

**Barnett
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Auctioneers

Online Auction

Wednesday 18th September 2024
commencing at 12pm

T: 020 8492 9449



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This auction will be held online only. Therefore, please visit any lot page at **www.barnettross.co.uk** to view the following:

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Meet the team.



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



Jonathan Ross MRICS
Auctioneer and Director
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Steven Grossman MRICS
Director
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Elliott Greene BA (Hons)
egreene@barnettross.co.uk



Samantha Ross
sross@barnettross.co.uk

Order of Sale Wednesday 18th September 2024

Commencing 12.00pm

Lot

A	13 Pembridge Road	Notting Hill	London W11
1	8 The Slade	Plumstead Common	London SE18
2	57 & 59 Ansdell Road	Blackpool	Lancashire
3	56 Notting Hill Gate	Notting Hill	London W11
4	21 High Road	West Byfleet	Surrey
5	354/354a Meadow Lane	Nottingham	Nottinghamshire
6	Unit 1 Holborn Parade, The Hyde	Colindale	London NW9
7	46 St Leonards Road	Bexhill-on-Sea	East Sussex
8	78 Bank Street	Maidstone	Kent
9	77 Bank Street	Maidstone	Kent
10	35–36 Queens Parade, Friern Barnet Road and 1 Priory Villas, Colney Hatch Lane	Friern Barnet	London N11
11	144 Seven Sisters Road	Finsbury Park	London N7
12	6 Cliff Street	Bridlington	East Riding of Yorkshire
13	3 Prince Street	Bridlington	East Riding of Yorkshire
14	The Buttercross	Leominster	Herefordshire
15	45 Oxford Street	Ripley	Derbyshire
16	70 Church Road	Ashford	Middlesex
17	9–11 Watling Avenue	Burnt Oak	Middlesex
18	3a Latham Road, Fair Oak	Eastleigh	Hampshire
19	91 Telford Road	Bounds Green	London N11
20	44 Lyndhurst Road	Edmonton	London N18

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

barnettross.co.uk
020 8492 9449



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Lot A

13 Pembridge Road, Notting Hill,
London W11 3HG

***Guide: £1,000,000**
In same family ownership for over 50 years
Shop and Vacant Flat
6 week completion



SITUATION

Located in this well known trading position, opposite **Starbucks** and being approx. 150 yards from the junction with Notting Hill Gate which houses various multiple retailers including **M&S Food, Boots** and **Pret A Manger** and Notting Hill Gate Underground Station (Central and Circle & District Lines).

Notting Hill is an affluent and highly sought after area located close to Holland Park and Hyde Park in central London.

PROPERTY

A late Victorian terraced building comprising a **Ground Floor Shop** (see Note 1) with internal access to **Offices** on the lower ground floor. In addition, there is a separate front entrance to a **Self-Contained Flat** on the first and second floors which includes gas central heating and a rear terrace with decking.

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

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: The Shop interconnects with the adjoining Marsh & Parsons branch in Kensington Park Road.

Note 2: There may be potential to add an extra floor at the front of the property, subject to obtaining the necessary consents.



£21,000 p.a. (see Note 3)
Plus Vacant Flat

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

Vendor's Solicitors

Lawrence Stephens Limited
Tel: 020 7563 1552 Ref: David Freedman
Email: dfreedman@lawstep.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 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
Ground Floor Shop & Lower Ground Floor	<p>Ground Floor Shop</p> <p>Gross Frontage 14'0" Internal Width 12'5" Shop Depth 22'4" Built Depth 36'0" 2 WCs</p> <p>Lower Ground Offices</p> <p>Area Approx. 406 sq ft</p>	<p>Beldhamland Limited t/a Marsh & Parsons (subsidiary of Dexters London Limited who for Y/E 30.09.23 reported a T/O of £180.9m, a Pre-Tax Profit of £27.7m and Shareholders' Funds of £108.8m) (Dexters have over 80 branches)</p>	<p>25 years from 29th September 1996 (see Note 3)</p>	<p>£21,000 (see Note 3)</p>	<p>FRI (50% service charge, but not in respect of the roofs until they are replaced at the Landlord's cost).</p>
First & Second Floor Flat	<p>First Floor</p> <p>Bedroom 9'8" x 7'10" with ensuite Bathroom/WC</p> <p>Second Floor</p> <p>Living Room 14'6" x 13'6" Kitchen 10'4" x 7'5" Rear Terrace 17'6" x 9'7"</p> <p>GIA Approx. 475 sq ft plus Rear Terrace</p>			<p>VACANT</p>	

Note 3: The lessees are holding over. The Freeholders have served a section 25 Notice on Beldhamland Limited offering a new lease at £59,000 p.a. The lessees responded with an offer of £38,920 p.a. Terms were agreed, subject to contract, for a new lease to be in the name of Dexters London Limited at a rent of £42,000 p.a. – copy Heads of Terms are available from the Auctioneers.

**Total: £21,000
(see Note 3) plus
Vacant Flat**



SITUATION

Located close to the junction with Kirkham Street and opposite Plumstead Common, in this fully occupied retail parade serving this popular residential area.

Plumstead Common is situated approximately 1 mile south-east of Woolwich and 1½ miles north-west of Welling in South East London.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop and Basement** with separate rear access to a **Self-Contained 1 Bed Flat** on the first floor. The property includes a **Garage/Store** and benefits from the use of a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'10"
Internal Width	15'9"
Shop Depth	24'10"
Built Depth	43'0"

Basement (Low Headroom)

Area Approx.	190 sq ft
External WC	

Garage/Store

Area Approx.	185 sq ft
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First Floor Flat

Not inspected – Believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **G. Stone (lease currently being assigned - refer to Auctioneers)** for a term of 10 years from 13th June 2023 (**renewal of a previous Lease**) at a current rent of **£17,000 per annum** exclusive (**rising to £18,000 p.a. in June 2025, £19,000 p.a. in June 2026 and £20,000 p.a. in June 2027**).

Rent Review 2028

Note: We understand the Tenant sublets the Flat at £11,700 p.a. (£975 pcm).

