

BARNETT ROSS ONLINE AUCTION – THURSDAY 25TH MAY 2023
ADDENDUM

The following Lots have been sold prior:

3, 10 and 27

The following Lots have been withdrawn:

11 and 12

LOT 1 – 119/121 HIGH STREET, BARNET, HERTFORDSHIRE

Revised Special Conditions of Sale as of 15/05/23 are available to download.

LOT 2 – 23 HIGH STREET, BOGNOR REGIS, WEST SUSSEX

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 4 – 20/20A MARKET PARADE, HAVANT, HAMPSHIRE

No. 20 - A new lease for a term of 15 years at a rent of £12,000 per annum exclusive was agreed with the tenant in Heads of Terms dated 29th January 2022 – see Legal Pack. The tenant is paying the rent of £12,000 per annum, but the new lease has not yet been completed.

LOT 6 – 24/24A MARKET PARADE, HAVANT, HAMPSHIRE

No. 24 - A Deed of Extension dated 16th May 2023 has been exchanged with the tenant for the grant of a new 10 year lease from 16th May 2023 at a rent of £14,000 p.a. to include the Parking Area for 4 cars – see Deed in the Legal Pack.

LOT 8 – 28/28A MARKET PARADE, HAVANT, HAMPSHIRE

No. 28 _ The tenant has offered to take a new 10 year lease, subject to contract, at £11,500 p.a., a 6 month rent free period, and a rent review and tenant's break at the end of the fifth year. This new lease will include the 3 car spaces which, contrary to the Particulars, are NOT currently demised.

LOT 9 – 32/32A/32B MARKET PARADE, HAVANT, HAMPSHIRE

No. 32 - Contrary to the Auction Particulars, the tenant of the shop is IISAA Limited (Co. Regn. No. 07731434) and they have advised they have 28 branches.

LOT 13 – 67B LONDON ROAD, SEVENOAKS, KENT

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £2,000 + VAT towards the Vendor's legal costs.

The tenant of the shop is H. Z. Shookoor.

LOT 14 – 67C LONDON ROAD, SEVENOAKS, KENT

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £2,000 + VAT towards the Vendor's legal costs.

LOT 16 – 36-40 UPDOWN HILL, WINDLESHAM, SURREY

We are now quoting 'Guide: £1,400,000+'.

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.

With reference to the 2020 development/roof extension, the sum of £15,789.43 was paid to Star Insurance Brokers Ltd for a 10 year structural defects insurance policy. The issuance of the Insurance Certificate was dependent on inspections to be carried out by appointees of the insurance company. This process has now been triggered. The benefits of this insurance policy will pass to contractual purchasers at no cost. Proof of Payment, documents issued by Star and an ICW Technical Audit Report have been uploaded separately.

LOT 17 – 3B REGENT CLOSE, NORTH FINCHLEY, LONDON N12

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

LOT 20 – 16 ADDINGTON ROAD, WEST WICKHAM, KENT

Revised Special Conditions of Sale as of 18/05/23 are available to download.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 2% of the sale price.

The repairing clause in the lease to the hair and beauty salon makes the tenant responsible to contribute towards the costs for maintenance, repair, lighting, cleaning and renewal of all Service Media, structures and other items used or capable of being used by the Property in common with other property. The lease also states the Tenant shall keep the Property (interior) clean and tidy and in no better state of repair and condition than at the date of this lease (9th August 2022). However, there is no schedule of condition attached to the lease to evidence the state of repair and condition.

LOT 22 – 17 CROSS STREET, OSWESTRY, SHROPSHIRE

1st & 2nd Floors – Only the 2020 rent review can now be actioned.

LOT 24 – 26 MARKET STREET, CREWE, CHESHIRE

We are now quoting 'Guide: £175,000'.

LOT 25 – 8 NORTH STREET, LEIGHTON BUZZARD, BEDFORDSHIRE

Revised Special Conditions of Sale as of 10/05/23 are available to download.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1.25% of the sale price plus VAT towards the Vendor's legal costs and 1.5% of the sale price plus VAT towards the Vendor's Auctioneers fees.

LOT 26 – 44 BRIDGE STREET, WORKSOP, NOTTINGHAMSHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £2,500 + VAT towards the Vendor's costs.