

**Barnett  
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**Auctioneers**

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# Online Auction

Thursday 6<sup>th</sup> June 2024  
commencing at 12pm

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T: 020 8492 9449



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## Meet the team.



**John Barnett FRICS**  
Auctioneer and Director  
jbarnett@barnettross.co.uk



**Jonathan Ross MRICS**  
Auctioneer and Director  
jross@barnettross.co.uk



**Steven Grossman MRICS**  
Director  
sgrossman@barnettross.co.uk



**Elliott Greene BA (Hons)**  
egreene@barnettross.co.uk



**Zac Cheek**  
zcheek@barnettross.co.uk



**Samantha Ross**  
sross@barnettross.co.uk

# Order of Sale Thursday 6<sup>th</sup> June 2024

Commencing 12.00pm

## Lot

1	26A-E & 28 Ivanhoe Road and 15 & 17 Malfort Road	Camberwell	London SE5
2	112 Church Road, Yardley	Birmingham	West Midlands
3	29 Wembley Park Drive	Wembley	Middlesex
4	109-111 London Road	Waterlooville	Hampshire
5	19-23 Normandy Street	Alton	Hampshire
6	61 Boscombe Road	Shepherd's Bush	London W12
7	491a New Cross Road	New Cross	London SE14
8	42a & 42b The Broadway and 1, 3 & 3a Broadway House	Mill Hill	London NW7
9	Nicholls House, 4 Thame Road	Chinnor	Oxfordshire
10	5 Black Swan Walk	Leominster	Herefordshire
11	Angel & Crown, 170 Roman Road	Bethnal Green	London E2
12	6-8 North Street	Leighton Buzzard	Bedfordshire
13	42 High Street	Rushden	Northamptonshire
14	26-29 Union Street	Hereford	Herefordshire
15	27 Bridge Street	Banbury	Oxfordshire
16	94 Leslie Road	East Finchley	London N2
17	143-145 Terminus Road	Eastbourne	East Sussex

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Contact Jonathan Ross  
jross@barnettross.co.uk

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Contact John Barnett FRICS  
(Registered Valuer)  
jbarnett@barnettross.co.uk

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**barnettross.co.uk**  
**020 8492 9449**



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(Registered Valuer)  
jbarnett@barnettross.co.uk

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Malfort Road Frontage



## SITUATION

Occupying a prominent corner position, close to the junction with Avondale Rise in this highly sought-after residential area.

The busy shopping streets of Lordship Lane and Bellenden Road are both within easy walking distance and there is a Sainsbury's Superstore nearby.

The property is conveniently located less than ½ a mile from East Dulwich Station (Southern Rail), less than 1 mile from Denmark Hill Station (Overground, Thameslink & Southeastern Rail) and approximately 3 miles south of central London.

## PROPERTY

An attractive corner building (formerly the Ivanhoe Public House) comprising **8 Self-Contained Flats (3 × 2 Bed, 4 × 1 Bed and 1 × Studio)** on lower ground, ground, first and second floors.

The property benefits from:

- Entrances on Ivanhoe Road and Malfort Road.
- Each flat is separately metered for gas, electricity and water.
- Each flat benefits from uPVC double glazing, gas central heating and an entryphone.
- The rooms in the lower ground floor have underfloor heating.
- The three flats with ground floors benefit from high ceilings.
- The property includes a CCTV system.

**Refer to the Auctioneers for the virtual tour and floor plans of the property.**

**VAT is NOT applicable to this Lot**

**FREEHOLD**



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**£150,960** per annum

The Surveyors dealing with this property are  
**Steven Grossman and Zac Cheek**

## Joint Auctioneers

HAMMERED Auctions

Tel: 020 8123 0988 Ref: Piotr Rusinek

Email: piotr@hammeredauctions.co.uk

## Vendor's Solicitors

Miller Parris Solicitors

Tel: 01903 205 771 Ref: Vicky Dance

Email: vickydance@millerparris.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
26A Ivanhoe Road (First Floor Flat)	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 505 sq ft <sup>1</sup> )	<b>2 individuals</b>	6 months from 20th September 2023	£17,400	AST Holding Over. <b>£1,555 Rent Deposit held.</b>
26B Ivanhoe Road (First Floor Flat)	1 Bedroom, Living Room, Kitchen, Bathroom/WC (GIA Approx. 542 sq ft <sup>1</sup> )	<b>2 individuals</b>	1 year from 20th September 2013	£17,400	AST Holding Over. <b>£1,557 Rent Deposit held.</b>
26C Ivanhoe Road (Second Floor Flat)	1 Bedroom, Living Room/Kitchen, Bathroom/WC, Roof Terrace (GIA Approx. 488 sq ft <sup>1</sup> )	<b>2 individuals</b>	6 months from 30th October 2023	£19,200	AST Holding Over. <b>£1,730 Rent Deposit held.</b>
26D Ivanhoe Road (Second Floor Flat)	1 Bedroom, Living Room/Kitchen, Bathroom/WC, Roof Terrace (GIA Approx. 548 sq ft <sup>1</sup> )	<b>Individual</b>	6 months from 6th October 2023	£19,200	AST Holding Over. <b>£1,640 Rent Deposit held.</b>
26E Ivanhoe Road (First Floor Flat)	Studio Room Kitchen, Bathroom/WC (GIA Approx. 437 sq ft <sup>1</sup> )	<b>Individual</b>	6 months from 4th September 2023	£13,200	AST Holding Over. <b>This flat is furnished – refer to legal pack for list of items.</b> <b>£1,265 Rent Deposit held.</b>
28 Ivanhoe Road (Ground & Lower Ground Floor Flat)	2 Bedrooms (one with ensuite), Living Room/Kitchen, Bathroom/WC (GIA Approx. 1,069 sq ft <sup>1</sup> )	<b>3 Individuals</b>	6 months from 30th September 2023	£21,600 <b>(see Note 1)</b>	AST Holding over. <b>£1,960 Rent Deposit held.</b> <b>Note 1: The lessees have served notice to vacate on 2nd July 2024.</b>
15 Malfort Road (Ground & Lower Ground Floor Flat)	2 Bedrooms (one with dressing room), Living Room/Kitchen, Bathroom/WC (GIA Approx. 872 sq ft <sup>1</sup> )	<b>2 individuals</b>	6 months from 11th January 2024	£20,760	AST <b>£1,995 Rent Deposit held.</b>
17 Malfort Road (Ground & Lower Ground Floor Flat)	2 Bedrooms, Living Room/Kitchen, Bathroom/WC, separate WC (GIA Approx. 973 sq ft <sup>1</sup> )	<b>2 individuals</b>	1 year from 6th December 2023	£22,200	AST <b>£2,130 Rent Deposit held.</b>
<b>Total GIA of 8 Flats Approx. 5,434 sq ft</b>				<b>Total: £150,960</b>	

<sup>1</sup>Areas provided by Vendor.

