

AUCTION

WEDNESDAY 14TH DECEMBER 2011

At The
Radisson Blu Portman Hotel
22 Portman Square
London W1H 7BG

Commencing at
12.00 p.m.

Light refreshments served at 11.30 a.m.

Auctioneers
J. Barnett FRICS
J. L. G. Ross MRICS

Auctioneers
Barnett
Ross
Chartered Surveyors

Tel: 020 8492 9449 Fax: 020 8492 7373

Notice to all Bidders

1. Please note the **General Conditions of Sale** which are included with this catalogue and the **Special Conditions of Sale** which are available on request. An Addendum will be made available on the Auction Day and the bidder should check whether the lot which he/she is interested in bidding for is included.
 2. Prospective purchasers are assumed to have inspected the properties in which they are interested and to have made all usual pre-contract searches and enquiries.
 3. The successful Bidder is **Bound under Contract as soon as the Auctioneer's gavel falls** on his/her final bid. Immediately thereafter the successful Bidder will be handed a Form to fill out supplying details of his/her name and address together with (if different) the name and address of the purchaser and those of his/her solicitors. He/she must also supply a **cheque for the deposit**, which **we will hold** at our office. **The bidder will be given our bank account details and must arrange to transfer the deposit monies to our client bank account the following day by way of a 'same day CHAPS payment.'** Once these funds are received we will return the bidder's cheque by post.
 4. The information from the Form will be used to complete a **memorandum of contract** similar to the one at the back of this catalogue which the **purchaser must sign and hand to** the Auctioneer's staff **prior to leaving the room.**
 5. If the Purchaser's memorandum of contract is not signed, the Auctioneer, or any person authorised by them, will sign the memorandum of contract on behalf of the Bidder/Purchaser.
 6. The Auctioneers endeavour to have copies of title documents, leases, licences etc. and a local search available for inspection at their offices and in the auction room. It is recommended that anyone wishing to inspect such documents should telephone first to ensure that the required documents are available.
 7. **If any Bidders are intending to come to the Auction for a specific lot they are advised to check with the Auctioneers on the morning of the sale to ensure that the particular lot will be offered at the Auction. The Auctioneers will endeavour to avoid last-minute sales but on rare occasions the situation may be out of their control.**
 8. Some plans or extracts from plans in this catalogue are based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office Crown Copyright reserved.
 9. Where guide prices are printed they are not intended to be an indication of the reserve price. They are simply intended to be the Auctioneer's opinion at the time of printing the catalogue of the approximate range of the likely sale price. However, auction prices are impossible to predict accurately and the eventual price will in some cases be higher or lower than the guide indicated.
 10. **If a Bidder cannot attend the Auction and wishes to make a telephone or proxy bid, then arrangements should be made on a form available from the Auctioneers prior to the sale.**
 11. The purchaser is usually responsible for insurance on the property as and from exchange of contracts. We are usually aware of the existing cover and can often arrange cover immediately on the day at attractive rates.
 12. All bidders are advised to read the Special Conditions of Sale and/or addendum which may refer to additional charges payable by purchasers.
 13. The Buyer or Bidder will be liable to pay Barnett Ross Ltd a non-refundable Administration Fee of £275 (including VAT) unless otherwise stated on the Particulars of Sale. This Fee will be payable on exchange of contracts.
 14. In respect of Lots 2 and 11, there is a disclosure under the Estate Agents Act 1979 contained in the Special Conditions of Sale.
15. **PROOF OF IDENTIFICATION** – The purchaser and/or bidder is to provide original documentation to confirm proof of name and address. Please refer to Page 1 opposite for acceptable documentation.

Proof of Identity

The purchaser and the bidder is to provide one original document from each column together with a copy for us to attach to the contract:

Proof of name

- Passport
- Photocard Driver's Licence

Proof of address

- Driver's Licence (with or without a photo)
 - A utility bill issued within the last three months (excluding mobile phone bill)
-

Mailing List

If you are not already on our mailing list, then please send your details by fax, post or e-mail and you will be added to the list.

Telephone Bidding 020 8492 9449

If you wish to bid by telephone or instruct us to bid on your behalf, this can only be done by requesting a Telephone Bidding Form from us. This must be done in good time to return to us, with your deposit cheque, three days before the Auction.

Contact any member of the Auction Team on 020 8492 9449 to request a form.

Follow the Auction Live on the Internet

Visit **www.eigroup.co.uk** and select 'Online Auctions'.

