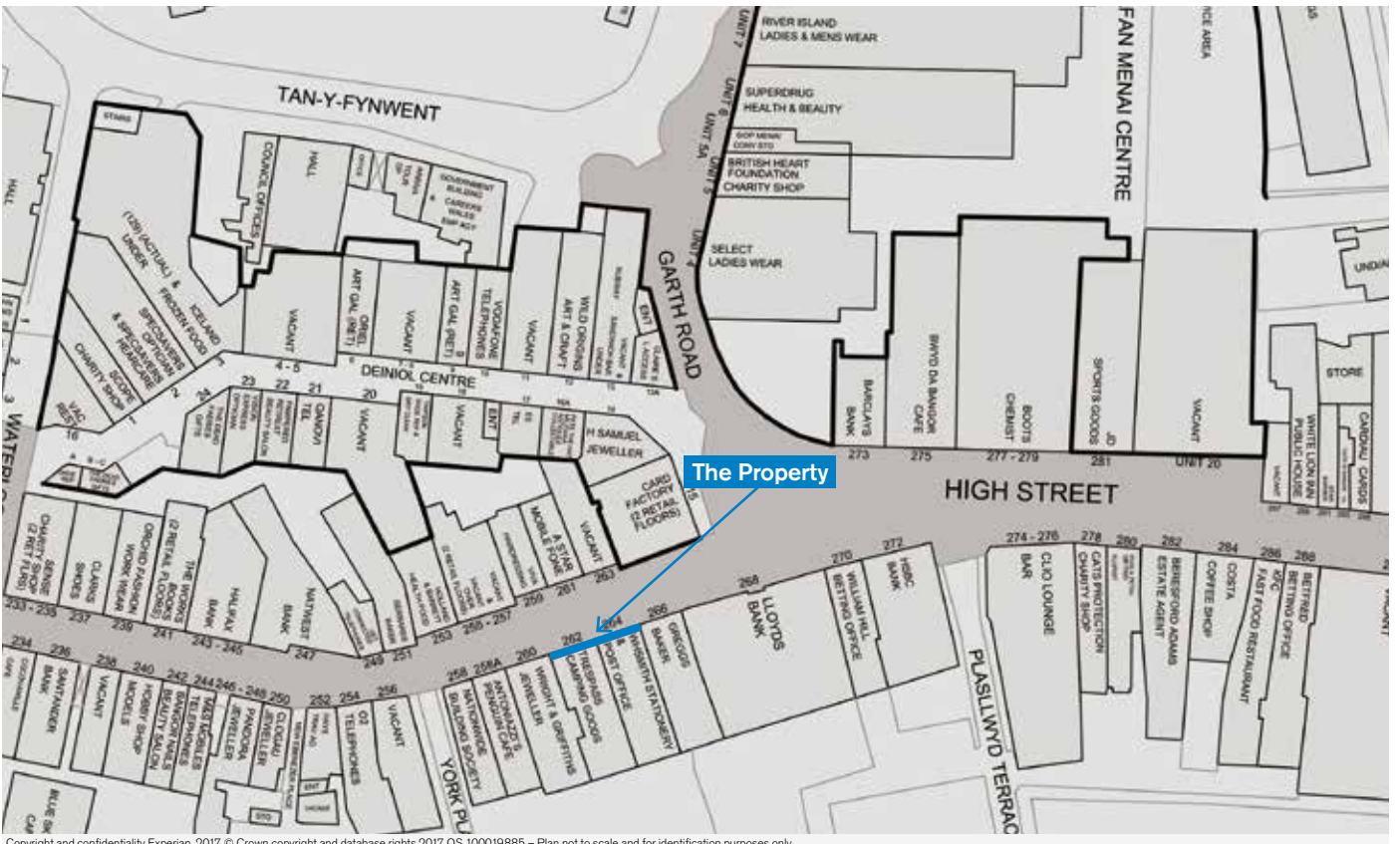
£30,000 per annum

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

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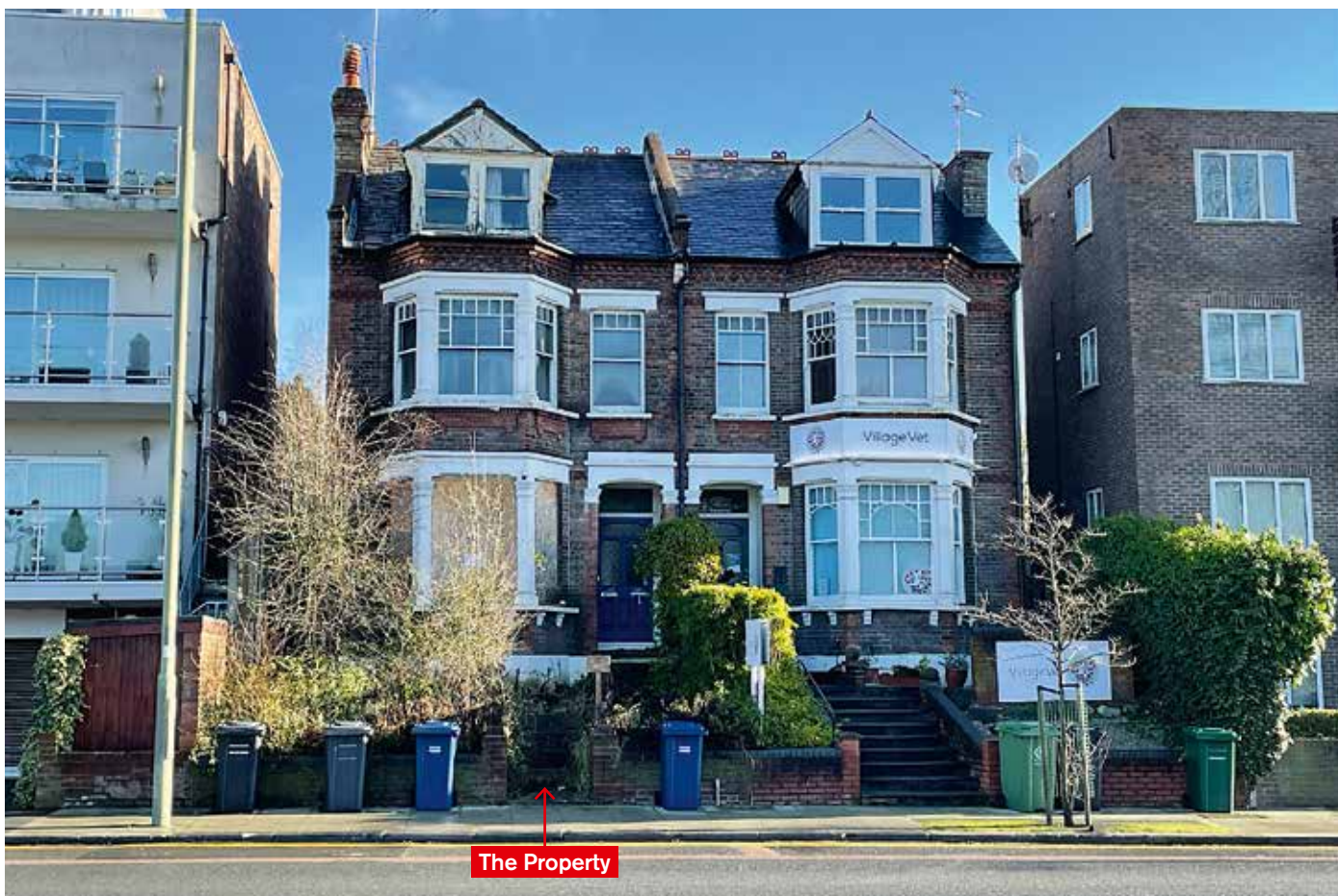




Interior view



Interior view



SITUATION

Located in this sought after residential area, opposite the junction with Fitzalan Road and College Farm, close to Henlys Corner and being mid-way between the various shopping facilities in Temple Fortune and Finchley Central.

The area is well served by numerous bus routes and Finchley Central Underground Station (Northern Line) is less than 3/4 mile distant.

Finchley is a prosperous north London suburb which lies approx. 6 1/2 miles from central London with easy access to the A406 North Circular Road, M1 (Junctions 1 & 2) and is 2 miles from Brent Cross Shopping Centre.

PROPERTY

A substantial semi-detached house converted to form **2 Self-Contained Flats** in need of complete modernisation planned on the ground and two upper floors. In addition, the property includes a **Rear Garden**.

VAT is NOT applicable to this Lot

ACCOMMODATION

Ground Floor Flat (No 118)

2 Bedrooms, Living Room,
Kitchen, Bathroom/WC
GIA Approx. 794sq ft

First & Second Floor Flat (No 118a)

3 Bedrooms, Living Room,
Kitchen, Bathroom/WC
GIA Approx. 1,248sq ft

Total GIA Approx. **2,042sq ft**

FREEHOLD offered with VACANT POSSESSION

Note 1: There is potential to convert the property back into a single family house, subject to obtaining the necessary consents.

Note 2: There is a 6 week completion.

2 Vacant Flats

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

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Vendor's Solicitors

Maurice Hackenbroch & Co
Tel: 020 8958 4000 Ref: Maurice Hackenbroch
Email: mauricehackenbroch@gmail.com



Garden





SITUATION

In this busy retail thoroughfare, close to the junction with Laburnum Grove, adjacent to **Greggs** and **Tui**, opposite **Lidl**, close to branches of **Subway**, **Costa**, **Iceland**, **Ladbrokes**, **Card Factory** and **Cex** and approximately 1 mile north of Portsmouth City Centre.

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).