**Note 2: Since 2014, the Vendor has advised that the building has been fully let except during 2020 when one of the flats was periodically vacant due to the Covid pandemic.**

**Note 3:**

- **16a Ivanhoe Road (1 bed flat – GIA Approx. 487 sq ft) sold for £420,000 in February 2024.**
- **35b Ivanhoe Road (2 bed flat – GIA Approx. 713 sq ft) sold for £475,000 in June 2021.**

**(Source: Zoopla.co.uk)**

Ivanhoe Road Frontage



Flat No.28 Ivanhoe Road



View from balcony of Flat 26c Ivanhoe Road





## SITUATION

Occupying a prominent position on the busy junction with the main A4040 Stoney Lane, in this popular town centre, close to branches of **Domino's**, **Lloyds Bank**, **Reeds Rains**, **Iceland** and a variety of independent retailers and opposite the **Yew Tree Retail Park**.

Yardley is situated approximately 3½ miles east of Birmingham City Centre and 13 miles west of Coventry, benefiting from good road links via the M42 (Junction 6) and M6 (Junction 4).

## PROPERTY

A corner building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	29'6"
Return Frontage	17'3"
Internal Width	31'9"
Shop Depth	26'4"
Built Depth	29'4"
WC	

### First Floor Ancillary

Area	Approx. 617 sq ft
2 WCs	

VAT is NOT applicable to this Lot

**FREEHOLD**

## View of Yew Tree Retail Park opposite



## TENANCY

The entire property is let on a full repairing and insuring lease to **Bank of Scotland Plc (not in occupation – see Note)** for a term of 99 years from 29th September 1932 at a fixed ground rent of **£14 per annum** exclusive.

**Valuable Reversion in approx. 7 years.**

**Note: We understand that the entire property has been sub-let for a term of years from 29th March 2021 until 25th September 2031 to C Bastock (Funeral Directors) Limited at a rent of £21,000 p.a. with a Rent Review on 29th March 2026.**

# £14 p.a. with Valuable Reversion in approx. 7 years

## Vendor's Solicitors

Russell Cooke  
Tel: 020 3826 7550 Ref: Nick Manning  
Email: nick.manning@russell-cooke.co.uk



### SITUATION

Located within this popular residential suburb and less than 1/2 mile from the various local shopping facilities including such traders as **McDonald's, Curry's, Lidl, JD Sports, Maplin** and Wembley Park Station (Jubilee and Metropolitan Lines).

In addition, the property is approx 3/4 mile from Wembley Stadium and Wembley Retail Park.

Wembley lies some 7 miles north-west of central London and benefits from good road links via the North Circular A406 and M1 (Junction 1).

### PROPERTY

A **5 Bed Semi-Detached House** on ground, first and second floors situated on a site of Approx. 8,000 sq ft.

**The property is in need of complete refurbishment and includes:**

- Driveway leading to a detached Garage
- Front Garden
- Approx. 118 ft Deep Rear Garden
- Part uPVC Double Glazing

**There is potential to add a side and rear extension to the property similar to the adjoining house.**

### ACCOMMODATION (measurements to maximum points)

#### Ground Floor

Room 1	18'10" x 16'2"
Room 2	16'6" x 14'8"
Room 3	11'11" x 8'11"
Room 4	22'10" x 11'3" (plumbed in for kitchen services)

#### First Floor

Bedroom 1	19'6" x 13'8"
Bedroom 2	16'7" x 13'7"
Bedroom 3	14'0" x 9'11"
Bedroom 4	9'11" x 9'10"

Bathroom

Separate WC

#### Second Floor

Bedroom 5	20'9" x 12'4"
Store Room 1	7'5" x 7'5"
Store Room 2	7'5" x 3'8"

**GIA Approx 2,225 sq ft Plus Detached Garage**

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note: Refer to the Auctioneers for the video tour and floor plan of the property.**

## Vacant 5 Bed Semi-Detached House

The Surveyors dealing with this property are  
**Steven Grossman** and **Zac Cheek**

### Vendor's Solicitors

Darlington Hardcastles

Tel: 01923 774 272 Ref: Howard Schneider

Email: howardschneider@dhsolicitors.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**





The Property



The Property



Rear of Property



View of Rear Garden



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## SITUATION

Located in the town's pedestrianised retail thoroughfare, opposite the entrance to **The Boulevard Precinct**, adjacent to **WH Smith** and amongst such other multiple retailers including **Boots, Superdrug, Poundland, Specsavers, Costa, Betfred, Timpson, Santander** and others.

In addition, there is a town centre public car park located to the rear of the property.

Waterlooville is a popular town lying approx. 7 miles north-east of Portsmouth and enjoying excellent road access via the A3 to the M27 motorway.

## PROPERTY

A substantial end of terrace building comprising a **Ground Floor Bank** with **Ancillary Accommodation** on the first floor.

In addition, the property includes **car parking to the rear for 6 cars**.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## ACCOMMODATION

### Ground Floor Bank

Gross Frontage	58'0"
Built Depth	59'6"
Net Internal Area	Approx. 2,317 sq ft <sup>1</sup>

### First Floor Ancillary

Net Internal Area	Approx. 1,321 sq ft <sup>1</sup>
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### Total Net Internal Area

**Approx. 3,638 sq ft<sup>1</sup>**

### Total Gross Internal Area

**Approx. 4,779 sq ft<sup>2</sup>**

<sup>1</sup>Not inspected by Barnett Ross. Areas taken from VOA.

<sup>2</sup>Area taken from EPC

## TENANCY

The entire property is let on a full repairing and insuring lease to **Bank of Scotland plc (t/a Halifax) (T/O for Y/E 31.12.23 £12.39bn, Pre-Tax Profit £351m and Shareholders' Funds £16.59bn)** for a term of 5 years from 4th December 2023 at a current rent of **£46,500 per annum exclusive (see Note 1)**.

**Tenant's Break December 2026**

**Note 1: The tenant has been in occupation for over 15 years and the current rent of £46,500 p.a. was rebased in 2023 from £62,500 p.a.**

**Note 2: There may be potential to convert the first floor to Residential Use and add an additional floor, subject to obtaining possession and the necessary consents.**

