

BARNETT ROSS ONLINE AUCTION – THURSDAY 7TH APRIL 2022
ADDENDUM

The following Lots have been sold prior:

5, 6 & 10

LOT A – HOLMBUSH COURT, GREEN LANE, HENDON, LONDON NW4

Prior to the auction, the Vendor will submit to the local planning authority applications with accompanying details to discharge the pre-commencement planning conditions numbered 3; 4; and 5 attached to planning permission reference 19/1491/FUL– please refer to document named 'Pre-Start Conditions' in the legal pack. After the auction, but before completion, the Purchaser can advise if they want to take over these applications.

Flat 7 is now being offered with Vacant Possession. Therefore, total income is now '£145,642 p.a. plus 3 Vacant Flats & Planning for 4 Flats'.

LOT 2 – 128 HIGH STREET, WEST WICKHAM, KENT

There is a £2,791.67 Rent Deposit being held.

The tenant of the property has sent an email to the seller's managing agent, R H Rose Associates, dated 5 April 2022, timed at 11:28:37, purporting to exercise the option to determine contained in clause 7 of the lease dated 22 January 2013. The email specifies that the tenant's "last day will be 23.01.2023". No acknowledgement of that email, or response thereto, has been made by or on behalf of the seller

LOT 3 – 175 CHURCH LANE, KINGSBURY, LONDON NW9

Revised Special Conditions of Sale as of 04/04/22 are available to download.

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

LOT 7 – UNIT 4, 114 POWIS STREET AND 7-13 HARE STREET, WOOLWICH, LONDON SE18

Revised Special Conditions of Sale as of 29/03/22 are available to download.

LOT 8 – 196 HIGH STREET, BARNET, HERTFORDSHIRE

'Note 1' on the Particulars should read: "The Vendor has applied to the London Borough of Barnet for 'Change of use of the upper floors from commercial (Class E) to mixed use including up to two flats (Class C3).' The two flats comprise 1 x 2 Bed and 1 x 1 Bed." Full details of the Application are available in the legal pack.

LOT 9 – 44 FRETHERNE ROAD, WELWYN GARDEN CITY, HERTFORDSHIRE

Revised Special Conditions of Sale as of 05/04/22 are available to download.

LOT 12 – 71/71A POOLE ROAD, EPSOM, SURREY

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,250 + VAT towards the Vendor's costs.

LOT 13 – 60 & 62 NEWGATE STREET AND 4, 6 & 8 WESTGATE ROAD, BISHOP AUCKLAND, CO. DURHAM

Flat 4 will be offered with vacant possession. Therefore, total income is now '£16,680 p.a. plus 2 Vacant Flats'.

The Vendor is unable to confirm the exact number of rooms in each flat.

LOT 14 – 39 REGENT STREET, GREAT YARMOUTH, NORFOLK

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

LOT 15 – 55 TONGE MOOR ROAD, BOLTON, LANCASHIRE

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

LOT 17 – 10 INGELow ROAD, BATTERSEA, LONDON SW8

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £800 + VAT towards the Vendor's legal costs.