Choose 'Barnett Ross' and then 'Viewing Gallery'. You will then see details of the lot being offered and can watch the bidding as it happens.

It is not possible to bid from the screen.



Auction Live Link 09067 591 404

Dial this number to listen to the auctioneer as he is selling the Lots. You cannot bid on this service.

(Calls are charged at 77p per minute at all times.)



Auction Results FAX LINE 09067 591 147

To receive the results after the auction dial the above number from the handset of a fax machine. If you do not have a handset, set the machine to "Poll Receive" mode. (Calls are charged at 77p per minute at all times.) Service provided by The Essential Information Group 0870 112 3040



Barnett Ross Web Site

Should you wish to access details of past auctions, or obtain information about any of the services that we can offer, please visit our website at

www.barnettross.co.uk

ORDER OF SALE

COMMENCING 12 P.M.

LOT

| | | | |
|----|---------------------------------------|-----------------------|------------------|
| A | 3 Shepherd Street | Mayfair | London W1 |
| 1 | 75/81 Rice Lane | Walton | Liverpool |
| 2 | 151 & 157 Highfields Road, Bradley | Bilston | West Midlands |
| 3 | 46 Glengall Road | Edgware | Middlesex |
| 4 | 849 High Road, Goodmayes | Ilford | Essex |
| 5 | 615/617/619 Watford Way | Mill Hill | London NW7 |
| 6 | Token Yard, R/O 77 Putney High Street | Putney | London SW15 |
| 7 | 11 Hurstwood Court, Finchley Road | Temple Fortune | London NW11 |
| 8 | 40 Regent Street | Great Yarmouth | Norfolk |
| 9 | 100 Hirst Crescent, East Lane | Wembley | Middlesex |
| 10 | 24 New Street | Wellington | Shropshire |
| 11 | 61/62 Queens Road | Hastings | East Sussex |
| 12 | 72/76 Bradshawgate | Bolton | Lancashire |
| 13 | 114 Turnpike Lane | Horsley | London N8 |
| 14 | 21/21A Finchfield Road West | Wolverhampton | West Midlands |
| 15 | 3/3A Finchfield Road West | Wolverhampton | West Midlands |
| 16 | 58 Drayton Park | Highbury | London N5 |
| 17 | Flat 3, 36 Upper Tollington Park | Finsbury Park | London N4 |
| 18 | 9 Gloucester Parade, Blackfen Road | Sidcup | Kent |
| 19 | 52 Wrotham Road | Welling | Kent |
| 20 | 104/106 Riverside Way | Northampton | Northamptonshire |
| 21 | 66a Weston Street | Borough | London SE1 |
| 22 | 62/64 Weston Street | Borough | London SE1 |
| 23 | 4 High Street | Alfreton | Derbyshire |

Lot

24 857 Whittingham Lane, Whittingham Goosnargh
25 Plumb Center, Black Lane
26 11/11A Finchfield Road West
27 6 High Causeway, Whittlesey
28 150 Old Brompton Road
29 25 High Street
30 66 Commercial Street
31 Land at Law Hall Lane, Bendish
32 290 Clapham Road
33 94 Kew Road
34 36A Langdale Road
35 99 High Street
36 448 Hollinwood Avenue & 7 Glossop Terrace
37 1 Finchfield Road West
38 13/13A Finchfield Road West
39 41-51 Queen Street
40 263-267 Whitley Road
41 1A Hatherley Gardens
42 15/17/19 Finchfield Road West
43 5/7/9 Finchfield Road West
44 The Queen Victoria Public House, 57 Rice Lane
45 127/129 High Street
46 The Bungalow, Colliers End
47 Ground Rents in Lunt Road

| | |
|-----------------------------|--------------------|
| Preston | Lancashire |
| Macclesfield | Cheshire |
| Wolverhampton | West Midlands |
| Peterborough | Cambridgeshire |
| Kensington | London SW5 |
| Hornsey | London N8 |
| Newport | Gwent |
| Hitchin | Hertfordshire |
| Stockwell | London SW9 |
| Richmond-upon-Thames | Surrey |
| Runcorn | Cheshire |
| Bedford | Bedfordshire |
| Moston | Greater Manchester |
| Wolverhampton | West Midlands |
| Wolverhampton | West Midlands |
| Burslem | Stoke-on-Trent |
| Whitley Bay | Tyne & Wear |
| East Ham | London E6 |
| Wolverhampton | West Midlands |
| Wolverhampton | West Midlands |
| Walton | Liverpool |
| Acton | London W3 |
| Standon | Hertfordshire |
| Bootle | Liverpool |

Copy Legal Documentation



To obtain an immediate download:

If you wish to obtain the Special Conditions and/or the Legal Documents in respect of any lot please go to www.barnettross.co.uk, then on our Home Page click on 'Next Auction', then click on the relevant lot number and finally click on 'Request Legal Pack'.