VAT is NOT applicable to this Lot

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** on the first and second floors. The property includes a rear yard with parking for approximately 4 cars

FREEHOLD

Note: In accordance with s.5B 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.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 76 (Ground Floor Shop)	Gross Frontage 23'10" Internal Width 20'4" Shop Depth 43'3" Built Depth 57'6" Sales Area Approx. 840 sq ft Staff Room Area Approx. 148 sq ft WC	Merkur Slots UK Limited (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)	15 years from 1st September 2021	£22,000	IRI subject to a schedule of condition. Rent Reviews and Tenant's Breaks 2026 & 2031
Nos. 76a & 76b (2 Flats)	2 Flats – Not inspected.	Various	Each 125 years from 29th September 2015	£400 (£200 per flat doubling every 25 years)	Each FRI by way of service charge.
				Total: £22,400	

£22,400 per annum

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

Joint Auctioneers

Estate Management London
Tel: 020 7930 9333 Ref: Sven Weinast
Email: s.weinast@eml.uk

Vendor's Solicitors

Raymond Saul & Co LLP
Tel: 020 7480 5840 Ref: Jeremy Blain
Email: jeremy@rslaw.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 corner trading position at the intersection of Chard Street, Lyme Street & West Street, and close to branches of **McColls, Boots, Santander, Tesco, Vision Express, Post Office, Lloyds Bank** as well as being the home of the well known **River Cottage Cookery School & Delicatessen**.

Directly opposite is the **George Hotel**, whose previous guests included King George III and Lord Nelson.

Axminster is an attractive Market Town and popular tourist destination on the River Ax, the birthplace of Axminster Carpets in 1755, located 5 miles north-west of Lyme Regis, 7 miles south of Chard and 25 miles south-east of Exeter, with excellent road links with the A35 & A358.

PROPERTY

A substantial terraced property with excellent window frontage comprising a **Ground Floor Coffee Shop** with **Basement Ancillary Storage** all fitted to an extremely high standard, together with separate front access to a **Self-Contained Upper Part** at first and second floor levels.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Total Window Frontage 88'0" Internal Width 49'9" (max) Shop Depth 34'2" (max) 2 WC's Net Int. Area 1,465 sq ft (as per lease) Basement Storage Net Int. Area 1,022 sq ft (as per lease)	Jurassic Coast Coffee Ltd (Guaranteed by Premiere Coffee Ltd) t/a Costa (See Tenant Profile)	For a term from 17th January 2017 to 16th October 2032	£22,500	Effectively FRI (see Lease) Rent Reviews January 2022 (Outstanding) & 2027. Tenant's Break 2027 (If not exercised then a 3 month rent free is given to the tenant)
First & Second Floor Upper Part	Not Inspected	3 Individuals	999 years from 1st December 2006	£100	Effectively FRI. Annual RPI Reviews (Not implemented).
				Total: £22,600	

TENANT PROFILE

Jurassic Coast Coffee Ltd and Premiere Coffee Ltd merged with Scoffs Group Ltd and is now the largest franchised partner with Costa Coffee in the UK trading from 93 stores. For Y/E 31/12/20, Premiere Coffee Ltd reported a T/O of £13m, Pre-Tax Profit of £1.5m and Equity Shareholders' Funds of £5.2m.



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£22,600 per annum

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

Vendor's Solicitors

Paradigm Solicitors LLP

Tel: 020 7923 7792 Ref: Ilyas Ahmetoglu

Email: ia@paradigmsolicitors.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 the corner with Sheep Lane, in the heart of the Town Centre but just out from the main shopping area, being close to St Mary Magdalene and St Denys Church.

Midhurst is a long established Market Town within the South Downs National Park, located approx. 7 miles south of Haslemere and 10 miles north of Chichester.

PROPERTY

A period corner building comprising a **Ground Floor Former Bank** with internal access to a **Staff Room** and **WCs** on part first floor and a small **Basement Vault**. In addition, there is separate side access from Sheep Hill and internal access to **Further Rooms** on the first floor (previously used for residential) and a **Loft Room** at the front of the second floor.

Historical records show that in 1632 dwellings existed on this site and then in 1841 five dwellings were on this site. Thereafter, the unit was used as a Bank in the early 1970's with a side addition built in the late 1970's on to Sheep Hill.

ACCOMMODATION

Ground Floor

Former Bank GIA Approx. 2,636 sq ft

First Floor

9 Rooms, Kitchen, Bathroom & 2WCs GIA Approx. 2,065 sq ft

Second Floor

1 Loft Room (not inspected) GIA Approx. 376 sq ft

Basement

Vault GIA Approx. 261 sq ft

Total GIA Approx. 5,338 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

PLANNING

- The local planning and rating authority is Chichester District Council.
- The property is not Listed.
- The property is situated within the Midhurst Conservation Area.
- Planning Permission was granted on 21st December 2021 by South Downs National Park Authority for '**Conversion of former Lloyds bank into 4 townhouses with demolition of rear flat roofed single storey extensions constructed in second half of twentieth century**'. Ref: SDNP/20/04635/FUL. The Permission is subject to a Section 106 Agreement dated 11th October 2021 – [see Note](#).