**£46,500** per annum

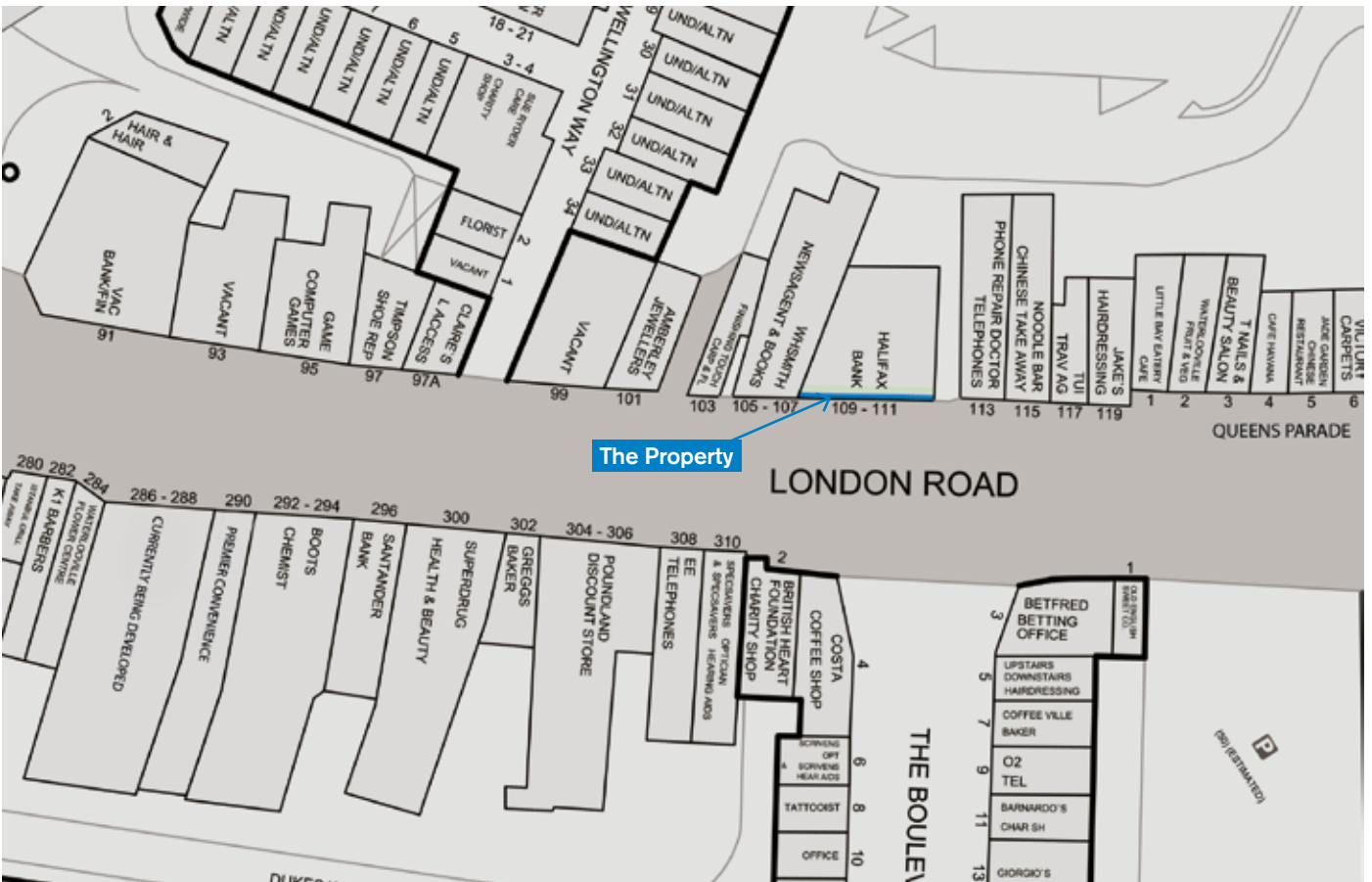
The Surveyors dealing with this property are  
**Steven Grossman** and **Jonathan Ross**

## Vendor's Solicitors

Taylor Rose MW  
Tel: 01733 796 651 Ref: James Swede  
Email: james.swede@taylor-rose.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**





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# Lot 5

19–23 Normandy Street, Alton,  
Hampshire GU34 1DD

**\*Guide: £200,000**  
Gross Yield 12.5%  
3 Shops (Plus 7 flats sold-off)  
6 week completion



## SITUATION

Located close to the junction with Victoria Road in this popular market town, amongst a variety of independent retailers and within close proximity of Alton Rail Station (Southwestern). Alton is situated approximately 16 miles north-east of Winchester and 19 miles south-west of Guildford, benefitting from good road links to the A3 and M3 (Junctions 4 & 9) via the A31.

## PROPERTY

Three attractive buildings comprising **3 Ground Floor Shops** and **7 Self-Contained Flats** on ground, first and second floors. Nos. 19 and 21 are Grade II Listed and No. 23 includes a basement.

**VAT is applicable to this Lot**

## FREEHOLD

**Note: In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.**

View down Normandy Street



Interior view of No.21



**£25,050** per annum

The Surveyors dealing with this property are  
**Steven Grossman** and **Elliott Greene**

## Vendor's Solicitors

Keith Harvey & Co

Tel: 01858 464 327 Ref: Sarah Collins

Email: sarah@keithharveyandcompany.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks	
No. 19 (Shop)	Internal Width Shop Depth Built Depth WC	22'6" 14'1" 23'6"	<b>Spirality Ltd (Beauty Salon)</b>	5 years from 25th September 2023	£6,000	Effectively FRI <b>The Tenant did not operate their September 2024 Break Clause.</b>
No. 21 (Shop)	Internal Width Shop Depth Built Depth WC	24'0" 14'6" 23'1"	<b>R. Urquhart (Tattoo Studio)</b>	7 years from 20th February 2018	£6,000	Effectively FRI
No. 23 (Corner Shop & Basement)	<b>Ground Floor Corner Shop</b> Internal Width Shop Depth Built Depth WC <b>Basement</b> Area	19'10" 25'5" 29'8"  Approx. 190 sq ft	<b>Reignite Yoga Limited (with Guarantor) (Yoga Studio)</b>	5 years from 14th March 2024	£12,000	FRI by way of Service Charge <b>Rent Review 2026 (linked to RPI). Tenant's Break 2026. £2,000 Rent Deposit held.</b>
Flats 1-7	7 Flats – Not inspected.	<b>Various</b>	Each for 125 years from 1st July 2011	£1,050 (£150 per flat - doubling every 25 years)	FRI	
				<b>Total: £25,050</b>		

# Lot 6

61 Boscombe Road, Shepherd's Bush,  
London W12 9HT

**\*Guide: £825,000+**  
In same ownership for over 50 years  
2 Self-Contained Maisonettes  
6 week completion



## SITUATION

Located in this very popular residential area at the junction with Goodwin Road and running between Uxbridge Road and Goldhawk Road with Hammersmith Academy School and Cathnor Park close by. Goldhawk Road Underground Station (Circle and Hammersmith & City Lines) is approx. ¼ mile distant and Shepherd's Bush Underground Station (Central Line) is approx. 1 mile away.

Shepherd's Bush has undergone considerable regeneration in recent years including the Westfield Shopping Centre development as well as a number of high end residential developments and is only approx. 4 miles west of central London via the A40 and 11 miles from Heathrow Airport.

## PROPERTY

A Victorian corner building which was converted approximately 10 years ago into **2 Self-Contained Maisonettes (1x1 Bed and 1x2 Bed)**. In addition, there is a gated forecourt and rear vehicular access from Goodwin Road via an electric gate to private car space/s.