The Special Condition of Sale, when available, are free to download. To download the Legal Documents, when available, there will be a charge of £25 including VAT.

All documents which are received by Barnett Ross from the Vendors' Solicitors subsequent to your initial request will be dispatched at no extra charge. Prospective purchasers are advised to check whether any such outstanding documents have been received.

Where available, a Document Pack for each lot can be inspected at the Auction Sale.

For further legal enquiries, please contact the relevant Vendor's Solicitor whose details are printed on each lot page.

Please refer to the Notice to all Bidders, inside this catalogue, and also the General Conditions of Sale referred to at the end of the catalogue in relation to all legal matters.

To obtain a paper copy by post:

If you would like to order a hard copy of the legal documents please complete and return the following form to:

Legal Department, The Ark Design & Print Ltd, Pudsey Business Park, 47 Kent Road, Leeds LS28 9BB or fax 0113 256 8724 or call 0113 256 8712.



Note: There is a charge of £35 including VAT per lot for the hard copy version of the legal documentation.

Please complete the form below using **BLOCK CAPITALS:**

In respect of lot(s)

Please despatch to: Title (Mr, Mrs, Miss, Ms*)

Company



Address

..... Post code

*Delete as appropriate

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I enclose a cheque for £ payable to **The Ark Design & Print Ltd** or

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Card security code The final 3 digit number on the back of your card, on the signature strip.

Name as it appears on the card Signature

Expiry date /

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..... Post code

Telephone

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“When do you
need it?”

“Is that a new
perfume?”



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to discuss your requirements.

LOT
A

3 Shepherd Street,
Mayfair,
London W1J 7HL

Reserve Below
£3,500,000
6 WEEK COMPLETION

VIRTUAL FREEHOLD FOR SALE
BY PUBLIC AUCTION
WEDNESDAY 14TH DECEMBER 2011 AT 1 PM
(UNLESS SOLD PRIOR)
AT THE RADISSON BLU PORTMAN HOTEL,
22 PORTMAN SQUARE, LONDON W1H 7BG



SITUATION

Located in this famous part of Mayfair amongst a variety of restaurants and specialist retailers within 300 yards of Green Park and Piccadilly. The nearest underground stations are Green Park and Hyde Park Corner.

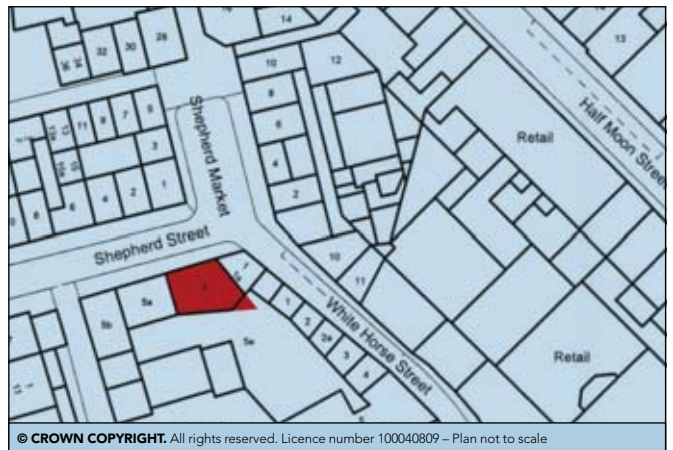
PROPERTY

An attractive period building (Gross Frontage 28 ft) comprising a **Ground Floor Cafe and Basement** with separate front entrance to **4 Self-Contained Flats** above, each modernised in 2005 (when the 4th floor was newly built) to include gas central heating.

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 25th March 1740 at a fixed ground rent of £8 p.a.