Vacant Building with Planning for 4 Houses

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

Vendor's Solicitors

Prince Evans Solicitors
Tel: 020 8567 3477 Ref: Laura Sainsbury
Email: laura.sainsbury@prince-evans.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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The proposed scheme will provide 4 dwellings as follows:

- **House A (entrance on Church Hill):**
Ground Floor – Reception, Hall to Kitchen and WC
1st Floor – 2 Bedrooms, Bathroom/WC
GIA Approx. 861 sq ft
- **House B (corner entrance):**
Ground Floor – Reception, Dining Room, Kitchen, WC
1st Floor – 2 Bedrooms, Bathroom/WC
GIA Approx. 1,187 sq ft
- **House C (entrance on Sheep Lane):**
Ground Floor – Hall, WC, Kitchen/Breakfast Room, Living Room
1st Floor – 3 Bedrooms, 1 Ensuite Bathroom/WC,
1 Sep. Bathroom/WC
GIA Approx. 1,216 sq ft
- **House D (entrance on Sheep Lane):**
Ground Floor – Living Room/Kitchen, Shower/WC
Basement – Reception, Utility Room
1st Floor – 2 Bedrooms, Bathroom/WC
GIA Approx. 896 sq ft

Houses A & D will each have a private courtyard.
Houses B & C will have a shared courtyard.

Total GIA of the 4 houses is 4,160 sq ft plus 376 sq ft Loft Room.

Planning Documentation and Floor Plans available from the Auctioneers.

Note: It is a condition per Section 106 Agreement dated 11th October 2021 that the Council is prepared to grant the Permission subject to certain Planning Obligations which includes 1 dwelling to be allocated as a Low Cost Dwelling Unit (House D) which shall not be disposed of by the Owners or their Successors in Title other than:

- **At a price which is not more than 65% of the Open Market Value; and**
- **To a person with a Local Connection to the South Downs National Park.**

so that the Low Cost Dwelling Unit is retained as a unit of affordable housing in perpetuity except that the Owners at any given time shall be permitted to Charge the Low Cost Dwelling Unit to a value of no greater than 65% of the Open Market Value.



SITUATION

Located in this fully occupied retail parade and amongst such multiples as **Martin's, Subway, The Co-operative Food, Barnardo's, Tesco Express, Costa, Barclays Bank** and a variety of independent retailers, cafés, bars and restaurants. In addition, Shenfield Station (Mainline) is diagonally opposite which provides regular direct rail services to London Liverpool Street.

Shenfield is an affluent commuter suburb of Brentwood some 7 miles north-east of Romford enjoying excellent road access to the M25 (Junction 28) via the A12.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate side access to **Office Accommodation** on the first floor. The property includes **a parking area at the rear for a maximum of 4 cars.**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'10"
Internal Width	17'10"
Shop Depth	29'8"
Built Depth	73'4"

Plus 2 Rear Rooms & Kitchen

Area Approx. 829 sq ft

First Floor Offices

Area Approx. 829 sq ft

1 Gents and 2 Ladies WCs

Total Area **Approx. 1,658 sq ft**



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VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Countrywide Estate Agents (consisting of 60 well established Estate Agents with over 600 offices across the UK)** for a term of 10 years from 29th September 2013 at a current rent of **£45,000 per annum** exclusive.

Note: The first floor is sublet to HC Surveyors Ltd t/a Howe Chartered Surveyors from 9th March 2015 to 1st September 2023 at a current rent of £12,500 per annum exclusive.

£45,000 per annum

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'**





SITUATION

Occupying a prominent trading position within the part pedestrianised London Road (buses only) at its intersection with Upper Green West, close to multiples such as **Poundland, Boots, Halifax, Lloyds Bank, Peacocks, a Morrisons Supermarket, a Lidl Supermarket** plus a host of local traders.

Mitcham is a popular South London suburb with excellent road communications via the A217 and A236, under 3 miles east of Wimbledon, 3 miles south of Streatham and 8 miles from Central London.

PROPERTY

An end of terrace property comprising a **Ground Floor Shop** with separate rear access to **4 Self-Contained Studio Flats** at first and second floor level – **see Notes 1 & 2.**

In addition the property includes a **Rear Yard.**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'4"
Internal Width	14'2"
Shop Depth	25'3"
Built Depth	50'2"
3 WC's	

First & Second Floor Flats

4 Studio Units each with a Living/Bedroom/Kitchen area and Shower/WC

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **K. Hammad** as an **Internet Cafe** for a term of 25 years from 1st August 2003 at **the original rent of £15,000 per annum** exclusive.

We are not aware if the 2008, 2013 and 2018 rent reviews were actioned.

Valuable Rent Review 2023

Note 1: The tenant converted the flat around 2010 without Landlord's or Planning consent to provide 4 Self-Contained Studio Units.

Note 2: The tenant advised that he rents out all the Studio Units for approximately £25,000 per annum in total.

Note 3: The tenant sublets the shop and retains a separate office at the rear of the ground floor for his own use.

Note 4: There is a 6 week completion.