**Refer to the Auctioneers for the video tour of the property.**

**VAT is NOT applicable to this Lot**

## FREEHOLD

**Note: There is potential to add a third floor similar to the adjoining properties, subject to obtaining possession and the necessary consents.**



**£24,900** p.a. Plus  
**Vacant 1 Bed Maisonette**

The Surveyors dealing with this property are  
**John Barnett and Zac Cheek**

## Vendor's Solicitors

Seddons

Tel: 07977 859 943 Ref: Martina Ward

Email: [martina.ward@seddons.co.uk](mailto:martina.ward@seddons.co.uk)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

Goodwin Road Frontage



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Lower Maisonette	<b>Ground Floor</b> Bedroom 17'0" x 9'2" Ensuite Bathroom/WC <b>Lower Ground Floor</b> Lounge 25'7" x 11'0" Kitchen 5'9" x 13'6" Shower/WC 6'0" x 9'6" Rear Garden 17'0" x 26'9" Lower Patio with decking 14'0" x 16'9" <b>GIA Approx. 848 sq ft</b>			<b>VACANT</b>	New windows. Gas Central Heating. Car Parking.
Upper Maisonette	<b>First Floor</b> Living Room 13'0" x 17'0" Kitchen 14'0" x 10'11" Bathroom/WC 10'4" x 6'4" <b>Second Floor</b> Front Bedroom 13'0" x 10'7" Rear Bedroom 11'0" x 13'4" Shower/WC 9'7" x 5'8" <b>GIA Approx. 1,037 sq ft</b>	Individual(s)	1 year from 16th February 2024	£24,900	AST. <b>£2,192.31 Rent Deposit held.</b>
<b>Total GIA Approx. 1,885 sq ft</b>				<b>Total: £24,900 plus Vacant 1 Bed Maisonette</b>	





## SITUATION

Located on this established retail thoroughfare, opposite the junction with Willshaw Street, nearby a **Post Office**, amongst a variety of independent traders and under 100 yards from Deptford High Street. New Cross Station (Overground & Southeastern), Deptford Station (Thameslink & Southern) and Deptford Bridge Station (DLR) are all within close proximity.

New Cross is situated between Greenwich and Peckham and lies approx. 7 miles south-east of central London.

## PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** with separate front access to **6 Self-Contained Flats** on basement, ground, first, second and third floors with uPVC double glazing.

In addition, the property includes a **Rear Astrourfed Garden** which can also be accessed via a right of way from a street gate located two doors along in New Cross Road.

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **the executors of A. M. Lori** for a term of 25 years from 29th September 2003 at a current rent of **£18,000 per annum** exclusive.

**Rent Review September 2023 (Outstanding – Landlord quoted £45,000 p.a. and the Tenant has not agreed to this figure).**

**Note: We understand that the entire property has been sub-let at a substantially higher rent than is currently being paid.**

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	16'9"
Internal Width	7'11"
narrowing at rear to	5'3"
Shop Depth	28'6"
WC	

### Basement Flat

4 Rooms (no natural light), Kitchen, Utility Room, Bathroom/WC (GIA Approx. 670 sq ft)

### Rear Ground Floor Flat

Studio Room with Kitchen, Shower Room/WC (GIA Approx. 190 sq ft)

### Mezzanine Floor Flat

Studio Room with Kitchen, Shower Room/WC (GIA Approx. 120 sq ft)

### First Floor Flat

Studio Room, Kitchen, Shower Room/WC (GIA Approx. 335 sq ft)

### Second Floor Flat

Bedroom, Living Room, Kitchen, Bathroom/WC (GIA Approx. 355 sq ft)

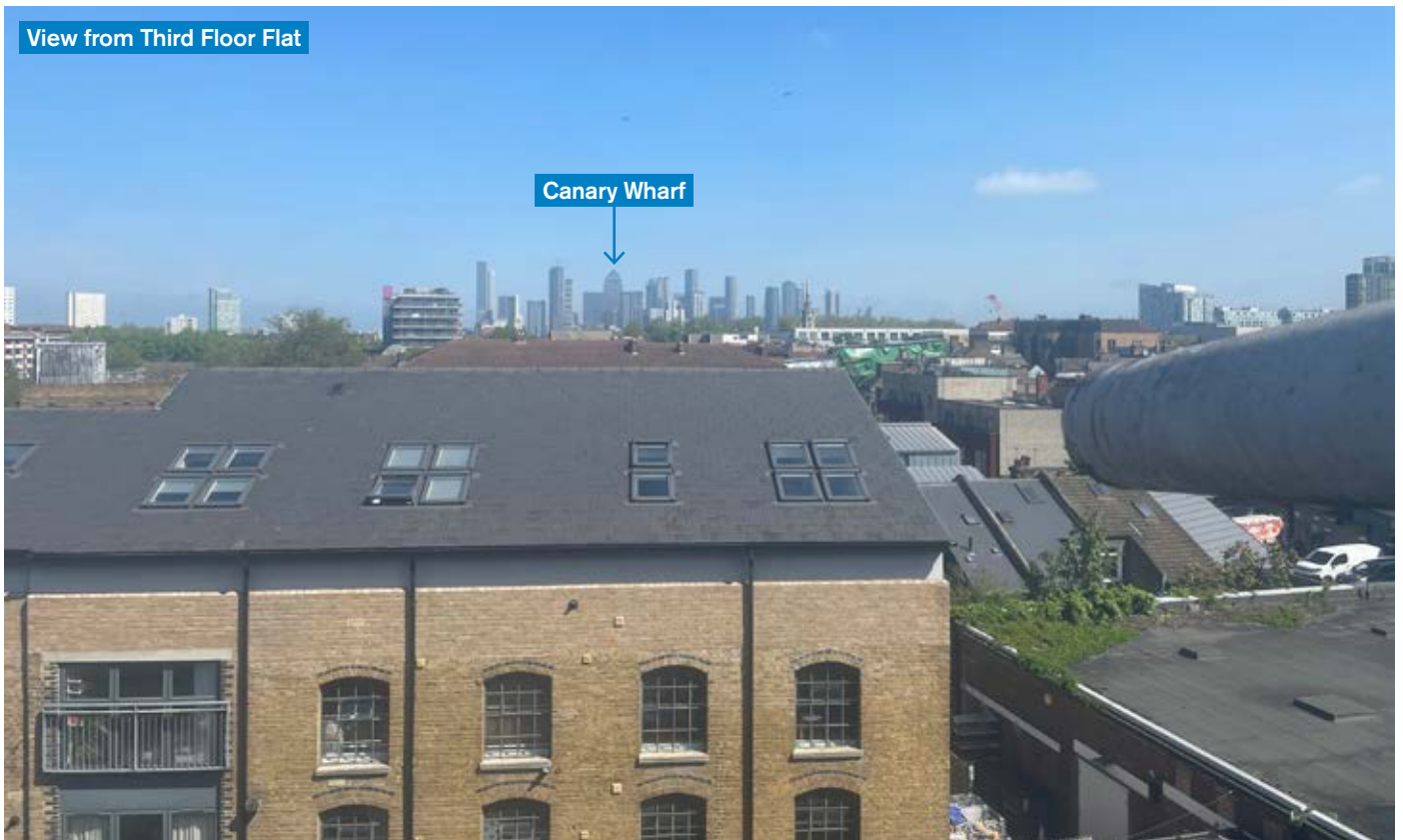
### Third Floor Flat

Studio Room, Kitchen, Bathroom/WC

The flat is in partial shell condition with no kitchen & bathroom fittings. (GIA Approx. 355 sq ft)

**Total Residential GIA Approx. 2,025 sq ft**





**£18,000** per annum

The Surveyors dealing with this property are  
**Jonathan Ross** and **Steven Grossman**

**Vendor's Solicitors**

Sylvester Amiel Lewin & Horne LLP  
Tel: 020 8446 4000 Ref: Jonathan Horne  
Email: jonathanhorne@sylvam.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



## SITUATION

Located on a prominent position on this established retail thoroughfare amongst a host of multiple retailers including **Marks & Spencer, Costa, Iceland, Boots, WH Smith** and **Tesco Express**.

