

BARNETT ROSS ONLINE AUCTION – THURSDAY 14TH SEPTEMBER 2023
ADDENDUM

The following Lot has been sold prior:

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LOT 1 – 218 MIDDLE LANE, CROUCH END, LONDON N8

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

Ground Floor Take-Away – The lessee is A. Karim.

LOT 2 – 69 ASKEW ROAD, SHEPHERD'S BUSH, LONDON W12

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

LOT 3 – 23/25 COLDHARBOUR ROAD, REDLAND, BRISTOL

Revised Special Conditions of Sale as of 13/09/23 are available to download.

LOT 4 – 83/85 UXBRIDGE ROAD, STANMORE, MIDDLESEX

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.

LOT 8 – 488 LEA BRIDGE ROAD, LEYTON, LONDON E10

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.

LOT 10 – 67C LONDON ROAD, SEVENOAKS, KENT

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

LOT 11 – 690 HIGH ROAD, NORTH FINCHLEY, LONDON N12

Revised Special Conditions of Sale as of 06/09/23 are available to download.

LOT 13 – 1-4 HONEY YARD, EAST STREET & 3/3A HIGH STREET, CHESHAM, BUCKINGHAMSHIRE

The property is Grade II Listed.

Contrary to Clause 14 of the Special Conditions, the Deposit shall be held by the Auctioneers as Agent for the Seller.

LOT 14 – 19/19A HIGHBRIDGE STREET, WALTHAM ABBEY, ESSEX

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 15 – 21/21A HIGHBRIDGE STREET, WALTHAM ABBEY, ESSEX

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 17 – 20 HAMILTON SQUARE, SANDRINGHAM GARDENS, FINCHLEY LONDON N12

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £2,300 + VAT towards the Vendor's legal costs.

At the request of the Purchaser and prior to completion, the Vendor will serve a Section 42 Notice to extend the lease and assign this benefit to the Purchaser. This would be for an additional 90 year lease and extinguishment of the ground rent.

LOT 18 – SITE OF ST ANDREWS'S UNITED REFORMED CHURCH, 1 VICTORIA STREET, CROOK, CO. DURHAM

The deposit shall be £1,000 or 100% of the purchase price, whichever is the lower.