£15,000 per annum

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

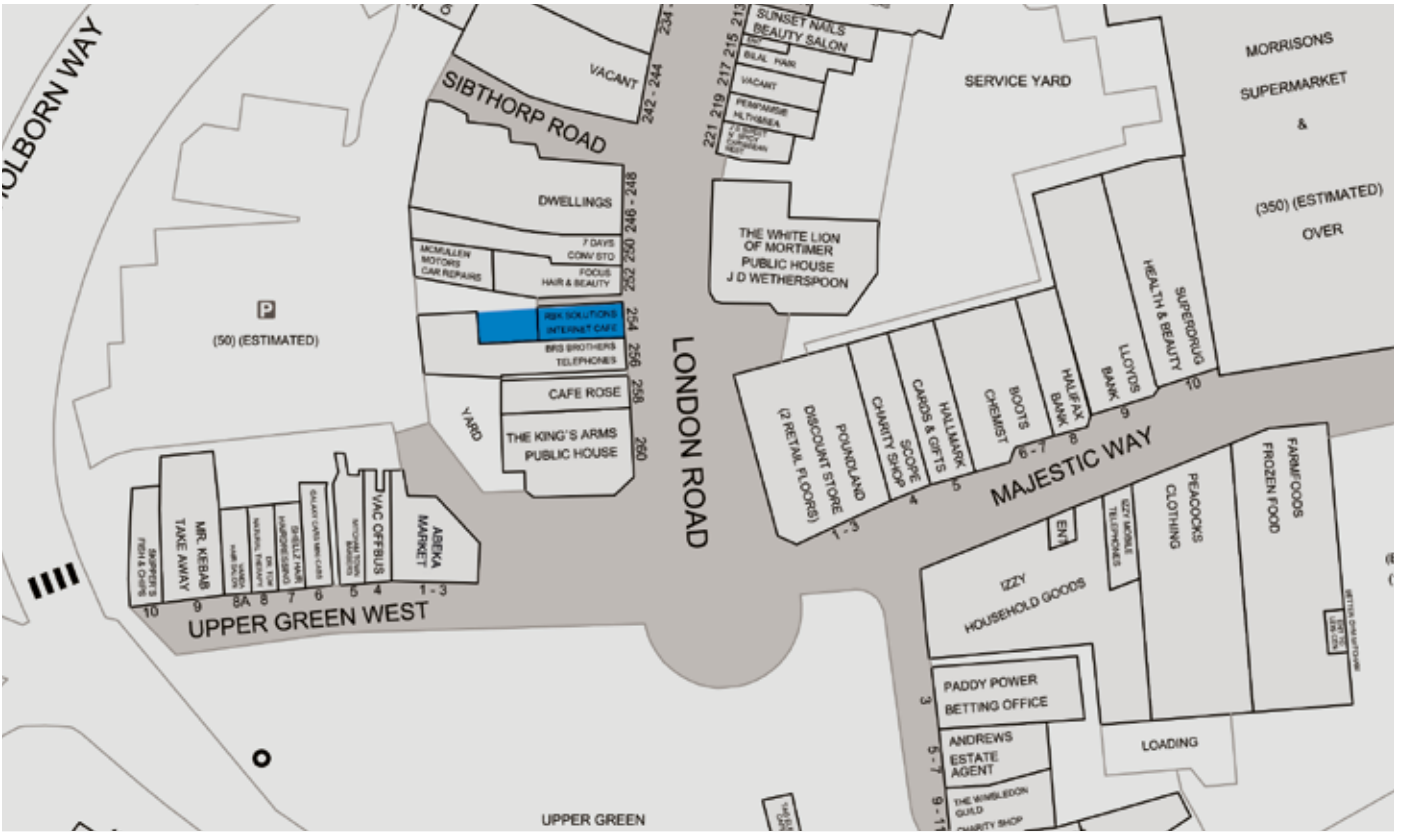
Vendor's Solicitors

Maurice Hackenbroch & Co
Tel: 020 8958 4000 Ref: Maurice Hackenbroch
Email: mauricehackenbroch@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'**



The Property



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SITUATION

Located in this popular residential area close to the junction with Middle Lane, just a short walk from the retail facilities located on Crouch End Hill and the open spaces of Priory Park.

The property is located approx. 1 mile from Turnpike Lane Underground Station (Piccadilly Line).

Crouch End is an attractive sought after residential area located approx. 6 miles from central London.

PROPERTY

Forming part of a Period mid-terraced building comprising a **Self-Contained Flat** on the ground floor together with a **Private Rear Garden**.

ACCOMMODATION

Ground Floor Flat (measurements to maximum points)

Bedroom 15'2" x 12'5"

Lounge 17'11" x 14'5"

Kitchen 15'4" x 11'11"

Bathroom/WC 9'3" x 9'4"

Plus Private Rear Garden

GIA Approx. 802 sq ft plus Private Rear Garden

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 99 years (less 2 days) from 24th June 1979 at a fixed ground rent of £25 p.a. (thus having approx. 56¼ years unexpired).