Mill Hill Broadway Rail Station (Thameslink) is just a few hundred yards distant with direct access to King's Cross St Pancras International.

Mill Hill is a popular and affluent residential suburb situated some 10 miles north-west of central London with easy access to the M1 (Junction 4) and M25 (Junction 23).

## PROPERTY

An end of terrace building comprising **2 Half Shops** together with a separate front entrance to a **Dental Surgery** on the first floor and **2 Self-Contained Flats** on the second and third floors.

VAT is NOT applicable to this Lot

## TENURE

Leasehold for a term of 999 years from 25th December 1977 at a peppercorn ground rent (thus having approx. 952½ years unexpired).

**Note: In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.**

**£28,100** per annum

The Surveyors dealing with this property are  
**Steven Grossman** and **Elliott Greene**

## Vendor's Solicitors

Solomon Taylor & Shaw LLP  
Tel: 020 7431 1912 Ref: Gillian Fairless  
Email: gillian@solts.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 42a (Shop)	Internal Frontage 5'5" Internal Width 8'1" narrowing to 5'5" Shop Depth 40'1"	<b>M. Aljatzri (Not trading – lease currently being assigned – March Quarter Rent fully paid)</b>	15 years from 22nd March 2023	£19,000	Effectively FRI <b>Rent Reviews 2028 and 2033. Tenant's Break 2028. £4,750 Rent Deposit held.</b>
No. 42b (Shop)	Internal Frontage 7'1" Internal Width (max) 7'9" Shop Depth 33'0" Built Depth 49'9" WC (shared with shop 42a)	<b>P. Sherify (Clothing alterations)</b>	10 years from 29th February 2020 <b>(excl. s.24–28 of L &amp; T Act 1954)</b>	£9,000	Effectively FRI <b>Rent Reviews 2025 and 2030. £4,000 Rent Deposit held.</b>
Dental Surgery (Flat 1 – 1st Floor)	Area Approx. 820 sq ft	<b>2 Individuals</b>	179 years from 30th September 1977	£50	FRI <b>Rent rises by £25 p.a. every 25 years.</b>
Flat 3 (Part 2nd Floor)	Not inspected	<b>Individual(s)</b>	125 years from 28th January 2002	£25	FRI <b>Rent rises by £25 p.a. every 25 years.</b>
Flat 3a (Part 2nd & 3rd Floors)	Not inspected	<b>Individual(s)</b>	125 years from 28th January 2001	£25	FRI <b>Rent rises by £25 p.a. every 25 years.</b>
				<b>Total: £28,100</b>	



## SITUATION

Close to the junction with Lower Road, amongst a variety of independent retailers serving the surrounding residential area. There is a **free public car park directly opposite on Mill Lane**.

Chinnor is an attractive village, located on the border of the Chilterns (Area of Outstanding Natural Beauty), approximately 8 miles north-west of High Wycombe, 13 miles south-east of Oxford and benefitting from easy access to the M40 (Junction 6).

## PROPERTY

A substantial detached building comprising a **Ground Floor Double Shop plus a Single Shop** with separate front and rear entrances to **10 Self-Contained Flats** on rear ground and first floor level.

The property benefits from a front drive-in access to rear parking for residents (**up to 13 spaces**).

The shops benefit from a free public car park directly opposite, on Mill Lane.

**VAT is applicable to this Lot**

## FREEHOLD

**Note 1: There may be potential for additional residential development to the rear building at second floor level, subject to planning.**

**Note 2: In accordance with s.5B of the Landlord and Tenant Act 1987, Notices have Been served on the lessees and they have not reserved their rights of first refusal. Therefore, this lot cannot be sold prior to the auction.**



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# £11,975 p.a. plus Vacant Shop

The Surveyors dealing with this property are  
**Jonathan Ross and Elliott Greene**

## Vendor's Solicitors

Bude Nathan Iwanier LLP  
Tel: 020 8458 5656 Ref: David Spitzer  
Email: dspitzer@bnilaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks	
No 4 (Double Shop)	Gross Frontage Internal Width narrowing at rear to Shop & Built Depth WC	31'8" 27'8" 12'6" 64'10"	<b>G. Dyer</b> (with 2 guarantors) t/a The Biker Bean Coffeehouse	5 years from 24th November 2023	£10,500	IRI plus capped service charge of £1,500 p.a. <b>Mutual Break Nov. 2026.</b> <b>£2,625</b> <b>Rent Deposit held.</b>
No 4a (Single Shop)	Gross Frontage Internal Width Shop & Built Depth WC	16'8" 24'11" (max) 24'3"			<b>VACANT</b>	<b>Previously let at £8,500 p.a.</b> <b>Lessees have just vacated following lease expiry.</b>
Flats 1-9 Nicholls House	9 Flats – Not Inspected	<b>Various</b>	Each 125 years (less 3 days) from 1st January 2005	£1,125 (Doubling in 2030 and every 25 years thereafter)	Each Effectively FRI by way of service charge.	
Flat 10 Nicholls House	1 Flat – Not Inspected	<b>Individual</b>	125 years from 25th June 2021	£350 (Fixed)	Effectively FRI by way of service charge.	
				<b>Total: £11,975 plus Vacant Shop</b>		

Rear of the Property



Interior view of No.4



Interior view of No.4







### SITUATION

In the centre of Leominster, which is a historic market town lying approximately 15 miles north of Hereford and 22 miles west of Kidderminster. The property is located just off West Street which includes multiples such as **Specsavers** and **Scrivens** and is opposite a large **Co-operative Supermarket** and an **Aldi (with free 90 minute car park for shoppers)** and the town's Bus Station. **In addition, Black Swan Walk is the main pedestrianised link between the Co-operative Supermarket and the town centre.**

### PROPERTY

A corner building comprising a **Ground Floor Shop** with internal access to an **Office/Ancillary Store** on the first floor.

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	20'4"
Internal Width	19'5"
Shop Depth	25'6"

#### First Floor

Office/Ancillary Store	19'10" x 14'6"
WC	

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note 1: The smaller Vacant Shop & Upper at 1 Black Swan Walk sold for £65,000 in our July 2023 Auction.**

**Note 2: There is an area of land adjoining the property which has been used by previous tenants for many years for parking 1 car, but no warranty is provided in this respect.**

**Note 3: Refer to the Auctioneers for the video tour of the property.**



## Vacant Shop & Upper

The Surveyors dealing with this property are  
**John Barnett** and **Steven Grossman**

### Joint Auctioneers

Jonathan Wright Estate Agents  
Tel: 01568 616 666 Ref: Jonathan Wright  
Email: post@jonathanwright.co.uk

### Vendor's Solicitors

Taylor Rose MW  
Tel: 020 3540 4444 Ref: Peter Hambleton  
Email: peter.hambleton@taylor-rose.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**





## SITUATION

Located at the junction with Smart Street in this well established parade, amongst such multiple retailers as **Betfred**, **Simply Fresh** and a **Post Office** and serving the immediate surrounding residential population.