**£17,000 p.a. rising
to £20,000 p.a. by 2027**

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Vendor's Solicitors

Bower Bailey
Tel: 01865 311 133 Ref: Robert Eden
Email: reden@bowerbailey.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**





SITUATION

Located opposite the junction with Durley Road, adjacent to **Tesco Express** and **Best One**, close to **Lidl** and amongst a variety of independent traders all serving this densely populated residential area. Blackpool is one of the country's most popular holiday resorts and conference centres located 17 miles west of Preston and 58 miles north-west of Manchester, enjoying easy access via the M55 to the M6 (Junction 32).

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on first and second floors and **2 Garages**.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION¹

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage Area Approx. WCs	23'6" 1,254 sq ft ¹	William Hill Organization Limited (T/O for Y/E 27/12/2022 £510m, Pre-Tax Profit £5.1m and Shareholders' Funds £12.9m)	10 years from 10th August 2017 (in occupation for over 20 years)	£15,000	FRI
First & Second Floor Flat & 2 Garages	Not inspected		Individual	125 years from 26th July 2024	Peppercorn	FRI
					Total: £15,000	

¹Not inspected by Barnett Ross. Area taken from VOA.

£15,000 per annum

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

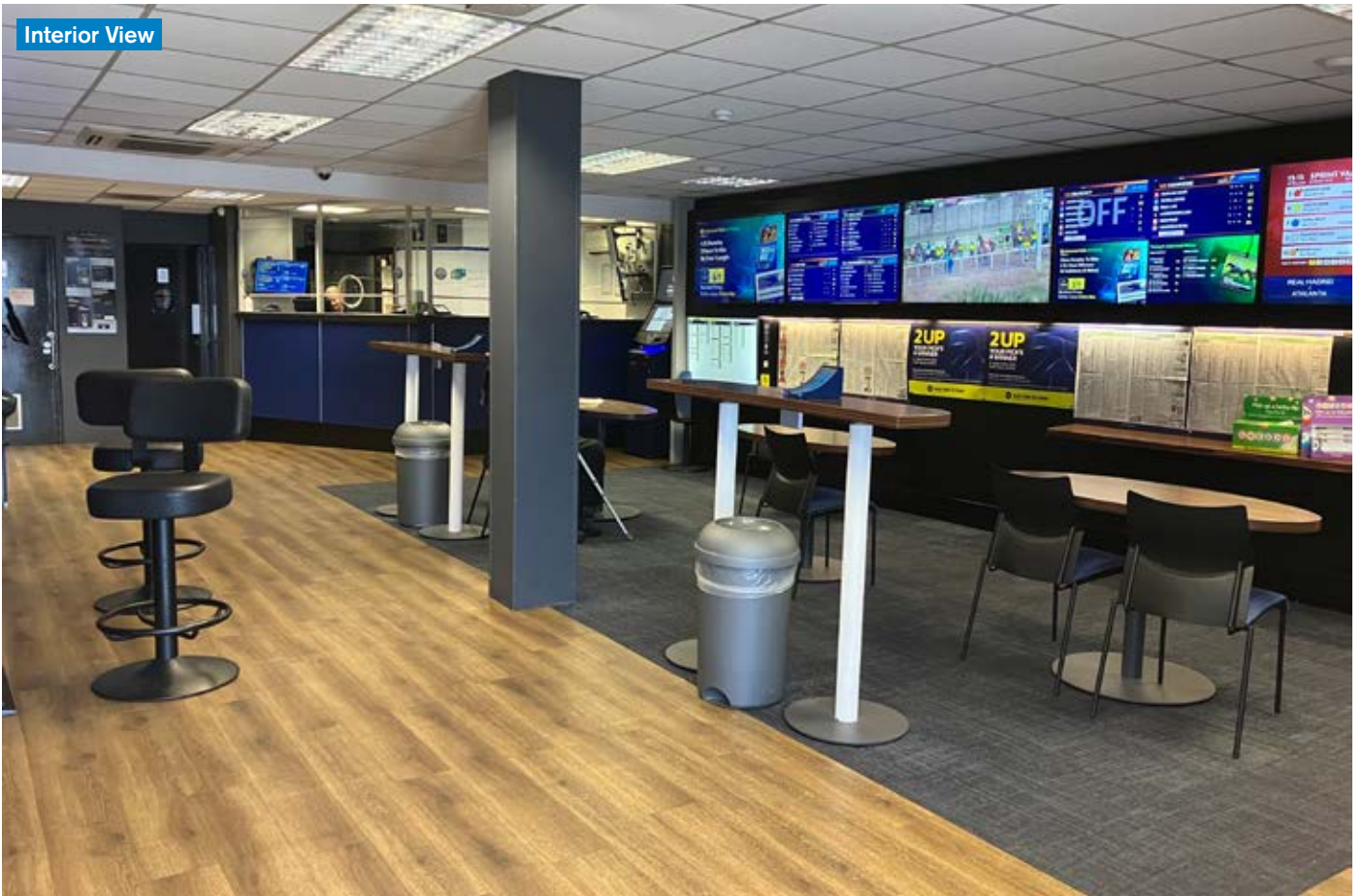
Vendor's Solicitors

Spencer West LLP
Tel: 020 7925 8080 Ref: Jaymini Ghelani
Email: jaymini.ghelani@spencer-west.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



Interior View





SITUATION

Located opposite the junction with Kensington Church Street, adjacent to **Nando's** and amongst such other multiple retailers as **Amazon Fresh, Boots, M&S Food Hall, Coral, Pret A Manger, NatWest, Snappy Snaps, Leon** and many more.

The property is conveniently situated approximately 50 yards from Notting Hill Gate Underground Station (Central, Circle and District Lines) and is close to Holland Park and Hyde Park in central London.

PROPERTY

A mid-terrace building comprising a **Deep Ground Floor Shop** with internal access to a **Basement** and **Ancillary Accommodation** on the first, second and third floors. In addition, the property includes a **Rear Garden**.

