

**BARNETT ROSS ONLINE AUCTION – THURSDAY 22<sup>ND</sup> FEBRUARY 2024**  
**ADDENDUM**

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

5, 6, 7, 8, 10, 12, 13, 15, 17 and 21

**LOT A – WALLINGTON COURT, WOODCOTE ROAD, WALLINGTON, SURREY**

Revised Special Conditions of Sale as of 16/2/24 are available to download.

The Guide is now £5,750,000+.

Re the Gym:

- The term is for 10 years from 26<sup>th</sup> September 2014.
- There is currently a £12,000 rent deposit held – see the Rent Deposit Deed in the legal pack.
- The lease for the gym has now been assigned to Angolo Fitness Ltd - see the Licence to Assign in the legal pack.
- Contrary to Note 2 on the auction particulars, there are no longer any Covid arrears.

**LOT 11 – 339/339A FINCHLEY ROAD, HAMPSTEAD, LONDON NW3**

VAT is applicable in respect of this lot.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,200 including VAT towards the Vendor's legal costs.

**LOT 14 – 6 SPEKE ROAD, GARSTON, LIVERPOOL, MERSEYSIDE**

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 Seller's auctioneer fees and an additional sum equivalent to 1.5% of the purchase price plus VAT towards the Seller's legal fees.

Contrary to the auction particulars, there will be a 28 day completion period.

**LOT 16 – 101 HIGH STREET, SOMERSHAM, HUNTINGDON, CAMBRIDGESHIRE**

The rent is paid until 24<sup>th</sup> March 2024..

The Vendor has received a request from the current tenant's solicitors for consent to assign the lease and the assignee has offered a 4 month rent deposit.

**LOT 18 – 29A FINCHLEY LANE, HENDON, LONDON NW4**

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 Seller's legal costs.

Re Note 1 on the auction particulars – The lease extension will be for a term of 999 years.