

BARNETT ROSS ONLINE AUCTION – WEDNESDAY 18TH SEPTEMBER 2024
ADDENDUM

The following Lots have been sold prior:

A, 11 and 16

LOT 1 – 8 THE SLADE, PLUMSTEAD COMMON, LONDON SE18

The lease has been assigned to JS and Sons Retail Ltd. There are two personal guarantors. Currently, we understand the new tenant intends to use the shop as a convenience store. There is a £4,250 Rent Deposit.

LOT 2 – 57 & 59 ANSDELL ROAD, BLACKPOOL, LANCASHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 2.5% of the purchase price plus VAT towards the Seller's costs.

LOT 3 – 56 NOTTING HILL GATE, LONDON W11

Revised Special Conditions of Sale as of 4th September are available to download.

LOT 5 – 354/354A MEADOW LANE, NOTTINGHAM, NOTTINGHAMSHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £950 + VAT towards the Seller's legal costs.

LOT 6 – UNIT 1 HOLBORN PARADE, THE HYDE, COLINDALE, LONDON NW9

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1.5% of the purchase price towards the Seller's costs.

LOT 7 – 46 ST LEONARDS ROAD, BEXHILL-ON-SEA, EAST SUSSEX

Revised Special Conditions of Sale as of 9th September are available to download.

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

LOT 8 – 78 BANK STREET, MAIDSTONE, KENT

Revised Special Conditions of Sale as of 5th September are available to download.

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

LOT 9 – 77 BANK STREET, MAIDSTONE, KENT

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,500 + VAT towards the Seller's legal costs. Contrary to Note 1 on the particulars, there is a Right of Way on foot only along and over the passageway shown on the freehold title of the neighbouring property (No. 76 Bank Street), but applicants must rely on their own investigations and advice as to whether No. 77 Bank Street (Lot 9) has the benefit of this Right of Way. Please refer to the legal pack for the transfer dated 16th March 1990 between Derek Walter Cox and Richard Frederick Mallett and assent dated 20th November 1992 between The PR's of D.W. Cox (Deceased) and Walter Trevor Cox.

LOT 10 – 35-36 QUEENS PARADE, FRIERN BARNET ROAD, AND 1 PRIORY VILLAS, COLNEY HATCH LANE, FRIERN BARNET, LONDON N11

Revised Special Conditions of Sale as of 12th September are available to download.

Flat No. 1b – The tenants have served notice to vacate on 25th September 2024.

LOT 12 – 6 CLIFF STREET, BRIDLINGTON, EAST RIDING OF YORKSHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,500 + VAT towards the Seller's fees.

The door to the left side of the shop is not included in the sale. The lease to William Hill Organization Limited is IRI plus Shop Front. We understand the tenant has been in occupation since at least 1990.

LOT 13 – 3 PRINCE STREET, BRIDLINGTON, EAST RIDING OF YORKSHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,500 + VAT towards the Seller's fees.

LOT 14 – THE BUTTERCROSS, LEOMINSTER, HEREFORDSHIRE

Revised Special Conditions of Sale as of 10th September are available to download.

In addition to the Freehold Title HW126577 shaded blue on the map on the auction particulars, the property also includes Freehold Titles HW147216 and HW149381. In addition, the property includes the Leasehold of rear land for a term of 120 years from 25th December 1996 at a peppercorn as per Title HW188517. Please refer to the legal pack for copies of all Office Copy Entries and Title Plans.

LOT 17 – 9-11 WATLING AVENUE, BURNT OAK, MIDDLESEX

Contrary to the Special Conditions of Sale, the deposit shall be £5,000.

Contrary to the 'Note', the Freeholders (London Borough of Barnet) have advised they are no longer considering selling the Freehold of this property.