ACCOMMODATION

Deep Ground Floor Shop

Gross Frontage	14'2"
Internal Width	12'5"
widening at rear to	14'0"
Shop & Built Depth	105'6"

WC

Area Approx. 1,322 sq ft¹

Basement

(5'2" restricted head height)

Area Approx. 400 sq ft

First Floor

Ancillary Area Approx. 636 sq ft¹

Second Floor

Ancillary Area Approx. 439 sq ft¹

Third Floor

Ancillary Area Approx. 169 sq ft¹

Total Area **Approx. 2,966 sq ft**

¹Area taken from VOA

VAT is applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Ryman Limited (having over 200 branches)** for a term of 15 years from 25th April 2020 (by way of a reversionary lease) at a current rent of **£120,000 per annum** exclusive ([see Note](#)).

Rent Review 2030

Note: The tenant currently has a rent free period up to and including 2nd December 2024 and thereafter the rent reverts to £102,000 p.a. up to and including 24th April 2025. Subsequently, the tenant has a further rent free period from 25th April 2025 to 8th September 2025 following which the rent immediately rises to £120,000 p.a. Accordingly, the Vendor will top-up this rent shortfall on completion.





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£120,000 p.a. (see Note)

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

Vendor's Solicitors

Brecher LLP
 Tel: 020 7563 1000 Ref: Avita Mattu
 Email: amattu@brecher.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
 *Refer to points 9 and 10 in the 'Notice to all Bidders'



SITUATION

Close to the junction with Rectory Lane in this attractive shopping parade, amongst a variety of independent retailers all serving this affluent village.

West Byfleet lies approximately 20 miles south-west of Central London and enjoys excellent road links, being within 3½ miles of the M25 (Junction 10).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** (see [Note 1](#)) with internal access to a **First Floor previously used as Offices, but originally a Flat** with uPVC doubling glazing and gas central heating (see [Note 2](#)). The property includes a **Large Rear Gravelled Parking/Loading Area** which can be accessed via a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	26'2"
Internal Width	18'1"
Shop & Built Depth	29'4"
GIA	Approx. 732 sq ft

First Floor

3 Rooms	
Kitchen	
Bathroom/WC	
GIA	Approx. 651 sq ft

Total GIA **Approx. 1,383 sq ft**

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: The property benefits from Use Class E which includes both shop and restaurant use.

Note 2: A separate front entrance to the flat can be created similar to other properties in the parade and there is potential to add additional accommodation in the roof space, subject to obtaining the necessary consents.

Note 3: There is potential to create a large rear two storey extension similar to the adjoining property, subject to obtaining the necessary consents.

Note 4: No. 27a High Road (2 bed flat above a shop) sold for £245,500 in August 2022 (source: zoopla.co.uk).

Note 5: Refer to the Auctioneers for the floor plans and the video tour of the property.

Vacant Shop & Upper Part

Joint Auctioneers

Wingate & Withers
Tel: 01932 483 284 Ref: Julie Withers
Email: julie@wingateandwithers.co.uk

Vendor's Solicitors

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





SITUATION

In this retail parade located close to the junction with Brand Street and directly opposite the **Lady Bay Retail Park** housing multiples such as **The Range, Hobbycraft, Dreams, Burger King, Greggs, Subway** and more, close to Nottingham Forest and Notts County Football Clubs, Trent Bridge Cricket Ground and less than a mile from the City Centre. Nottingham lies some 25 miles north of Leicester and is the principal shopping and financial centre of the East Midlands enjoying excellent road access via the M1 (Junctions 24–26).

PROPERTY

A mid terrace building comprising a **Ground Floor Take-Away** with separate rear access to a **Self-Contained 2 Bed Flat** on first and second floors.

ACCOMMODATION

Ground Floor Take-Away

Gross Frontage	15'2"
Internal Width	13'6"
Shop Depth	33'7"
Built Depth	43'11"
WC	

First & Second Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC
(GIA of flat Approx. 735 sq ft)

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Pathak & Son Limited (with personal guarantor) t/a Curried Away (see Note 1)** for a term of 10 years from 16th June 2023 at a current rent of **£15,000 per annum** exclusive.

Rent Review 2026 and 3 yearly

Tenant's Break 2028

Note 1: We understand the tenant operates other retail units in the region.

Note 2: There is a £5,000 Rent Deposit held.

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

£15,000 per annum

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

Vendor's Solicitors

Burnetts
Tel: 01228 552 222 Ref: Jessica Quigley
Email: jq@burnetts.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**





SITUATION

Located between the junctions with Colindale Avenue and Colindeep Lane on the busy A5 Edgware Road, adjacent to **The Gym Group**, diagonally opposite a **KIA Dealership** and near to **KFC, McDonald's Drive-thru** and the **Colindale Retail Park**, all serving the surrounding residential population.

Colindale Underground Station (Northern Line) lies approx. 1/2 mile distant and the area is served by numerous bus routes.

Colindale is a popular and sought after north-west London suburb currently benefitting from a major regeneration building programme approx. 8 miles from central London and with easy access to the M1 (Junctions 1 & 2) and the A406 North Circular Road.

PROPERTY

Forming part of a modern development comprising a **Ground Floor Shop** currently partitioned to provide a salon area, 2 treatment rooms, staff room with shower, office and kitchen/laundry room.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	26'6"
Return Window Frontage	32'1"
Internal Width	24'2" (max)
narrowing at rear to	22'5"
Shop Depth	57'10"
WC	
GIA	Approx. 1,300 sq ft

VAT is applicable to this Lot

TENURE

Leasehold for a term of 125 years from 10th October 2013 (thus having approx. 114 years unexpired) at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Mira's Beauty Ltd as a nail salon** (visit: www.laskabymira.mytreatwell.co.uk) for a term of 10 years from 10th July 2019 at a current rent of **£25,000 per annum** exclusive.

Note 1: The Tenant did not operate its July 2024 Break Clause and the rent was increased from £21,000 p.a. to £25,000 p.a. at the July 2024 Rent Review.

Note 2: There is a £12,600 Rent Deposit held which includes an amount equal to VAT in the sum of £2,100.

£25,000 per annum

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

Vendor's Solicitors

Ingram Winter Green LLP
Tel: 020 7845 7400 Ref: Michael Compton
Email: michaelcompton@iwg.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



Interior view





SITUATION

Located close to the junction with Sea Road in one of the town's main retail thoroughfares, amongst a host of established traders and close to Bexhill Station (Southern Rail) and the Seafront. Bexhill-on-Sea is a popular seaside town which lies on the A259 coast road, midway between Eastbourne and Hastings.

