

BARNETT ROSS ONLINE AUCTION – THURSDAY 18TH APRIL 2024
ADDENDUM

The following Lots have been sold prior:

4, 10 and 14

LOT 1 – 113-117 GUNNERSBURY AVENUE, EALING, LONDON W5

Revised Special Conditions of Sale as of 17/04/24 are available to download.

Ground Floor Retail Unit let to Pets at Home Ltd – The rent is £95,000 p.a. exclusive of VAT (£114,000 p.a. inclusive of VAT). We believe the October 2023 Rent Review has still not been actioned.

Flats 3, 4, 7, 8, 9 & 10 – The rents include electricity and gas.

Unit 1.4 – The rent is £8,700 p.a. and there is a £725 Rent Deposit held.

Flat 9 – The term is 6 months from 15th May 2023 (holding over).

Total income is now £379,950 p.a.

LOT 2 – 109 BOUNDARY ROAD, ST JOHN'S WOOD, LONDON NW8

Revised Special Conditions of Sale as of 16/04/24 are available to download.

The ground floor & basement lease has now been assigned – please refer to the Deed of Assignment in the legal pack.

LOT 3 – 132/134 WEST WAY & GARAGE NO. 48, HIGHFIELDS, STAFFORD, STAFFORDSHIRE

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

LOT 6 – 49-51 HIGH STREET & 1-5 GOODMAN PLACE, STAINES, MIDDLESEX

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 0.25% of the purchase price plus VAT towards the Seller's auction expenses.

LOT 7 – WORDSLEY GREEN SHOPPING CENTRE, STOURBRIDGE, WEST MIDLANDS

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

Compton Care Group Ltd have requested consent to install a new shop front which the seller has granted. This potentially indicates the tenant's commitment to the premises.

Shop & Flat – There is a schedule of condition referred to in the lease.

LOT 9 – 502 GREAT WEST ROAD, HOUNSLOW, MIDDLESEX

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

LOT 11 – 14-15 TEMPLE FORTUNE PARDE, FINCHLEY ROAD, TEMPLE FORTUNE, LONDON NW11

Revised Special Conditions of Sale as of 11/04/24 are available to download.

Flat 14 – The lease is now for a term from 5th April 2024 to 24th March 2179 at a peppercorn ground rent. Total income is now £60,100 p.a.

'Note 3' should be deleted.

LOT 13 – 21/25 NEWDEGATE STREET, NUNEATON, WARWICKSHIRE

Shop 25a (Barbers) – There is a £2,481.25 Rent Deposit held.

Traders Plan – The archway adjacent to the Salvation Army unit should also be shaded in blue as it is included in the Freehold Title.

LOT 15 – 30 BRIDGE STREET, HAVERFORDWEST, PEMBROKESHIRE

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

LOT 17 – 23 VINE STREET, EVESHAM, WORCESTERSHIRE

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

Shop – There is a schedule of condition referred to in the lease.

LOT 19 – 339/339A ASHLEY ROAD, PARKSTONE, POOLE, DORSET

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £600 towards the Vendor's legal costs.

LOT 20 – 3A VICTORIA HOUSE, SOUTH LAMBETH ROAD, VAUXHALL, LONDON SW8

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,250 plus VAT towards the Vendor's legal costs.

LOT 21 – 20 AND 22 SPITAL TERRACE, GAINSBOROUGH, LINCOLNSHIRE

Revised Special Conditions of Sale as of 08/04/24 are available to download.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,500 plus VAT towards the Vendor's legal costs.

LOT 22 – 187/187A BURNT OAK BROADWAY, BURNT OAK, EDGWARE, MIDDLESEX

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

LOT 23 – 26-29 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 Seller's costs.

LOT 24 – 78 KING STREET, WHITEHAVEN, CUMBRIA

Revised Special Conditions of Sale as of 16/04/24 are available to download.

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.

The shop was previously let at £22,500 p.a.

LOT 27 – 57-59 SANDGATE ROAD, FOLKESTONE, KENT

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to the higher of £1,750 plus VAT and 0.5% of the purchase price plus VAT towards the Seller's legal costs.

The Special Conditions of Sale provide that the Purchaser is to pay the Seller a further additional sum equivalent to 1% of the purchase price plus VAT.