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£155,712 per annum



Brook Point 1412 High Road, Whetstone, London N20 9BH
Tel: 020 8492 9449 Fax: 020 8492 7373
Ref: **JOHN BARNETT** jbarnett@barnettross.co.uk

VENDOR'S SOLICITORS

Shakespeares - Tel: 0845 630 8833
Ref: P. Huggins Esq - Email: paul.huggins@shakespeares.co.uk

General Conditions and Memorandum
As per Barnett Ross Catalogue 14th December 2011
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) per lot upon exchange of contracts

3 Shepherd Street, Mayfair, London W1J 7HL

LOT
A



TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|------------------------------|---|----------------------------------|------------------------------|-------------------|----------------------------|
| Ground Floor Cafe & Basement | Ground Floor Cafe Gross Frontage 23'0" Internal Width 20'6" Shop Depth 26'0" Basement Kitchens & Office Area Approx 475 sq ft 2 WCs | Caffe In Ltd (Cafe) | 15 years from 24th June 1998 | £42,500 | IRI plus shop front |
| 1st Floor Flat | 2 Rooms, Kitchen, Bathroom, WC (GIA Approx 637 sq ft) | Saddlesback Resources Ltd | 5 years from 27th June 2008 | £32,612 | Occupied as offices |
| 2nd Floor Flat | 2 Rooms, Bathroom, WC (GIA Approx 637 sq ft) | African Mining & Exploration plc | 4 years from 10th June 2011 | £29,500 | Occupied as offices |
| 3rd Floor Flat | 2 Rooms, Bathroom, 2 WCs (GIA Approx 637 sq ft) | | AST | £21,600 | |
| 4th Floor Flat | Open plan, Kitchen, Bathroom, WC (GIA Approx 689 sq ft plus balcony) | Aurum Mining plc | 4 years from 3rd August 2009 | £29,500 | Occupied as offices |
| TOTAL | | | | £155,712 | |

Note 1: Recent flat comparables:

47 Clarges Street, W1 – 1 Bed Flat - 477 sq ft quoting £750,000 (£1,572 psf).

51 Hertford Street, W1 – 3 Flats above restaurant sold for £1,750,000 each (£1,670 psf - £1,850 psf).

Note 2: Floor plans available on request.

LOT B

The Old Post Office,
Thames House, High Street,
Bray, Berkshire SL6 2AH

Reserve Below
£150,000

6 WEEK COMPLETION

FOR SALE BY AUCTION
WEDNESDAY, 14TH DECEMBER 2011 AT 1 PM
(UNLESS SOLD PRIOR) AT THE
RADISSON BLU PORTMAN HOTEL,
22 PORTMAN SQUARE, LONDON W1H 7BG



SITUATION

Located opposite **Heston Blumenthal's world famous Fat Duck and Hinds Head** restaurants and being the only shop in the heart of this most attractive picturesque village and serving the surrounding affluent residential community. Bray lies approximately 1 ½ miles south-east of Maidenhead 4 miles north-west of Windsor with good road access via the A4 and M4 (Junctions 8/9) to London approximately 30 miles to the east.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

| | |
|----------------|-----------|
| Gross Frontage | 18'0" |
| Internal Width | 17'4" max |
| Narrowing to | 7'3" |
| Shop Depth | 13'0" |
| Built Depth | 22'11" |
| WC | |

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 1st September 1998 at a peppercorn ground rent.

£10,000 per annum

TENANCY

The property is to be let on a full repairing and insuring lease (subject to a schedule of condition) to **Story in Bray Ltd (home décor and gifts)** for a term of 5 years from January 2012 at a current rent of **£10,000 per annum** exclusive.

Tenant's Break 2015



Brook Point 1412 High Road, Whetstone, London N20 9BH
Tel: 020 8492 9449 Fax: 020 8492 7373

Ref: **MATTHEW BERGER** mberger@barnettross.co.uk
or **STEVEN GROSSMAN** sgrossman@barnettross.co.uk

VENDOR'S SOLICITORS

Darlingtons – Tel: 020 8951 6666
Ref: J Swede Esq – Email: jswede@darlingtons.com

General Conditions and Memorandum
As per Barnett Ross Catalogue 14th December 2011
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts

6 WEEK COMPLETION



SITUATION

Located close to the junction with Lancaster Street and Carnorvan Road and forms part of the A59 leading to the M57 (Junction 6) and the M58 (Junction 1). Rice Hill Rail Station and Walton Rail Station are within close proximity. Walton lies approximately 3 miles north of Liverpool City Centre.

PROPERTY

Two adjoining two storey properties comprising a **Double Ground Floor Shop (occupied by William Hill)** and a **Public House/Club (not trading) plus adjacent car parking.**

ACCOMMODATION

Site Area Approx 5,090 sq ft

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

Both properties are let on a full repairing and insuring lease to **R H Hignett** for a term of 999 years from 24th June 1907 at a current rent of **£27.17 per annum** exclusive.