Offered with Vacant Possession

Note 1: At the request of the Purchaser and prior to completion, the Vendor will serve a Section 42 Notice to extend the lease and assign the benefit to the Purchaser. This would be for an additional 90 year lease and extinguishment of the ground rent and the premium might be between £60,000 and £70,000, but Purchasers must take their own advice. Refer to Special Conditions of Sale in the legal pack.

Note 2: The Freehold of this property is also being offered for sale in this auction as Lot 23 and it will include the vacant basement.

Note 3: Refer to Auctioneers for floor plan and virtual tour of the property.

Vacant 1 Bed Flat

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

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' page**

Vendor's Solicitors

Adams & Remers LLP

Tel: 01273 480 616 Ref: Joanna Clark

Email: joanna.clark@adamsandremers.com



SITUATION

Located close to the junction with Sunbury Road in this established retail parade, amongst a variety of independent traders and serving the local residential neighbourhood midway between Feltham and Sunbury-on-Thames.

Feltham lies approx. 2½ miles west of Hounslow town centre and 13 miles west of central London, ideally situated for Heathrow Airport.

PROPERTY

A mid terrace building comprising a **Deep Ground Floor Shop** with separate rear access from a service road to a **Self-Contained Flat** on the first and second floors.

There is a 9'9" deep **Front Forecourt**, a small **Rear Hardstanding Area** and both the shop and flat benefit from gas central heating.

ACCOMMODATION

Deep Ground Floor Shop

Gross Frontage 18'2"

Internal Width 16'8"

Shop Depth 49'0"

Built Depth 66'2"

WC

Rear Office Approx. 200 sq ft plus Shower Room/WC

First & Second Floor Flat

2 Bedrooms (one with ensuite Shower Room/WC),

Living Room, Kitchen, Bathroom/WC

(GIA Approx. 875 sq ft)



VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: The Property was completely refurbished 3 years ago, with a new shop front and rear single storey extension, marble tiled floors and walls, new kitchen & bathroom and some carpeted areas.

Vacant Shop & 2 Bed Flat

Joint Auctioneers

Athawes Son & Co

Tel: 020 8992 0056 Ref: Mark Stevens

Email: mark@athawes.co.uk

Vendor's Solicitors

Axiom Stone

Tel: 020 8951 6982 Ref: Jaymini Ghelani

Email: jg@axiomstone.co.uk

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 within this popular residential area being within a few hundred yards of the junction with Richmond Road which houses the local shopping facilities, a 1/3 mile from St Margarets Station (South Western Railway) and less than 1/2 mile from Richmond town centre with its multiple shopping facilities and restaurants.

Richmond Park and Kew Gardens are all in close proximity. Twickenham is an affluent and sought after suburb located some 11 miles west of central London with good road links via the A316.

PROPERTY

An attractive mid terraced building comprising **4 Self-Contained Flats** planned on the lower ground, raised ground, first and second floors. Flat 19a is accessed via its own private street entrance and the remaining flats are accessed via a communal street entrance which also leads to communal rear access to a **Garden**.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: The Executors recently spent £20,000 on a new roof.

Note 2: There is a two storey extension currently being built at the rear of the adjoining property (No. 21) and therefore there is potential to add a similar extension to the rear of No. 19, subject to possession and the necessary consents.

Note 3: There is a 6 week completion.

Note 4: Refer to Auctioneers for virtual tour of Flats 19a and 19c.

£42,600 p.a. Plus Vacant Flat

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

Vendor's Solicitors

Maurice Hackenbroch & Co
Tel: 020 8958 4000 Ref: Maurice Hackenbroch
Email: mauricehackenbroch@gmail.com

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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 19a (Lower Ground Floor Flat)	1 Bedroom, Living Room, Kitchen (with door leading to communal rear garden), Shower Room/WC. (GIA Approx. 619 sq ft)			VACANT	
No. 19b (Raised Ground Floor Flat)	1 Bedroom, Open Plan Living Room / Kitchen, Shower Room/WC (GIA Approx. 376 sq ft¹)	2 Individuals	2 years from 15th January 2020	£13,200	AST. Holding over. £1,269 Rent Deposit held.
No. 19c (First Floor Flat)	1 Bedroom, Open Plan Living Room / Kitchen, Shower Room/WC (GIA Approx. 425 sq ft)	2 Individuals	1 year from 29th March 2019	£14,400	AST. Holding over. £1,384 Rent Deposit held.
No. 19d (Second Floor Flat)	1 Bedroom, Living Room, Kitchen/Diner, Bathroom/WC (GIA Approx. 560 sq ft¹)	Individual	1 year from 22nd June 2019	£15,000	AST. Holding over. £1,442 Rent Deposit held.
				Total: £42,600 plus Vacant Flat	

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



SITUATION

Close to the junction with King Street, in the heart of the town centre, adjacent to **Subway**, nearby other multiples such as **Oxfam**, **The Works**, **Card Factory**, **WHSmith**, **Clarks**, **JoJo Maman Bébé** and **Specsavers** and nearby the entrance to the recently refurbished **Five Valleys Shopping Centre**.