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop and Basement** with separate front access to **2 Self-Contained Flats** on first, second and third floors.

VAT is NOT 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.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 19'6" Internal Width 14'3" Rear Width 18'3" Shop Depth 34'1" Built Depth 35'0" WC Basement Storage Approx. 670 sq ft	P. J. Carpenter (t/a Edge Hairdressers)	5 years from 16th January 2024	£7,500	IRI Rent Review January 2027. Tenant's Break July 2026. £1,875 Rent Deposit held.
Flat No. 46a	Not inspected	Individual	189 years from 25th March 1987	Peppercorn	FRI
Flat No. 46b	Not inspected	Individual	125 years from 25th March 2007	£100 (rising to £150 in 2048 & £200 in 2089)	FRI
				Total: £7,600	



£7,600 per annum

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

Vendor's Solicitors

Partner Law

Tel: 020 7616 5300 Ref: Khaled Ellatif

Email: ke@portner.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



SITUATION

Located in the heart of the Town Centre, Bank Street is considered to be the most complete historic street in the town, with most of the buildings having Listed status, and now providing the main location for speciality retailers, Restaurants, Bars & Nightclubs.

It runs parallel with Middle Row and the High Street, which houses the town's prime retailing.

Maidstone is located roughly midway between Sevenoaks and Ashford, enjoying easy access via the A229 and A249 to the M20 (Junctions 6 & 7).

PROPERTY

A most attractive, Period, Grade II* Listed terraced building with a beautifully decorated ornamental façade, comprising a **Ground Floor Shop** with **small Cellar** plus internal access to **Ancillary Office/Storage** at first, second and third floor levels.

There is also a **Large Rectangular piece of Land** at the rear, which has no separate access and was last used by the occupiers of No 76 as an outdoor drinking area/Beer Garden.

VAT is NOT applicable to this Lot

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'5"
Internal Width	18'7"
Shop Depth	20'5"
Built Depth	77'6"
Sales Area	Approx. 380 sq ft
Rear Office Area	Approx. 475 sq ft

Cellar Area Approx. 210 sq ft

First Floor

2 Rooms incl. WC Approx. 820 sq ft

Second Floor

3 Rooms, Kitchen, WC Approx. 800 sq ft

Third Floor

2 Rooms Approx. 430 sq ft

Attic Room (Unusable)

Total Area **Approx. 3,115 sq ft**

Rear Land 94'6" x 51'6" Approx. 4,900 sq ft

FREEHOLD offered with VACANT POSSESSION

Note 1: There may be potential to convert the upper floors into residential, subject to Planning and Listed building consents.

Note 2: The Freehold of the adjoining property (No. 77) is also being offered for sale in this auction – see Lot 9

Vacant Building

The Surveyors dealing with this property are **John Barnett** and **Jonathan Ross**

Joint Auctioneers

Williamson Dace Brown
Tel: 020 8886 4407 Ref: Tom Dace
Email: thomas@wdbproperty.co.uk

Vendor's Solicitors

Gisby Harrison
Tel: 01707 878 300 Ref: Franc Cuffaro
Email: franc.cuffaro@gisbyharrison.co.uk

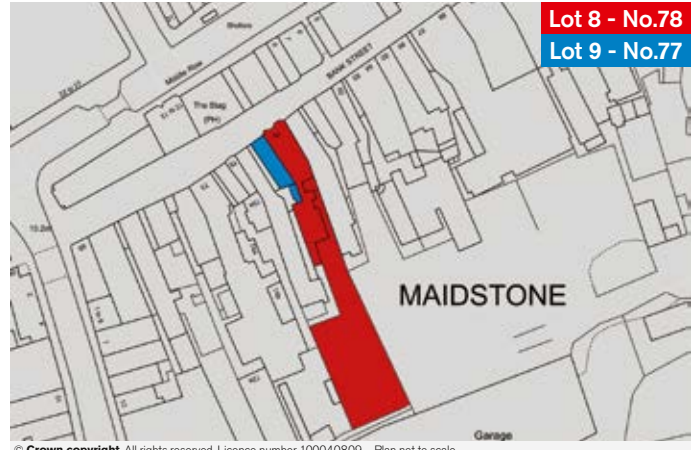
The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



Rear Land



View along Bank Street



Lot 8 - No.78

Lot 9 - No.77

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SITUATION

Located in the heart of the Town Centre, Bank Street is considered to be the most complete historic street in the town, with most of the buildings having Listed status, and now providing the main location for speciality retailers, Restaurants, Bars & Nightclubs.

It runs parallel with Middle Row and the High Street, which houses the town's prime retailing.

Maidstone is located roughly midway between Sevenoaks and Ashford, enjoying easy access via the A229 and A249 to the M20 (Junctions 6 & 7).

PROPERTY

A Period, Grade II Listed terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** at first and second floor levels.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'3"
Internal Width	13'4"
Shop Depth	46'0"
Built Depth	61'6"
Sales Area	Approx. 615 sq ft
Kitchen, WC	

First Floor

Storage Area	Approx. 515 sq ft
Shower/WC	

Second Floor

Storage Area	Approx. 535 sq ft
WC	

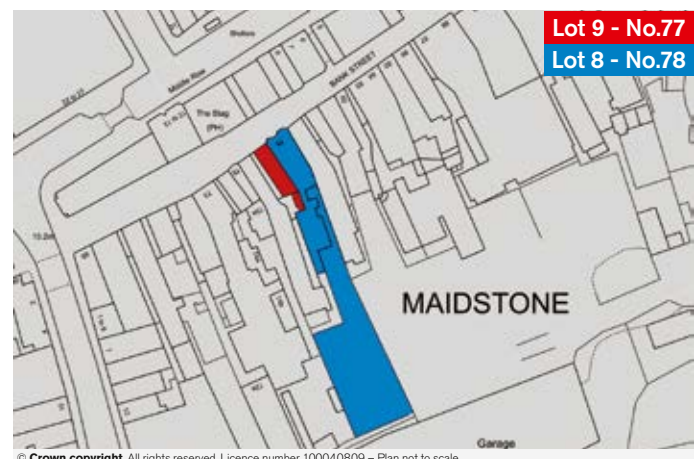
Total Area Approx. 1,665 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: There is a Right of Way for means of escape from the side passageway of No 76.