£22.17 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS
WH Matthews & Co. – Tel: 020 7251 4942
Ref: D Bristow Esq – Email: davidbristow@whmatthews.com

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The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts



6 WEEK COMPLETION

SITUATION

Occupying a prominent trading position near the junction with Bank Street in this established fully occupied parade which includes **The Co-Operative Food Store with Post Office** and opposite **The Triangle Snooker Club** serving the surrounding residential area.
Bilston lies 8 miles north-west of Birmingham city centre and approximately 3 miles south-east of Wolverhampton, benefiting from excellent communications via the M6 (Junction 10).

PROPERTY

A mid terraced building comprising a **Ground Floor Betting Shop** with separate rear access to a **Self-Contained Maisonette** on the first and second floors. In addition, the property benefits from use of front forecourt parking and a rear service road for unloading.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|---------------------------------|--|--|--------------------------------|-------------------|--------------------------------|
| Ground Floor Betting Shop | Gross Frontage 15'6" Internal Width 15'2" Shop Depth 23'8" WC | Coral Estates Ltd (Having 1,600 branches) | 15 years from 23rd April 2004 | £5,200 | FRI Rent Review 2014 |
| First & Second Floor Maisonette | Not Inspected | Individual | 99 years from 26th August 2005 | Peppercorn | FRI |
| TOTAL | | | | £5,200 | |

£5,200 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
Vyman Solicitors – Tel: 020 8427 9080
Ref: Ms Jaymini Ghelani – Email: jaymini.ghelani@vyman.co.uk

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6 WEEK COMPLETION



SITUATION

Located close to the junction with Marlborough Avenue within this well established local parade, opposite **Martin's** and **Londis** and serving the surrounding residential area. Edgware lies approximately 10 miles north-west of Central London with good access to the M1 and M25 motorways.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Office** on the First Floor. In addition, the property includes rear parking for a minimum of 2 cars accessed via a rear service road.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

| | |
|----------------|-------|
| Gross Frontage | 18'9" |
| Internal Width | 17'0" |
| Shop Depth | 33'1" |
| Built Depth | 43'7" |
| 2 WCs | |
| Kitchen | |

First Floor Office

| | |
|--------------|------------------|
| 2 Rooms Area | Approx 570 sq ft |
| WC | |

TENANCY

The entire property is let on a full repairing and insuring lease to **Coral Racing Ltd (having approx 1,600 branches)** for a term of 10 years from 26th May 2011 at a current rent of **£20,000 per annum** exclusive.

Rent Review and Tenant's Break 2016.

Note: The shop has been used as a Bookmakers for over 25 years.

£20,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

JOINT AUCTIONEERS

R H Rose Associates, Buckingham House East, The Broadway, Stanmore, Middlesex HA7 4EB Tel: 020 8954 9288 Ref: R. Rose Esq

VENDOR'S SOLICITORS

Foskett Marr Gadsby & Head – Tel: 01992 578 642 Ref: Ms Judy Day – Email: judyday@foskettmarr.co.uk

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6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position close to the junction with Goodmayes Road and near to a **Tesco Extra** and multiples such as **Ladbrokes**, **Bairstow Eves** and **Safestore** being within close proximity of Goodmayes Mainline Station. Ilford enjoys excellent links with the A406 (North Circular Road) and lies approximately 10 miles east of Central London and 4 miles from the Olympic Site in Stratford.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop and Basement** which benefits from excellent full height storage space with separate rear access to **2 Self-Contained Flats** on the Upper Floors. In addition, the property benefits from a rear **Garage** accessed via Trafalgar Mews.

VAT is NOT payable in respect of this Lot (See Special Conditions of Sale)

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|--------------------------------|---|----------------|--------------------------------------|----------------------|--|
| Ground Floor Shop & Basement | Ground Floor Shop Gross Frontage 19'2" Internal Width 17'5" Shop Depth 34'9" Built Depth 44'3" WC Basement Storage Area Approx 565 sq ft | | | | VACANT |
| First & Second Floor (2 Flats) | Not Inspected | Various | Each 99 years from 20th October 2000 | £300 (£150 per flat) | Each FRI Rent rises by £200 (£100 per flat) every 33 years |
| Garage | Not Inspected | Individual | Licence | £600 | |

TOTAL £900 Plus Vacant Shop

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

Vacant Shop

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
 Lester Aldridge Solicitors - Tel: 023 8082 7449
 Ref: Ms Sarah Maker - Email: sarah.maker@la-law.com