Stroud is an affluent Cotswold market town located approximately 12 miles south of Cheltenham and 11 miles west of Cirencester and benefits from good road access to the M5 (Junction 13) via the A419. Stroud mainline Rail Station is within easy walking distance, providing regular services to London Paddington.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate front access to **Offices** planned on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

ACCOMMODATION

Ground Floor Shop

Gross Frontage	30'6"
Internal Width	28'3" (max)
Shop Depth	22'8"
Built Depth	39'0"
GIA	Approx 926 sq ft incl. WC

First Floor Offices

4 Rooms GIA	Approx 942 sq ft incl. WC
-------------	---------------------------

Second Floor Offices¹

4 Rooms GIA	Approx 942 sq ft incl. WC
-------------	---------------------------

Total GIA

Approx 2,810 sq ft

¹Not inspected by Barnett Ross

Note 1: There may be potential to convert the first and second floor offices to Residential Use, subject to obtaining the necessary consents.

Note 2: Floor Plans are available from the Auctioneers.

Vacant Shop and Offices with potential for Residential Development

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

Joint Auctioneers

Day and Bell Surveyors
Tel: 020 8445 3611 Ref: Alex Jackson
Email: alex.jackson@dayandbell.co.uk

Vendor's Solicitors

Greene & Greene Solicitors
Tel: 01284 762 211 Ref: Julia Cardy
Email: juliacardy@greene-greene.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 main retail thoroughfare, adjacent to **Boots Opticians**, opposite **Costa** and close to other multiples as **Betfred, Greggs, Card Factory, Post Office, Paddy Power, Specsavers** and **Shoe Zone** and serving the surrounding residential community being approx. 6 miles north-east of Walsall.

In addition, there is a **Tesco Supermarket and Car Park** directly to the rear of the property.

Walsall is a busy West Midlands town located some 8 miles north-west of Birmingham lying adjacent to the M6 motorway (Junctions 8 to 10)

PROPERTY

A mid-terrace building comprising a **Ground Floor Takeaway** together with internal and separate rear access to a **Self-Contained Flat** on the first floor as well as use of a rear service area.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Takeaway

Gross Frontage	17'9"
Internal Width	17'2"
narrowing at rear to	13'10"
Shop & Built Depth	49'9"

First Floor Flat

1 Room, Kitchen, Shower Room/WC

TENANCY

The entire property is let on a full repairing and insuring lease to **M S Gill t/a Gino's (Pizza Take-away having 3 branches)** for a term of 15 years from 25th January 2016 at a current rent of **£16,000 per annum** exclusive.

Rent Reviews January 2022 (Outstanding) and 3 yearly

Note: For the avoidance of doubt, the first floor does not have formal planning consent for residential, but it has been used as a flat for at least 16 years.

£16,000 per annum

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

Vendor's Solicitors

Stuart & Co
Tel: 020 8887 1360 Ref: Oktay Yilmaz
Email: oyilmaz@sc-solicitors.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'**



The Property



View opposite property



SITUATION

Located close to the junction with The Brook in this pedestrianised High Street in the heart of the town centre close to branches of **Gala Bingo, GO Outdoors, Iceland, Savers, Barclays, British Heart Foundation** and a host of independent local traders.

Chatham is a Medway town famous for its Naval history, situated between Rochester and Strood, approximately 7 miles north of Maidstone and 7½ miles south-east of Gravesend enjoying excellent road access to the M2 (Junctions 1 & 2) via the A2.

PROPERTY

Forming part of a mid-terraced building comprising a **Ground Floor Shop** with **Basement Storage** running below Nos. 321 & 323.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	14'10"
Internal Width	14'4"
Shop Depth	30'0"
Built Depth	41'5"
WC	

Basement Storage Area Approx. 850 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 9th June 2004 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Harvey & Thompson Limited as a Pawnbrokers (having 250 branches)** (T/O for Y/E 31/12/20 **£129.1m Pre-Tax Profit £15.9m and Shareholders' Funds £133.8m**) for a term of 10 years from 9th October 2016 at a current rent of **£10,000 per annum** exclusive.

Note: The lessees have been in occupation for 15 years

£10,000 per annum

The Surveyors dealing with this property are
Nathan Schindler and **Jonathan Ross**

Vendor's Solicitors

Griffith Smith LLP
Tel: 01273 384 005 Ref: Janine Cooper-Rowan
Email: j.cooper-rowan@griffithsmith.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 along High Street





SITUATION

Located close to the junction with The Brook in this pedestrianised High Street in the heart of the town centre close to branches of **Gala Bingo, GO Outdoors, Iceland, Savers, Barclays, British Heart Foundation** and a host of independent local traders.

Chatham is a Medway town famous for its Naval history, situated between Rochester and Strood, approximately 7 miles north of Maidstone and 7½ miles south-east of Gravesend enjoying excellent road access to the M2 (Junctions 1 & 2) via the A2.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	13'6"
Internal Width	11'6"
Shop Depth	32'10"
Built Depth	45'1"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 9th June 2004 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Natasha Azeez as a hairdresser** for a term of 10 years from 28th January 2022 (**in occupation since 2012**) at a current rent of **£8,000 per annum** exclusive

Rent Review and Tenant's Break 2027.

