

BARNETT ROSS ONLINE AUCTION – THURSDAY 6TH JUNE 2024
ADDENDUM

The following Lots have been sold prior:

3, 10, 13, 15 & 17

LOT 1 – 26A-E IVANHOE ROAD AND 15 & 17 MALFORT ROAD, CAMBERWELL, LONDON SE5

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £3,000 + VAT towards the Seller's legal costs.

LOT 7 – 491A NEW CROSS ROAD, NEW CROSS, LONDON SE14

Revised Special Conditions of Sale as of 30/05/24 are available to download.

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

We are now quoting a reduced Guide of £500,000+.

LOT 8 – 42A & 42B THE BROADWAY AND 1, 3 & 3A BROADWAY HOUSE, MILL HILL, LONDON NW7

Contrary to Extra Special Condition 1, the Purchaser is to pay an additional sum of £1,500 + VAT and disbursements towards the Seller's legal costs.

No. 42a – The Seller has advised the lessee is no longer assigning the lease.

Flat 3a – The Seller has agreed to grant a Lease Extension re. the Lease of Flat 3a Broadway House to the existing Tenant for a term of years computed from 28 January 2001 and expiring at midnight on 27 January 2226 at a peppercorn rent, which it is anticipated will be completed prior to completion of this auction sale, which will make the total annual income for the Property £28,075 per annum exclusive.

A copy of the agreed form of Lease Extension and attachment is available to view in the legal pack.

LOT 11 – ANGEL & CROWN, 170 ROMAN ROAD, BETHNAL GREEN, LONDON E2

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 0.5% of the purchase price plus VAT towards the Seller's legal costs and a further additional sum equivalent to 1.75% of the purchase price plus VAT.

Tenure – The Leasehold is for a term of 125 years (less 10 days) from and including 25th December 1988 at a peppercorn ground rent.

LOT 12 – 6-8 NORTH STREET, LEIGHTON BUZZARD, BEDFORDSHIRE

Revised Special Conditions of Sale as of 04/06/24 are available to download.

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 and 1.5% of the purchase price plus VAT towards the Seller's Auctioneer's costs.

Shop 6 – The 999 year lease includes 2 parking spaces.

LOT 14 – 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 16 – 94 LESLIE ROAD, EAST FINCHLEY, LONDON N2

We are now quoting a reduced Guide of £500,000+.