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6 WEEK COMPLETION



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SITUATION

Occupying a prominent trading position on the main A41 Watford Way close to the busy Apex Corner Roundabout, within this established retail parade between Mill Hill and Edgware which includes **Ladbrokes** and **Eurosuits**, with a front service road allowing parking outside the shops. Mill Hill is a highly sought after residential suburb with excellent road links to the M1 and M25 and just 8 miles north of Central London.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|-------------------------------------|---|--|---|-------------------------------|--|
| Ground Floor Triple Shop & Car Park | Site Depth 98'0" Gross Frontage 58'3" Internal Width 55'7" Shop Depth 52'0" Showroom Area Approx 2,850 sq ft 3 WCs Rear Car Park | Hearing Health & Mobility Ltd (Having 16 branches) (Part of DHAIS Plc) (See Note 1) | 15 years from 10th May 2010 | £37,500 (See Note 2) | IRI subject to a schedule of condition. Rent Reviews and Tenant's Breaks 2015 & 2020 Note 2: The current rent is £35,000 p.a. rising to £37,500 p.a. on 9th May 2012 and the vendor will make up this rent shortfall on completion. |
| First, Second & Attic Floors | 8 Self-Contained Flats | CFC 40 Ltd | Each 250 years from 29th September 2011 | £1,600 (£200 per flat) | Each FRI by way of service charge |

PROPERTY

Forming part of terraced parade comprising a **Ground Floor Triple Shop arranged as a Large Showroom** with separate rear access from a communal staircase and balcony to **8 Self-Contained Flats** on the First, Second and Attic Floors. In addition, the property includes a Rear Customer Car Park accessed via a rear service road.

Note 1: Hearing Health & Mobility Ltd are one of the leading suppliers of Hearing and Mobility products in the U.K. The company has acquired a number of similar businesses over the last few years which has resulted in a substantial rise in turnover. Visit: www.hearingandmobility.co.uk

TOTAL £39,100

£39,100 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**

VENDOR'S SOLICITORS
S E Law Ltd - Tel: 01606 333 533
Ref: Ms Sue Edwards - Email: sedwards@selawlimited.com

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6 WEEK COMPLETION



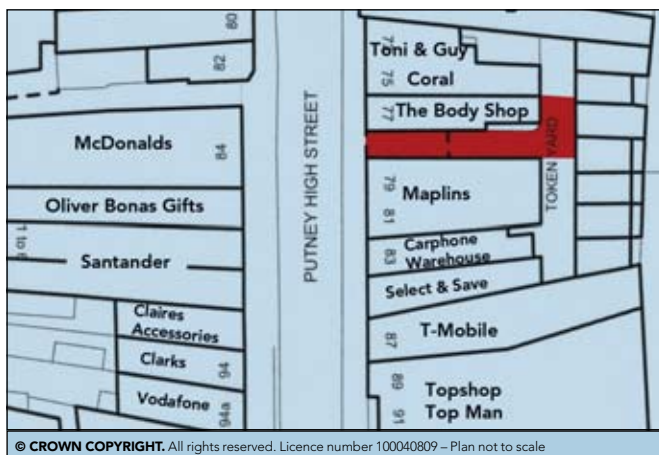
SITUATION AND PROPERTY

Comprising the whole cobbled **Vehicular Passageway** and part of the **Yard** to the rear of 77 Putney High Street accessed via an arched entrance from the High Street. The 'L' shaped area has **74'0" length plus an additional 12'8" length** at rear.



VAT is payable in respect of this Lot.

FREEHOLD – subject to any rights thereover.



Service Road

The Surveyors dealing with this property are
JOHN BARNETT and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS
Lawrence Graham LLP - Tel: 020 7759 6526
Ref: D. Hayward Esq - Email: david.hayward@lg-legal.com

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The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts



6 WEEK COMPLETION

SITUATION

Located close to Henlys Corner in this well-known location only a few hundred yards from the many shops and restaurants of Temple Fortune lying midway between Golders Green and Finchley Central, benefiting from excellent bus links.

PROPERTY

Forming part of this large block comprising a **Self-Contained 2 Bed Flat** at first floor level benefiting from its own access. The property is in need of modernisation.

ACCOMMODATION

First Floor Flat

- 2 Bedrooms
- Reception Room
- Kitchen
- Bathroom
- Separate WC

Room sizes available from the Auctioneers upon request

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 99 years (less 3 days) from 21st January 1936 at a fixed ground rent of £18.90 p.a. (thus having approximately 23 years unexpired)

Offered with FULL VACANT POSSESSION

Note 1: The long leaseholder has a right to enfranchise and receive a longer lease at nil ground rent once they have owned the property for 2 years.