£8,000 per annum

The Surveyors dealing with this property are
Nathan Schindler and Jonathan Ross

Vendor's Solicitors

Griffith Smith LLP

Tel: 01273 384 005 Ref: Janine Cooper-Rowan

Email: j.cooper-rowan@griffithsmith.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 along High Street





SITUATION

Located within The Parishes modern town centre pedestrianised retail scheme amongst such multiples as **Home Bargains, Costa Coffee, Vue Cinema** and **Clarks**.

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 modern mid terraced building comprising a **Ground Floor Commercial Unit** with **Ancillary Store** at first floor level.

ACCOMMODATION¹

Ground Floor Commercial Unit

Gross Frontage	22'3"
Built Depth	59'10"
Area	Approx. 1,242 sq ft

First Floor Ancillary

Area	Approx. 1,166 sq ft
------	---------------------

Total Area **Approx 2,408 sq ft**

¹Not inspected by Barnett Ross. Areas taken from VOA

VAT is **NOT** applicable to this Lot

TENURE

Leasehold for a term of 999 years from 2nd June 2005 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **IDH Group Limited t/a {my}dentist (Europe's largest dental care provider having 600+ network of practices – Visit: mydentist.co.uk)** for a term of 15 years from 15th December 2021 at a current rent of **£14,970 per annum** exclusive – **see Note**.

Rent Reviews December 2026 and December 2031

Tenant's Break December 2031

Note: The tenant is currently fitting out the premises.

£14,970 per annum

The Surveyors dealing with this property are
Nathan Schindler and **Elliott Greene**

Vendor's Solicitors

KTP Solicitors
Tel: 01443 402 420 Ref: Rhian McTiffin
Email: rhian.mctiffin@ktpsolicitors.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 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 Nos. 73A & 73B

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



An Artist's Impression of a Development Concept





SITUATION

Located in this popular residential area close to the junction with Middle Lane, just a short walk from the retail facilities located on Crouch End Hill and the open spaces of Priory Park. The property is located approx. 1 mile from Turnpike Lane Underground Station (Piccadilly Line). Crouch End is an attractive sought after residential area located approx. 6 miles from central London.

PROPERTY

A mid-terraced Period building comprising **2 Self-Contained Flats** on ground, first & second floors both being held on long leases as well as a vacant **Self-Contained Basement** with its own exterior front door.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Flat	Bedroom, Lounge, Kitchen, Bathroom/WC & Garden. GIA Approx. 802 sq ft	Executors	99 years (less 2 days) from 24th June 1979	£25	FRI Valuable Reversion in approx. 56¼ years.
First & Second Floor Flat	Not Inspected	Individual(s)	189 years from 24th June 1979	Peppercorn	FRI
Basement	GIA Approx. 365 sq ft including disused WC				

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: In accordance with s.5B 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 2: The Freeholder insures. Current sum insured is £724,710. Current premium is £1,311 p.a. plus IPT.

Note 3: The ground floor flat with vacant possession is also being offered for sale in this auction as Lot 14.

Note 4: There is a 6 week completion.

VACANT – Floor plan available from Auctioneers.

Total: £25 plus Vacant Basement

£25 p.a. with Valuable Reversion & Vacant Basement

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

Vendor's Solicitors
 Adams & Remers LLP
 Tel: 01273 480 616 Ref: Joanna Clark
 Email: joanna.clark@adamsandremers.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' page**



SITUATION

Locate opposite the junction with Sunny Gardens Road, just a few hundred yards to both the local shopping facilities in Brent Street and Middlesex University. In addition, Hendon Central Underground Station (Northern Line) is under 3/4 mile distant.

Hendon is a popular and sought after north-west London suburb being approx. 7 miles from central London and benefitting from easy access to the M1 (Junction2), the A406 North Circular Road and Brent Cross Shopping Centre.

PROPERTY

Forming part of a semi-detached building comprising a **Self-Contained 2 Bed Flat** planned on the first floor. The flat includes uPVC double glazing and gas central heating.

ACCOMMODATION

First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC
(GIA Approx. 535 sq ft)

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 99 years from 29th September 1979 at a fixed ground rent of £50 p.a. (thus having approx. 56 1/4 years unexpired).

TENANCY

The property is let on an Assured Shorthold Tenancy to **3 Individuals** for a term of 1 year from 30th November 2021 at a current rent of **£15,000 per annum** exclusive.



There is a £1,250 Rent Deposit held.

Note 1: After exchange of contracts and prior to completion, the Vendor will co-operate with the Purchaser in applying for the 90 year lease extension from the Freeholder.

Note 2: A first floor 2 bed flat at 67 Church Road sold in September 2021 for £335,000.

Note 3: Refer to Auctioneers for the virtual tour of the flat.

£15,000 per annum

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

Vendor's Solicitors

Portner

Tel: 020 7616 5300 Ref: Daniel Broughton

Email: dbr@portner.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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