Note 2: The Freehold of the adjoining property (No. 78) is also being offered for sale in this auction – see Lot 8



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Vacant Building

The Surveyors dealing with this property are
John Barnett and Jonathan Ross

Joint Auctioneers

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Tel: 020 8886 4407 Ref: Tom Dace
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Vendor's Solicitors

Gisby Harrison
Tel: 01707 878 300 Ref: Franc Cuffaro
Email: franc.cuffaro@gisbyharrison.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

View along Bank Street



Lot 10

35–36 Queens Parade, Friern Barnet Road
and 1 Priory Villas, Colney Hatch Lane,
Friern Barnet, London N11 3DB

*Guide: £825,000+
On behalf of the Administrator of an Estate
Gross Yield 8%
6 week completion



SITUATION

Located at the junction with Friern Barnet Road and Colney Hatch Lane in this well established parade, with nearby multiple retailers including **Co-Op, Tesco Express, Paddy Power** and a **Post Office** as well as a host of local retailers, all serving the surrounding residential area. Friern Barnet lies midway between Whetstone and Muswell Hill and being approx. ¾ mile to New Southgate Rail Station and ½ mile to the North Circular Road (A406).

PROPERTY

Comprising:

- 35–36 Queens Parade – An end of terrace single storey **Ground Floor Restaurant with Bar Area**. (see Note).
- 1 Priory Villas – An end of terrace building comprising **3 x 2 Bed Self-Contained Flats** together with **3 Parking Spaces** and a **Rear Store Room**.

Note: There may be potential for future redevelopment of the Restaurant to include possible Residential Use and additional storeys, subject to obtaining possession and the necessary consents.

VAT is applicable to this Lot

FREEHOLD



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£66,000 per annum

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

Vendor's Solicitors

CP Christou LLP

Tel: 020 8446 6777 Ref: Maria Pavlou

Email: maria@cphristou.com

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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
35–36 Queens Parade (Restaurant having approx. 66 covers)	Gross Frontage 50'11" incl. splay Internal Width 42'1" (max) Built Depth 51'1" (max) Area Approx. 1,784 sq ft ¹ incl. seating & bar areas, kitchen and WCs	A Shabani (Not trading – Tenant currently considering a rebrand as a Tapas Bar – June Quarter Rent fully paid)	20 years from 16th June 2022	£24,000	FRI Rent Reviews 2026 and 4 yearly. £12,000 excluding VAT Rent Deposit held.
1 Priory Villas (3 Flats, 3 Parking Spaces and a Rear Store Room)	No. 1a (Ground & First Floor Flat): 2 Bedrooms, Living Room/Kitchen, Shower Room/WC (GIA Approx. 610 sq ft)	2 Individuals	18 months from 15th March 2023	£13,200	AST. Holding over. £1,000 Rent Deposit held.
	No. 1b (First Floor Flat): 2 Bedrooms, Living Room/Kitchen, Shower Room/WC (GIA Approx. 505 sq ft)	2 Individuals	1 year from 26th May 2023	£15,600	AST. Holding over. £1,300 Rent Deposit held.
	No. 1c (Top Floor Flat): 2 Bedrooms, Living Room/Kitchen, Shower Room/WC (GIA Approx. 543 sq ft)	3 Individuals	14 months from 15th August 2023	£13,200	AST. £1,000 Rent Deposit held.
				Total: £66,000	

¹Area taken from VOA





SITUATION

Located close to the junction with Thane Villas on this busy thoroughfare, directly opposite the recent Berkeley Group 'The Cottonworks' development, nearby a **Tesco Express**, amongst a wide variety of independent retailers and within close proximity of Finsbury Park Station (Victoria & Piccadilly Lines and National Rail). Finsbury Park is a popular, densely populated area, undergoing regeneration and development, located 4 miles north of Central London.

PROPERTY

A mid terrace building comprising a **Ground Floor Showroom** with internal access to **Offices** on the first floor. The property includes a **Parking Area** for approx. 5 cars at the rear.

ACCOMMODATION

Ground Floor Showroom

Gross Frontage	26'7"
Internal Width	25'7" (max)
Shop & Built Depth	71'8"
2 WCs	

GIA Approx. 1,833 sq ft

First Floor Offices

GIA Approx. 1,833 sq ft
WC

Total GIA **Approx. 3,666 sq ft**

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years (less 3 days) from 25th March 1987 at a fixed ground rent of £20 per annum exclusive.