Note 2: We are informed that in 2010 Flat 7 & Flat 4 sold for £263,000 and £239,000 respectively with longer leases.

Vacant 2 Bed Flat

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
DLA Piper UK LLP - Tel: 0113 369 2618
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View from the Property



6 WEEK COMPLETION

SITUATION

Located at the junction with King Street (which is the prime retail pitch) within the heart of this busy town centre, adjacent to **Thomson Travel** and **Phones 4 U** and close to such multiple retailers as **Marks & Spencer, River Island, H Samuel, Superdrug, Body Shop, Greggs** and many others. Great Yarmouth is a popular coastal resort, located approximately 18 miles east of Norwich, 8 miles north of Lowestoft and easily accessible via the A47, A143 and A12.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop with A2 use** plus internal access to **Offices/Storage** at first floor level.

ACCOMMODATION

Ground Floor Shop

| | |
|----------------|------------------|
| Gross Frontage | 23'8" |
| Internal Width | 22'8" |
| Shop Depth | 35'6" |
| Sales Area | Approx 805 sq ft |

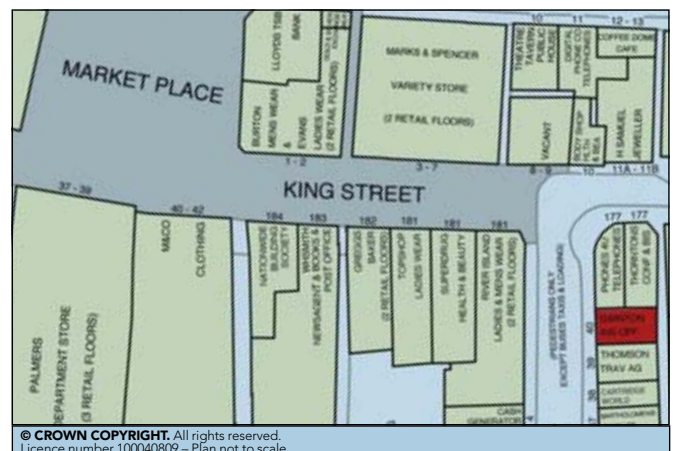
First Floor

| | |
|--------------------|------------------|
| Office Area | Approx 540 sq ft |
| Kitchen/Store Area | Approx 125 sq ft |
| 2 WC's | |

TENANCY

The entire property is let on a full repairing and insuring lease to **Swinton Group Ltd as Insurance Brokers (having over 600 branches)** (T/O for Y/E 31/12/2010 £278m, Pre-Tax Profit £32.42m and Net Worth £77.33m) for a term of 5 years from 18th November 2011 at a current rent of **£13,000 per annum** exclusive.

Note: The lessees have been in occupation for around 10 years.



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VAT is NOT payable in respect of this Lot

FREEHOLD

£13,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS

Nelson and Co. - Tel: 01279 653 157
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SITUATION

Located close to the junction with the main A4088 Forty Avenue in this popular residential and industrial location situated 7 miles north-west of Central London benefitting from excellent transport links being located immediately west of the North Circular Road (A406) and north of the A40 which provides access to the M40 and M25 motorways.

PROPERTY

Forming part of a large attractive development of approx. 1,000 residential units comprising a **Large Ground Floor Triple Shop** which benefits from use of a rear service road.

ACCOMMODATION*

Ground Floor Triple Shop

| | | |
|----------------|--------|-------------|
| Gross Frontage | 64'2" | |
| Shop Depth | 35'3" | |
| Sales Area | Approx | 1,690 sq ft |

*Not measured by Barnett Ross. Areas supplied by Vendor.

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 125 years from 1st January 2003 at a current ground rent of £320 p.a. rising to £520 p.a. in 2028, £780 p.a. in 2053, £1020 p.a. in 2078 and £1,310 p.a. thereafter.

TENANCY

The property is let on a full repairing and insuring lease to **Bhajan Singh Khaneja as a convenience store** for a term of 20 years from 26th October 2009 at a current rent of **£31,000 per annum** exclusive.

Rent Reviews 2014 and 5 Yearly

Note 1: We are advised that the tenant also owns the Costcutter unit in the same development.

Note 2: The lessee has confirmed that he is about to commence a re-fit of the property with the intention of reopening as a delicatessen and butcher.