Bethnal Green lies approx. 1¾ mile east of the City of London and 2 miles north-west of Canary Wharf with easy reach of Bethnal Green Underground Station (Central Line).

## PROPERTY

Forming part of a parade comprising a corner **Public House** on the ground floor and basement.

## ACCOMMODATION

### Ground Floor Public House

Gross Frontage incl. Splay and Return	50'0"
Internal Width	32'2"
Pub Depth	39'3"
Built Depth	48'0" (max)
Area	Approx. 1,122 sq ft

Plus 3 WCs

### Basement

Area	Approx. 1,225 sq ft
------	---------------------

**Total Area** Approx. 2,347 sq ft

VAT is applicable to this Lot

## TENURE

Leasehold for a term of 125 years from 25th December 1988 (thus having approx. 89½ years unexpired) at a peppercorn ground rent.

## TENANCY

The entire property is let on an effectively full repairing and insuring lease to **Daniel and Mitch Limited as a Public House** for a term of 15 years from 27th October 2023 at a rent of **£30,000 per annum** exclusive (see Note 1).

Rent Reviews October 2028 and 3 yearly.

Tenant's Break October 2028

**Note 1: The rent is currently £27,000 p.a. rising to £30,000 p.a. in October 2026 and the Vendor will make up this rent shortfall on completion.**

**Note 2: There is a £6,750 Rent Deposit held.**

**£30,000** p.a. (see Note 1)

The Surveyors dealing with this property are  
**Steven Grossman** and **Elliott Greene**

## Vendor's Solicitors

Freemans Solicitors  
Tel: 020 7935 3522 Ref: Howard Freeman  
Email: hf@freemanssolicitors.net

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**





## SITUATION

Occupying a prominent position close to the junction with the pedestrianised Market Square and High Street, nearby branches of **Taylor's Estate Agents, Timpson, Iceland** and **Santander** as well as a variety of independent retailers.

Leighton Buzzard Rail Station is approx. ¾ mile distant.

Leighton Buzzard is an attractive market town situated 12 miles north-west of Luton and 8 miles south of Milton Keynes, with excellent transport links being well served by the A5 and 9 miles from the M1 motorway (Junction 11A).

## PROPERTY

A Grade II Listed building comprising **2 Ground Floor Shops (one with a Basement)** and separate rear access to **Self-Contained Offices** on the first floor – see '**PLANNING**' section.

In addition, the property includes **5 Parking Spaces** accessed via a front archway.

Refer to the Auctioneers for the video tour of the first floor.

VAT is applicable to this Lot

FREEHOLD

## PLANNING

Planning Permission was granted on 21st August 2020 by Central Bedfordshire Council for 'Conversion of first floor to 3 flats'. Ref: CB/19/00718/FULL. The Vendor understands that sufficient works have commenced for the Planning to have been implemented, but applicants should make their own enquiries with Bedfordshire Council on this point.

**According to the proposed floor plans, the Planning will enable the creation of the following:**

- 1 × 1 Bed Flat (GIA Approx. 473 sq ft)
- 1 × 1 Bed Flat (GIA Approx. 452 sq ft)
- 1 × 1 Bed Flat (GIA Approx. 484 sq ft)

**Refer to the Auctioneers for the Planning Documentation and Floor Plans.**



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## £12,000 p.a. Plus Vacant Uppers with Planning for 3 Flats

The Surveyors dealing with this property are  
**Steven Grossman** and **Elliott Greene**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

Sinclair's Solicitors  
Tel: 020 8202 8222 Ref: Ravi Lakhani  
Email: ravi@sinclairssolicitors.co.uk



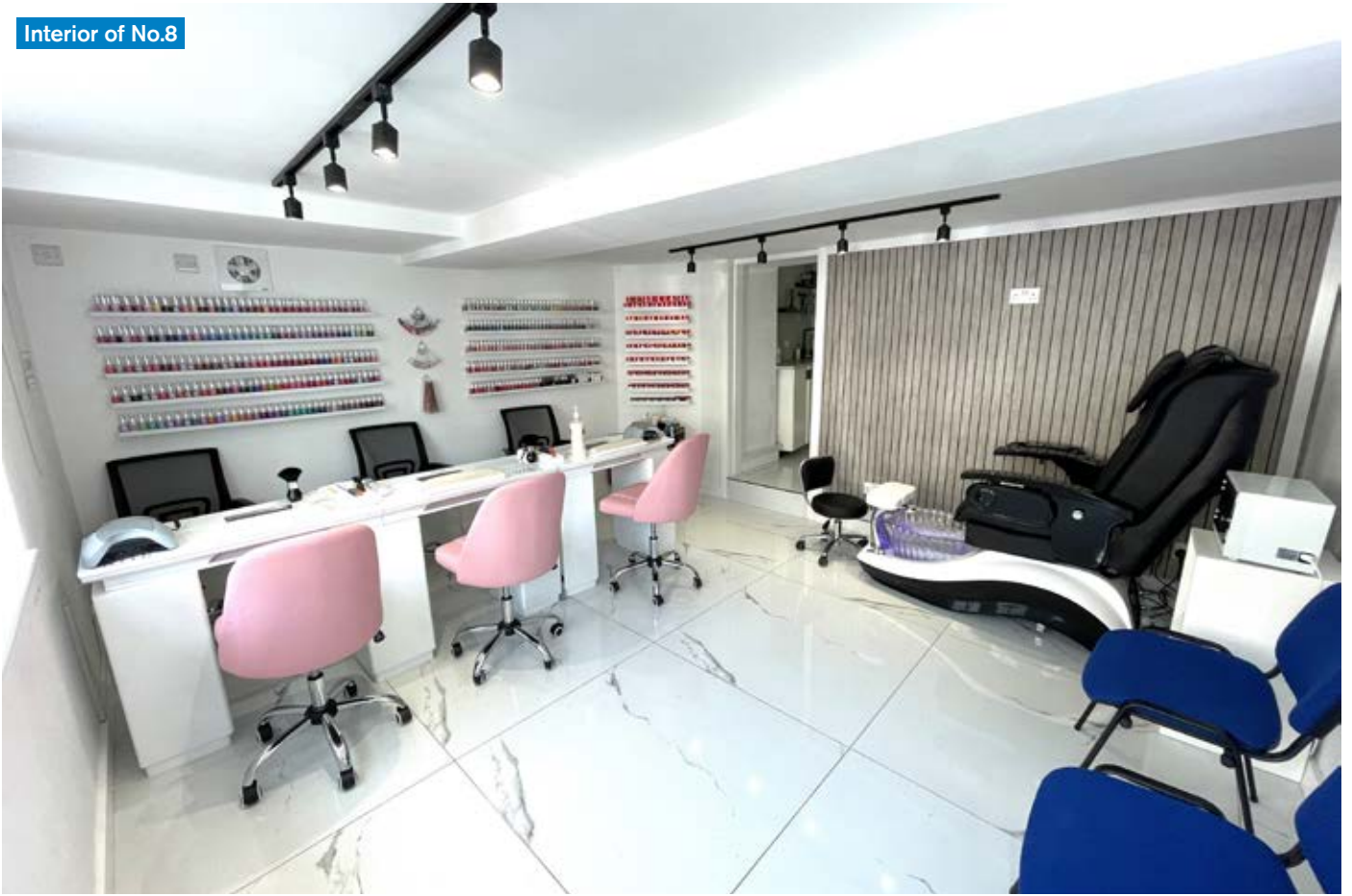
## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 6 (Ground Floor Shop & Basement)	<b>Ground Floor Shop</b> Gross Frontage 29'3" Built Depth 53'8" WC <b>Basement</b> Area Approx. 125 sq ft	<b>Whiterock Capital Limited</b>	999 years from 8th December 2022	Peppercorn	FRI
No. 8 (Ground Floor Shop)	Gross Frontage 15'4" Internal Width 14'1" narrowing at rear to 6'11" Built Depth 28'10" WC	<b>T. Michalski and T. Thi (Nail Bar)</b>	12 years from 1st March 2024	£12,000	FRI <b>Rent Reviews 2027 and 3 yearly to greater of OMV or RPI. £3,000 Rent Deposit held.</b>
First Floor Offices	GIA Approx. 1,409 sq ft <sup>1</sup> incl. 2 WCs				<b>VACANT</b> (See 'PLANNING' section)

