

**BARNETT ROSS ONLINE AUCTION – THURSDAY 13<sup>TH</sup> JULY 2023**  
**ADDENDUM**

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

2, 5, 20, 23 and 29

**LOT 10 – 27/29 WHITEHORSE LANE, THORNTON HEATH, LONDON SE25**

Contrary to a previous set of particulars, the Rear Tyre Depot has an area of 1,022 sq ft.  
The area of the 4 Bedsits totals 1,029 sq ft.

**LOT 14 – 35 SPRINGFIELD ROAD, CHELMSFORD, ESSEX**

The property includes the right to use one parking space.

**LOT 15 – 67 LONDON ROAD, SEVENOAKS, KENT**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1.5% of the sale price.

**LOT 17 – MERRALS WOOD COURT, WELLS ROAD, STROOD, KENT**

Revised Special Conditions of Sale as of 03/07/23 are available to download.

Shop No. 3 – The lease benefits from a personal guarantor.

Re Note 3 – The agreed lease extension for Flat 19 is at £33,500 plus costs – refer to the document named 'Note re 19 Merrals Wood Court' in the legal pack.

**LOT 19 – 76-78 PENCESTER ROAD, DOVER, KENT**

Flat 2 – The tenants are vacating on 6<sup>th</sup> August 2023 and the property is now on the market at £7,800 p.a. (£650 pcm).

Flat 3 – The AST commences on 11<sup>th</sup> July 2023 and there is a £750 Rent Deposit held.

**LOT 22 – 11/11A BRADFORD STREET, WALSALL, WEST MIDLANDS**

Revised Special Conditions of Sale as of 11/07/23 are available to download.

Shop – The tenant has now completed a new 10 year lease from 1<sup>st</sup> June 2022 at a rent of £22,500 p.a. with a tenant's break in July 2026 and a rent review in June 2027.

First and Second Floor – The lease is for a term of 3 years from 7<sup>th</sup> January 2022.

**LOT 24 – 111 ST PETERS STREET, DERBY, DERBYSHIRE**

Contrary to replies to enquiries 4.3 and 5.2 of CPSE 2, the tenant, Amplifon Limited, has an agreement in place to pay the annual rent and management fee monthly. Both are charged quarterly in advance.

**LOT 25 – 113 ST PETERS STREET, DERBY, DERBYSHIRE**

There is a £4,000 Rent Deposit held.

**LOT 27 – 2 MEADOWSIDE, PULLER ROAD, HIGH BARNET, HERTFORDSHIRE**

Revised Special Conditions of Sale as of 06/07/23 are available to download.

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

**LOT 28 – GARAGE 2, OAK HILL HOUSE, OAK HILL PARK, HAMPSTEAD, LONDON NW3**

Contrary to the Special Conditions of Sale, completion will be 6 weeks from the date of exchange of contracts.

**LOT 30 – 137/137A MONYHULL HALL ROAD, KING'S NORTON, BIRMINGHAM, WEST MIDLANDS**

The flat comprises 3 bedrooms, not 2 bedrooms as stated on a previous set of particulars.