Offered with Vacant Possession

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



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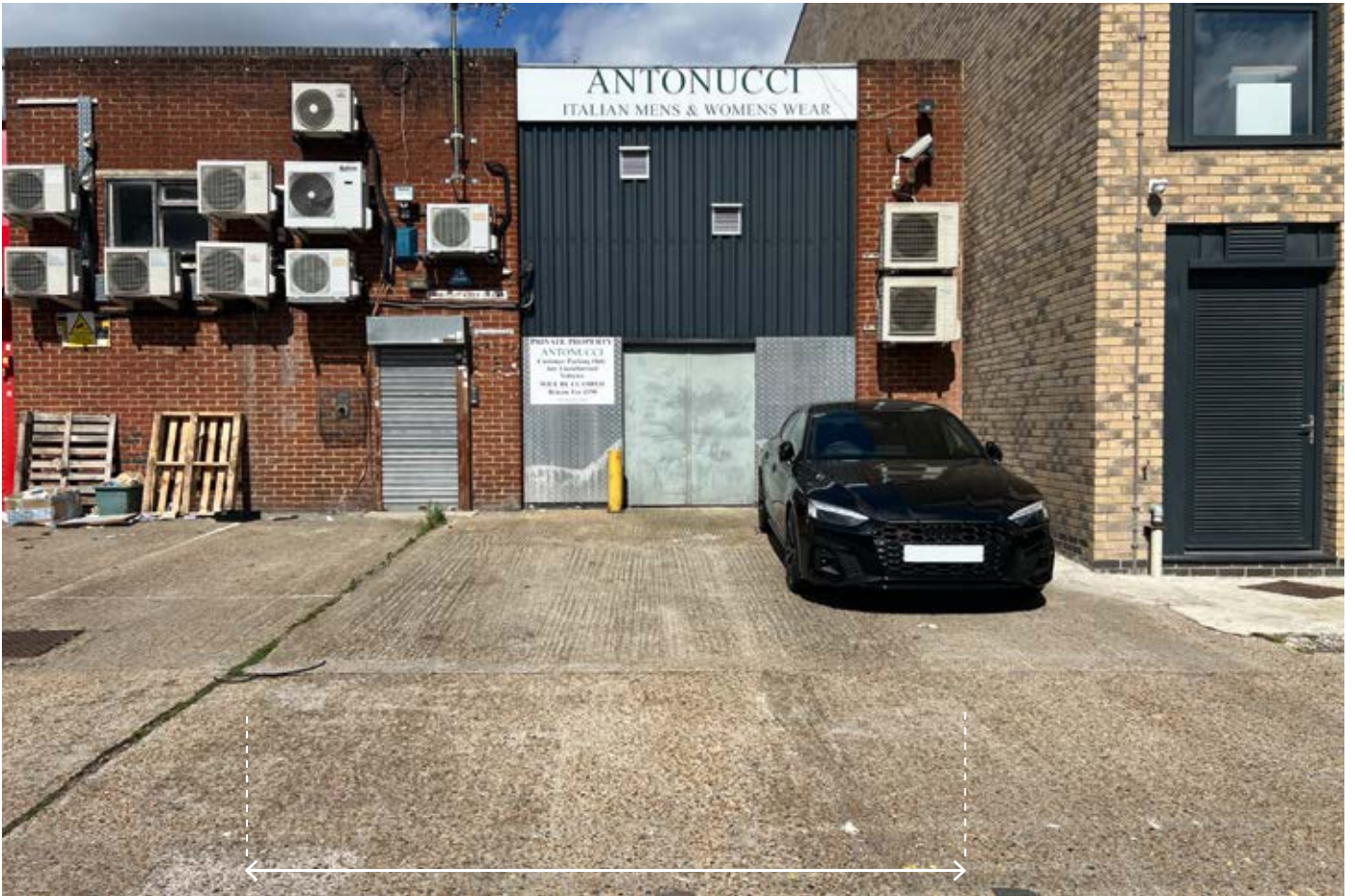
Vacant Showroom/Office Building

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

Vendor's Solicitors

Quastels LLP
Tel: 020 7908 2525 Ref: Naomi Jones
Email: njones@quastels.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



View opposite





SITUATION

Located close to the junction with Cross Street in the heart of the town centre amongst nearby multiples such as **Three, Boots, One Stop, Ramsdens** and more.

The Seaside resort town of Bridlington is located approximately 24 miles north of Hull and 14 miles south of Scarborough.

PROPERTY

Forming part of a mid-terrace building comprising a **Ground Floor Shop.**

ACCOMMODATION¹

Ground Floor Shop
Area Approx. 1,182 sq ft
WC

¹Not inspected by Barnett Ross. Area taken from VOA.

VAT is NOT 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 to **William Hill Organization Limited (T/O for Y/E 27/12/2022 £510m, Pre-Tax Profit £5.1m and Shareholders' Funds £12.9m)** for a term of 10 years from 4th June 2018 (**no further breaks - see Note**) at a current rent of **£17,750 per annum** exclusive.

Rent Review June 2023 (Outstanding).

Note: The Tenant did not operate their June 2023 Break Clause.

£17,750 per annum

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

Vendor's Solicitors

Freeman 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 £1,500 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



The Property



View down promenade from Cliff Street

Lot 13

3 Prince Street, Bridlington,
East Riding of Yorkshire YO15 2NW

*Guide: £70,000

Gross Yield 14.2%
5 week completion



SITUATION

Located close to the junction with Cross Street in the heart of the town centre amongst nearby multiples such as **Ladbrokes**, **Costa**, **Three**, **Ramsdens** and more.

The Seaside resort town of Bridlington is located approximately 24 miles north of Hull and 14 miles south of Scarborough.

PROPERTY

Forming part of a mid-terrace building comprising a **Ground Floor Shop**.

ACCOMMODATION¹

Ground Floor Shop

Area Approx. 593 sq ft

WCs

¹Not inspected by Barnett Ross. Area taken from VOA.

VAT is NOT 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 to **A. Marianathan t/a Premier Express (Convenience Store)** for a term from 10th July 2018 to 24th March 2033 (**no further breaks**) at a current rent of **£10,000 per annum** exclusive.

Rent Review July 2023 (Outstanding).

£10,000 per annum

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

Vendor's Solicitors

Freeman Solicitors

Tel: 020 7935 3522 Ref: Howard Freeman

Email: hf@freemanssolicitors.net

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***Refer to points 9 and 10 in the 'Notice to all Bidders'**



SITUATION

Occupying a prominent position at the corner of Burgess Street and the High Street, in the heart of the town centre, nearby multiples such as **Chancellors, Nationwide, Savers, Holland & Barrett** and **William Hill** as well as a wide variety of independent retailers. There is a Pay & Display public car park to the rear of the property. Leominster is a historic market town lying approximately 15 miles north of Hereford and 22 miles west of Kidderminster.

PROPERTY

A substantial corner building comprising:

- **Former Bank** on ground and lower ground floors (**Vacant**).
- **Self-Contained Office** on the second floor (**Vacant – see 'Planning' section**).
- **6 Retail Units** at ground floor level forming a covered parade which runs from the High Street to the rear of the property (**Each sold-off**).
- **Public Library** on part ground and first floors (**Sold-off**).
- **Self-Contained Basement Storage Unit** beneath the parade (**Let until 2032**).

We understand there is a lift in the building, but it is not currently operational.