<sup>1</sup>Area provided by Vendor.

**Total: £12,000 plus Vacant First Floor with Planning for 3 Flats**

Interior of No.8





## SITUATION

Occupying a prominent trading position in the town centre adjacent to **Greggs** and **Superdrug** and nearby branches of **Costa**, **Scrivens**, **Specsavers**, **Iceland**, **Betfred**, **Post Office**, **Nationwide** and **HSBC**. There is a public car park at the rear of the property.

Rushden lies just off the A45 some 5 miles east of Wellingborough, 10 miles south-east of Kettering and 17 miles east of Northampton.

## PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor. In addition there is also separate access from a rear service area.

**VAT is applicable to this Lot**

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	18'9"
Internal Width	18'5"
Shop Depth	57'10"
Built Depth	76'2"
Sales Area	Approx. 982 sq ft <sup>1</sup>

WC

### First Floor Ancillary

Area	Approx. 954 sq ft <sup>1</sup>
------	--------------------------------

### Total Area

**Approx. 1,936 sq ft<sup>1</sup>**

<sup>1</sup>Not internally inspected by Barnett Ross. Areas provided by Joint Auctioneers.

## FREEHOLD offered with VACANT POSSESSION

**Note: The property was previously let to Cardfair at £22,000 p.a.**

# Vacant Retail Unit

The Surveyors dealing with this property are  
**Steven Grossman** and **Zac Cheek**

## Joint Auctioneers

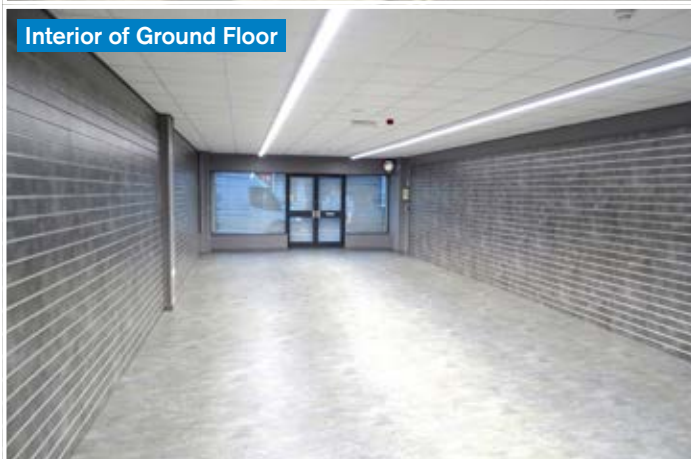
Jessop & Co  
Tel: 07881 360 210 Ref: Paul Jessop  
Email: paul@jessopco.co.uk

## Vendor's Solicitors

Taylor Walton LLP  
Tel: 01582 731 161 Ref: Dermot Carey  
Email: dermot.carey@taylorwalton.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**





Interior of Ground Floor



Interior of First Floor



## SITUATION

Located diagonally opposite Union Passage which leads directly to the pedestrianised Commercial Street and close to the junction with Gaol Street and St Peters Square in the city centre.

Nearby multiples such as **McDonald's, Merkur Slots, The Entertainer, Waterstones, Halifax** and **Subway** together with a wide variety of independent traders, cafés, bars and take-aways.

The **Gaol Street Car Park** is less than 200 yards distant and the **Hereford University Centre** is less than a mile away.

Hereford is an historic Cathedral City located approximately 23 miles south-west of Worcester and 24 miles north-west of Gloucester.

**VAT is NOT applicable to this Lot**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 26–28 (Shop)	<b>Ground Floor Shop</b> Area Approx. 914 sq ft <sup>1</sup>	<b>M. Smith (Second hand shop)</b>	1 year from 2nd January 2024	£7,500	Repairing & Insuring Law Society Lease.
No. 29 (Shop)	<b>Ground Floor Shop (Take-away)</b> Area Approx. 430 sq ft <sup>1</sup> plus Kitchen	<b>A. Saramiejo (Kebab/Pizza/Chicken Take-away)</b>	6 years from 1st August 2022	£6,000	Repairing & Insuring Law Society Lease. <b>Rent Reviews August 2024 and yearly thereafter</b>
Flat 3 (First Floor)	1 Bed Flat ( <a href="#">see Note</a> )			<b>VACANT</b>	
Flat 4 (First Floor)	2 Bed Flat ( <a href="#">see Note</a> )			<b>VACANT</b>	
Flat 8 (Second Floor)	2 Bed Flat ( <a href="#">see Note</a> )			<b>VACANT</b>	

<sup>1</sup>Not inspected by Barnett Ross. Areas taken from EPC.

**Total: £13,500 plus  
3 Vacant Flats**

## PROPERTY

A mid terrace Grade II Listed building comprising **2 Ground Floor Shops** with two separate front entrances to **3 Self-Contained Flats** ([see Note](#)) on the first and second floors.

## FREEHOLD

**Note: The flats have been stripped back to the brickwork with no fixtures and fittings and they are in need of complete refurbishment in readiness for conversion as per Planning Permission dated 7th August 2006. Refer to the Auctioneers for Planning Documentation.**

**Refer to the Auctioneers for the floor plans and video tour of the flats.**



## £13,500 p.a. plus 3 Vacant Flats (see Note)

The Surveyors dealing with this property are  
**Steven Grossman and Elliott Greene**

### Vendor's Solicitors

Lee Pomeranc Solicitors  
Tel: 020 8201 6299 Ref: Michael Lee  
Email: [michaelllee@leepomeranc.co.uk](mailto:michaelllee@leepomeranc.co.uk)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



## SITUATION

Located at the junction with the High Street and the beginning of the pedestrianised zone, in the heart of the town centre, opposite **Castle Quay Shopping Centre**, adjacent to **Toni&Guy** and amongst other multiples such as **Specsavers, Poundland, Bonmarché, NatWest** and many more.

