

**BARNETT ROSS ONLINE AUCTION – THURSDAY 15<sup>TH</sup> DECEMBER 2022**  
**ADDENDUM**

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

2, 3, 8 and 14

**The following Lot has been withdrawn:**

15

**LOT 1 – 4 & 5 THORNFIELD PARADE, HOLDERS HILL ROAD, MILL HILL, LONDON NW7**

The March 2022 rent review has been settled at £30,000 p.a.

**LOT 5 – 10 THORNFIELD PARADE, HOLDERS HILL ROAD, MILL HILL, LONDON NW7**

The tenant has agreed a new 10 year lease (subject to contract) with a 5 year break at £15,500 per annum. The Rent Deposit will be topped up in due course to £3,875 and there will be a personal guarantor. Heads of Terms are available in the legal pack.

**LOT 11 – 253-255 HOLDERNESS ROAD, HULL, EAST RIDING OF YORKSHIRE**

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.

There are rent and buildings insurance arrears totalling £2,389.71 for the period 2<sup>nd</sup> September 2022 to 24<sup>th</sup> December 2022 and this sum will be deducted from the Rent Deposit if not paid by the tenant on completion of this sale.

**LOT 16 – 35 THORNCROFT, HORNCHURCH, ESSEX**

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

**LOT 17 – 59 WESTERN AVENUE, DAGENHAM, ESSEX**

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

Accommodation – 'Reception Room 2 (Rear)' should read 'Kitchen'.

**LOT 18 – 100 HIGHBURY PARK, HIGHBURY, LONDON N5**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 2% of the sale plus VAT towards the Vendor's costs.