VAT is applicable to this Lot

FREEHOLD

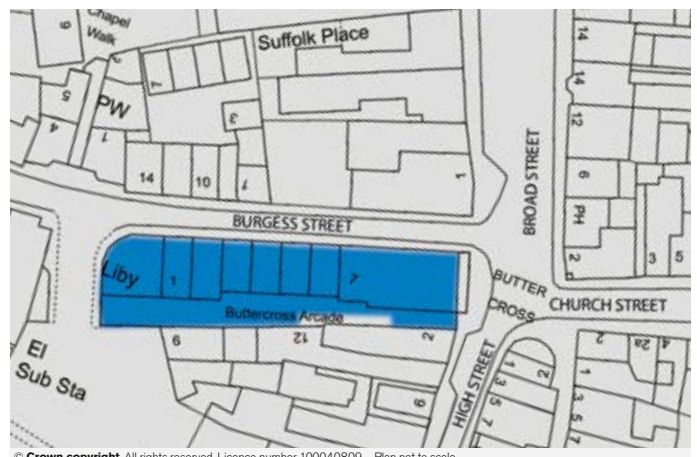
Note: Refer to the Auctioneers for the floor plans and video tours of the Former Bank and Second Floor Office.

PLANNING

On 25th July 2023, The County of Herefordshire District Council confirmed 'PRIOR APPROVAL IS NOT REQUIRED' for change of use of the 2nd floor from commercial to dwellinghouses (C3) – Conversion of former offices to 4 no. self-contained apartments' Ref: P231673/ PBA.

The plans provide for 4 x 1 bed flats.

Prior Approval Documentation is available from the Auctioneers.



Vacant Former Bank & Vacant Office with Change of Use to 4 Flats

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

Vendor's Solicitors

BBS Law
 Tel: 020 4505 8080 Ref: Avi Barr
 Email: avi.barr@bbslaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Former Bank (Ground & Lower Ground)	Ground Floor Former Bank Gross Frontage 34'11" Built Depth 59'9" WC Area Approx. 1,396 sq ft Lower Ground Floor Offices WC Area Approx. 1,716 sq ft Total Area Approx. 3,112 sq ft			VACANT	
Second Floor Office	Office WCs Area Approx. 1,729 sq ft			VACANT (See 'PLANNING' section)	
Retail Units Nos. 1-6	6 Retail Units – Not inspected.	Westgate Place Limited	Each 999 years from 12th April 2006	Peppercorn	Each FRI
Public Library (First Floor)	Not inspected.	Herefordshire District Council (Library)	124 years from 25th December 1992	£250	FRI
Basement Storage Unit	Not inspected.	P. J. Morris	40 years from 25th December 1992	Peppercorn	FRI Valuable Reversion in 2032

¹Not inspected by Barnett Ross. Measurements supplied by Vendor. Areas taken from VOA.



SITUATION

Occupying a prominent trading position in the town's principal pedestrianised retail thoroughfare amongst such multiple traders as **Costa, Superdrug, Hays Travel, Specsavers, Nationwide, Greggs** and others.

Ripley is a market town which lies on the A38 some 13 miles north of Derby and 14 miles north-west of Nottingham.

PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with separate rear access via a front side gate to a **Self-Contained Flat** on the first floor. In addition, the property includes a **Rear Garden** and an **Outbuilding**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 26'0"
Internal Width 24'7"
Shop & Built Depth 49'5"
WC

First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC
Area Approx 635sq ft¹

¹Area taken from EPC

VAT is applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: Refer to the Auctioneers for the video tour of the Flat.



Vacant Shop & Flat

The Surveyors dealing with this property are
John Barnett and Elliott Greene

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

White & Co

Tel: 020 7258 0206 Ref: Gillian White

Email: gillian.white@whiteandcosolicitors.com



SITUATION

Located close to the junction with Fordbridge Road in the town centre, nearby branches of **Costa Coffee, Londis, Card Factory, Boots, Co-op, Energie Fitness** and a host of independent retailers. Ashford is a popular suburb which lies some 14 miles south-west of central London and enjoys excellent road access being within 2 miles of both the M3 (Junction 1) and the M25 (Junction 13), as well as being only 1 mile from Heathrow Airport.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate front and rear access to **6 Self-Contained Flats** on ground, first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 21'2" Internal Width 16'7" widening at rear to Shop & Built Depth 21'2" WC 39'5"	N. A. Homans & A Homans (Photography Studio and part sub-let to a Tanning & Beauty Clinic)	10 years from 13th November 2018	£21,000	FRI £10,500 Rent Deposit held.
6 Flats (Part Ground, First & Second Floors)	Not inspected.	Spelthorne Borough Council	Each 199 years from 2024	Peppercorn	Each FRI
				Total: £21,000	

£21,000 per annum

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

Vendor's Solicitors

TWM Solicitors LLP
Tel: 01483 752 700 Ref: Sophie Lord
Email: sophie.lord@twmsolicitors.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



The Property



Interior view



View down Church Road

The Property



SITUATION

Located close to the junction with Burnt Oak Broadway within this popular retail thoroughfare, amongst such multiple retailers as **Ladbrokes** and **Subway** along with a host of independent traders. Burnt Oak Underground Station (Northern Line) is within close proximity.

Burnt Oak is a popular north-west London suburb located approx. 9 miles from central London with good road access to the M1 and M25 motorways.

PROPERTY

A mid terraced building comprising a **Double Ground Floor Shop** with **Ancillary Accommodation** on the first and second floors.

In addition, the property includes a forecourt and a goods lift that serves between ground and first floors. Also, there is rear access via Back Lane.

VAT is applicable to this Lot

ACCOMMODATION

Ground Floor Shop

Gross Frontage	39'0"
Internal Width	36'2"
Shop Depth	65'10"
Built Depth	76'7"
Sales/Store Area	Approx. 2,590 sq ft ¹

First Floor Ancillary

Area	Approx. 2,042 sq ft ¹
------	----------------------------------

Second Floor Ancillary

Area	Approx. 615 sq ft ¹
WCs	

Total Area

Approx. 5,247 sq ft¹

¹Areas taken from VOA.

TENURE

Leasehold for a term of 99 years from 25th March 1926 expiring 24th March 2025 (thus having approx. 6 months unexpired) at a fixed ground rent of £40 p.a.