Banbury is a prosperous and popular market town, which lies some 20 miles north of Oxford and 40 miles east of Birmingham with excellent road access via the M40 (Junction 11).

## PROPERTY

Forming part of a mid-terrace building comprising a **Large Ground Floor Retail Unit** with internal access to **Ancillary Accommodation** at rear first floor level.

## ACCOMMODATION

### Ground Floor Retail Unit

Gross Frontage	44'5"
Internal Width	42'6"
Shop Depth	75'8"
Built Depth	80'8"
Sales Area	Approx. 2,905 sq ft
WC	

### Rear First Floor Ancillary

Area	Approx. 1,346 sq ft
------	---------------------

**Total Area** **Approx. 4,251 sq ft**

VAT is applicable to this Lot

## TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

## TENANCY

The property is let on a full repairing and insuring lease by way of service charge (subject to a schedule of condition) to **A. Mirza t/a Banbury Butchers & Supermarket** for a term of 35 years from 2nd November 2021 (excl. s.24–28 of L&T Act 1954) at a current rent of **£25,000 per annum** exclusive **rising to £28,000 p.a. in 2028**.

Rent Reviews 2036, 2043 & 2050

Tenant's Break 2036

Note: £12,500 Rent Deposit held.

**£25,000 p.a. rising  
to £28,000 p.a. in 2028**

The Surveyors dealing with this property are  
**Elliott Greene** and **Steven Grossman**

## Vendor's Solicitors

Asserson  
Tel: 020 3769 5862 Ref: David Gray  
Email: david.gray@asserson.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**





## SITUATION

Located in this popular tree lined turning off High Road, East Finchley, conveniently situated a short distance from the North Circular Road (A406) and within walking distance of East Finchley Underground Station (Northern Line). The property is well served by a variety of multiple retailers including **Costa, Budgens, Iceland, Tesco Express** and **Caffé Nero** as well as a host of independent traders, coffee shops, restaurants, and the Phoenix Cinema. The property is also located 1 mile away from **Great North Leisure Park** which includes a **David Lloyd Gym** and a **Vue Cinema**.

East Finchley lies approx. 5½ miles north of central London.

## PROPERTY

Forming part of a terraced building comprising an unmodernised **3 Bed Self-Contained Maisonette** on the first floor accessed via its own separate front entrance.

### The maisonette includes:

- A Loft with hatch access.
- Rear external stairs to a Private Rear Garden.
- uPVC Double Glazing
- Gas Central Heating (new boiler installed in February 2023)

## ACCOMMODATION (measurements to maximum points)

### First Floor Maisonette

Bedroom 1	14'2"	×	11'4"
Bedroom 2	11'9"	×	11'4"
Bedroom 3	6'7"	×	6'4"
Living Room	15'5"	×	10'7"
Kitchen	14'5"	×	9'0"
Utility Room	4'9"	×	3'8"
Bathroom/WC	8'1"	×	4'5"

**GIA Approx 765 sq ft Plus Private Rear Garden**

**VAT is NOT applicable to this Lot**

## TENURE

**Leasehold for a term of 125 years from 15th October 1991 (thus having approx. 92 years unexpired) at a fixed ground rent of £20 p.a. PLUS 50% share of the Freehold.**

**The first floor maisonette is offered with Vacant Possession**

**Note 1: No. 80 Leslie Road (2 Bed ground floor maisonette – GIA Approx. 743 sq ft) sold in April 2024 for £575,000.**

**Note 2: Refer to the Auctioneers for the video tour and floor plan of the maisonette.**

# Vacant 3 Bed Maisonette

The Surveyors dealing with this property are  
**Steven Grossman** and **Zac Cheek**

## Vendor's Solicitors

Lease & More Law  
Tel: 07956 448 910 Ref: Stuart Lawrence  
Email: sl@leaseandmorelaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**





Let on new 20 year lease (no breaks) to T Bello Group Ltd (t/a Taco Bell) with 5 yearly RPI increases (1% & 3%)



## SITUATION

Located at the junction with Langney Road in the heart of the town centre, close to the entrance to **The Beacons Shopping Centre** and amongst such multiples as **Marks & Spencer, Bill's, The Edinburgh Woollen Mill, Shoezone, Millets, Domino's** and many others.

Eastbourne is one of the main south coast resort towns enjoying excellent road links with the A27 and the A22 London Road and being 20 miles east of Brighton and 15 miles west of Hastings.

## PROPERTY

A substantial end of terrace building (former Post Office) comprising a **Ground Floor Restaurant and Basement** with separate front access to **2 Self-Contained Flats** on the first and second floors.

In addition, the property includes a Rear Yard.

## ACCOMMODATION

### Ground Floor Restaurant (44 Covers)

Gross Frontage	38'5"
Internal Width	34'10"
Restaurant Depth	70'6"
Built Depth	98'5"
Area	Approx. 2,358 sq ft <sup>1</sup>
Customer & Staff WCs	

### Basement

Area	Approx. 1,991 sq ft <sup>1</sup>
------	----------------------------------

**Total Area** **Approx. 4,349 sq ft<sup>1</sup>**

### First Floor Flat

1 Bedroom, Living Room, Kitchen, Bathroom/WC  
(Area Approx. 450 sq ft)

### Second Floor Flat

1 Bedroom, Living Room, Kitchen, Bathroom/WC  
(Area Approx. 450 sq ft)

<sup>1</sup>Areas taken from VOA.

VAT is NOT applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **T Bello Group Limited (see Tenant Profile)** for a term of 20 years from completion at a rent of **£75,000 per annum** exclusive.

**Rent Reviews 2029 and 5 yearly to RPI with a collar and cap at 1% and 3% respectively.**

**There are no Tenant Breaks.**

## TENANT PROFILE

- T Bello Group Ltd form part of the Cascade Group which is a rapidly growing organisation established in 1984. They have a Taco Bell franchise with 52 stores, a KFC franchise with 55 stores and a Pizza Hut franchise with 3 stores, all in the UK.
- For Y/E 31.12.22, T Bello Group Ltd reported a T/O of £34.81m, a Pre-Tax Loss of £1.085m and a negative Shareholders' Funds of £1.083m. These figures reflect the costs involved in opening 19 new Taco Bell units in 2022.

**Note 1: There is a 6 week completion.**

**Note 2: Refer to Auctioneers for the video tour of the First Floor Flat.**







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**£75,000** per annum

The Surveyors dealing with this property are  
**Jonathan Ross and Steven Grossman**

**Vendor's Solicitors**

JMW Solicitors LLP

Tel: 020 3675 7575 Ref: Savio D'Costa

Email: savio.dcosta@jmw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

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Auction houses.

# The list is still open for the next main Barnett Ross Auction on 18<sup>th</sup> July 2024.

However, if you need an earlier or later sale, we can offer a Bespoke Auction where you can pick an auction date that suits you.



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**If you would like to sell your property in our  
Thursday 18<sup>th</sup> July Auction, we will  
need your instructions soon.**

To register your property, or for a free, no obligations appraisal, please call us on 020 8492 9449 or email [sgrossman@barnettross.co.uk](mailto:sgrossman@barnettross.co.uk).

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