

BARNETT ROSS ONLINE AUCTION – TUESDAY 4TH APRIL 2023
ADDENDUM

The following Lot has been sold prior:

8 and 17

The following Lot has been withdrawn:

4

LOT 1 – 54 GOLDERS GREEN ROAD, GOLDERS GREEN, LONDON NW11

Revised Special Conditions of Sale as of 03/04/23 are available to download.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £2,000 + VAT and £112.60 in respect of the lack of search indemnity policy.

LOT 6 – 93 CRICKLEWOOD BROADWAY, CRICKLEWOOD, LONDON NW2

Revised Special Conditions of Sale as of 03/04/23 are available to download.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,500 + VAT and £112.60 in respect of the lack of search indemnity policy.

LOT 7 – 3 GEORGE STREET, HOVE, EAST SUSSEX

The tenants company number has been incorrectly stated in the lease rent deposit deed and leasehold title as 17755939, whereas it should be 11755939.

The reply in CPSE.1 (8.8) states that the tenant has been in occupation for many years. In fact, the tenant has only been in occupation since September 2021.

LOT 12 – 48 HIGH ROAD, WILLESDEN, LONDON NW10

Revised Special Conditions of Sale as of 03/04/23 are available to download.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,500 + VAT and £73.26 in respect of the lack of search indemnity policy.

The tenant of the shop is L. Singh.

LOT 13 – 30 UNION STREET, HEREFORD, HEREFORDSHIRE

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

Flats 5, 6 & 7 – Revised 999 year lease as of 28/03/23 is available to download. The 999 year lease commences from 1st January 2023.

LOT 15 – FLAT 11, HURSTWOOD COURT, FINCHLEY ROAD, TEMPLE FORTUNE, LONDON NW11

There is a section of front garden that is included in the sale.

LOT 16 – 10A AMBERLEY ROAD, PALMERS GREEN, LONDON N13

Revised Special Conditions of Sale as of 3.08pm on 03/04/23 are available to download.

LOT 18 – ELECTRICITY SUB-STATION, CLAVERLEY GROVE, FINCHLEY, LONDON N3

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,980 towards the Vendor's costs.