TENANCY

The entire property is let on a full repairing and insuring lease to **Savers Health and Beauty Limited (having over 500 branches) (T/O for Y/E 30/12/03 £754.8m, Pre-Tax Profit £61.3m and Shareholders' Funds £142m)** for a term from 5th June 2023 to 23rd March 2025 at a current rent of **£65,000 per annum** exclusive.

Note: The Freeholders (London Borough of Barnet) have indicated in a letter dated 1st December 2023 that they may consider selling the Freehold of this property.



£65,000 per annum

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

Vendor's Solicitors

BPE Solicitors

Tel: 01242 224 433 Ref: Nicky Corner

Email: nicky.corner@bpe.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



SITUATION

Located close to the junction with Sandy Lane within this mixed commercial and residential development, conveniently located less than 2 miles from Eastleigh town centre and Eastleigh Station (National Rail).

Eastleigh is a prosperous market and commuter town situated 5 miles north-east of Southampton and 10 miles south of Winchester, benefiting from excellent road communications via the M3 (Junction 13) and M27 (Junction 5).

PROPERTY

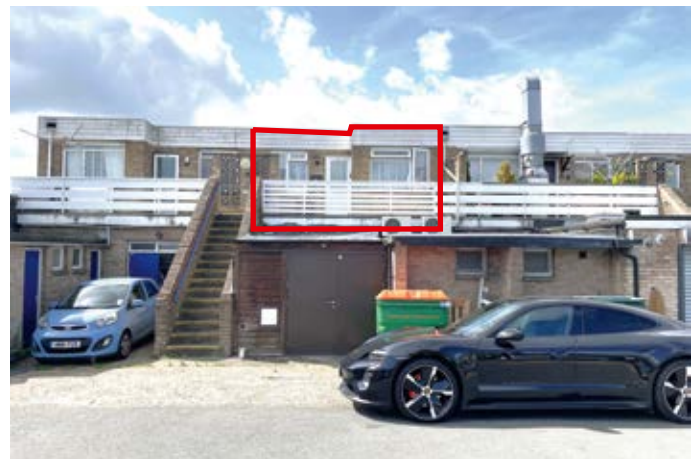
Forming part of a mixed use development comprising a **Self-Contained 3 Bed Flat** on the first floor accessed from the rear of the building via a communal rear balcony. The flat benefits from uPVC double glazing, gas central heating and a balcony. In addition, the property includes a **Garage**.

ACCOMMODATION (measurements to maximum points)

First Floor Flat

Bedroom 1	12'4" × 8'10"
Bedroom 2	10'11" × 8'10"
Bedroom 3	8'9" × 6'7"
Living Room/Kitchen	27'8" × 9'11"
Bathroom	
Separate WC	

GIA Approx. 670 sq ft plus Balcony and Garage



VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from completion at a peppercorn ground rent.

TENANCY

The property is let on an Assured Shorthold Tenancy to **2 Individuals** for a term of 1 year from 14th December 2021 (Holding Over) at a current rent of **£9,900 per annum exclusive (£825 pcm)**.

Note 1: There is a £923 Rent deposit held.

Note 2: Refer to the Auctioneers for the video tour of the flat.



£9,900 per annum

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

Vendor's Solicitors

WBR Group

Tel: 020 7833 8453 Ref: Michael Conlon

Email: michael.conlon@wbrgroup.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



SITUATION

Located on Telford Road (A406) close to the junction with Lower Maidstone Road in this popular residential suburb, less than a mile from Bounds Green Underground Station (Piccadilly Line) and New Southgate Station (Great Northern & Thames Link).

Bounds Green is situated approximately 7 miles north of Central London.

PROPERTY

Comprising a **3 Bed Semi-Detached House** on ground and first floors. The property includes Gas Central Heating, uPVC windows and front and rear **Gardens**.

VAT is NOT applicable to this Lot

ACCOMMODATION (measurements to maximum points)

Ground Floor

Living Room 1	11'8" × 12'2"
Living Room 2	14'6" × 10'5"
Kitchen	10'1" × 11'9"

WC

First Floor

Bedroom 1	11'11" × 12'4"
Bedroom 2	9'11" × 14'5"
Bedroom 3	8'8" × 10'3"
Bathroom	4'9" × 6'0"

Separate WC

GIA Approx 984 sq ft

FREEHOLD offered with VACANT POSSESSION

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

Vacant 3 Bed Semi-Detached House

The Surveyors dealing with this property are
John Barnett and **Elliott Greene**

Vendor's Solicitors

Eracleous & McKenna LLP
Tel: 020 8242 5558 Ref: Sawvas Eracleous
Email: sawvas@eandmsolicitors.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



SITUATION

Located near to the junction with Hythe Close in this popular residential area being approx. 1/2 mile from Silver Street Overground Station and less than a mile from both Edmonton Green Overground Station and the Shopping Centre.

In addition, the local shopping facilities on Fore Street are within close proximity and the area benefits from easy access to the North Circular Road (A406).

Edmonton lies approx. 9 1/2 miles north-east of central London.

PROPERTY

Comprising a **3 Bed Terraced House** on ground and first floors. The property includes Gas Central Heating, some uPVC and some metal double glazed windows, a **Rear Garden** and a small paved front garden. In addition, the property includes rear access to a **Garage**.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Room 1 (Front)	13'7" x 13'1"
Room 2 (Centre)	8'7" x 10'1"
Room 3	7'2" x 7'6"
Room 4	8'4" x 10'2"
Kitchen	8'11" x 10'6"

First Floor

Bedroom 1 (Front)	13'6" x 11'3"
Bedroom 2 (Centre)	10'3" x 8'9"
Bedroom 3 (Rear)	10'10" x 10'3"
Bathroom/WC	6'7" x 6'3"

GIA Approx 1,093 sq ft plus Garage



VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: There is potential to add extra accommodation in the roof space similar to other properties in the street, subject to obtaining the necessary consents.

Note 2: Refer to the Auctioneers for the video tour of the property.

Vacant 3 Bed House

The Surveyors dealing with this property are
John Barnett and Elliott Greene

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Eracleous & McKenna LLP
 Tel: 020 8242 5558 Ref: Sawvas Eracleous
 Email: sawvas@eandmsolicitors.co.uk

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