£31,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Fishman Brand Stone - Tel: 020 7935 4848
Ref: R. Stone Esq - Email: rgs@fishmanbrandstone.com

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SITUATION

Located in the heart of this busy market town, adjacent to **Cash Converters** within this pedestrianised shopping thoroughfare amongst such other multiple traders as **Boots, Martins, Heron Frozen Food, Nationwide, Iceland** and many others. Wellington lies north of the M54 motorway, approximately 10 miles east of Shrewsbury.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with **Ancillary Staff/Storage Accommodation** on the First Floor and the Second Floor is accessed via a ceiling hatch door. In addition, there is a rear service road allowing rear vehicular access for unloading.

ACCOMMODATION

Ground Floor Shop

| | | | |
|--------------------------|--------|----------------|-------|
| Gross Frontage | 30'3" | Internal Width | 28'0" |
| Shop Depth | 70'0" | Built Depth | 72'6" |
| Sales Area | Approx | 1,760 sq ft | |
| First Floor Area | Approx | 285 sq ft | |
| First Floor Store | Approx | 330 sq ft | |
| Kitchen Area | Approx | 80 sq ft | |
| 2 WCs | | | |

Total Area **Approx 2,455 sq ft**
(plus second floor - Not inspected)

VAT is payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Partners the Stationers Ltd t/a Ryman (Holding Company – Ryman Ltd (having over 235 branches) who for the Y/E 27/03/10 reported a T/O of £123.4m, Pre-Tax Profit £6.3m and Net Worth £25.8m)** for a term of 25 years from 12th June 1989 at a current rent of **£28,000 per annum** exclusive.

Rent Review 2011 (Outstanding)

The Surveyors dealing with this property are
STEVEN GROSSMAN and **MATTHEW BERGER**



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VENDOR'S SOLICITORS
Metcalf Copeman & Petefar - Tel: 01733 865 887
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Interior of Mini-Market

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position only a few hundred yards from Priory Meadow Shopping Centre which houses **Marks and Spencer, Boots, BHS** and more being close to **Morrisons Supermarket, Oxfam, Tote** and **Money Shop** as well as the many other multiple traders along Queens Road. Hastings is a popular south coast seaside resort which lies on the A259 and A21 which links with the M25 (Junction 5) some 14 miles north-east of Eastbourne and 32 miles east of Brighton.

PROPERTY

A terraced building comprising **2 Ground Floor Shops each with a Basement** together with separate front access to a **Self-Contained Flat** at first floor level.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|--|--|-----------------------------|--|-------------------|--|
| No. 61 (Ground Floor Shop & Basement) | Ground Floor Shop Gross Frontage 12'7" Internal Width 14'9" Shop & Built Depth 53'10" WC Basement Area Approx 395 sq ft | A A Mahmud (Mini Market) | 15 years from 1st January 2010 | £7,800 | FRI Rent Reviews 2015 & 5 yearly Excluding sections 24-28 of the Landlord & Tenant Act 1954 |
| No. 62 (Ground Floor Shop & Basement) | Ground Floor Shop Gross Frontage 16'2" Internal Width 15'4" Shop Depth 29'5" Built Depth 54'4" WC Basement (Not inspected) | M K Ahmed (Barbers) | 15 years from 3rd September 2010 | £3,000 | FRI Rent Reviews 2015 & 5 yearly Excluding sections 24-28 of the Landlord & Tenant Act 1954 . The tenant occupies the Flat (No. 61A). Note: We are informed that the tenant spent approximately £20,000 fitting out the unit. |
| No. 61A (First Floor Flat) | Not Inspected | Individual | 125 years from January 2012 | £100 | FRI Rent rises by £100 every 33 years |
| TOTAL | | | | £10,900 | |

£10,900 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Macroy Ward – Tel: 020 8440 3258
Ref: Ms Martina Ward - Email: martina@macroyward.co.uk

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SITUATION

Occupying a prominent trading position close to Nelson Square, within the main estate agent and wine bar/restaurant pitch in the town, near to Crompton Place Shopping Centre and amongst a host of multiples including **Reed Rain, Wetherspoons** and **Northern Rock**.

Bolton is a major retail and commercial centre enjoying easy access via the M61 & M62 motorways, some 10 miles north of Manchester city centre.

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|-------------------------------------|---|---|-------------------------------|-------------------|---|
| Ground Floor Shop & Basement | Ground Floor Shop Gross Frontage 25'7" Internal Width 20'3" Built Depth 54'6" WC Basement Area Approx 400 sq ft | Municipal Estates Ltd (sublet to Oystons – Estate Agents having 6 branches) | 15 years from 4th July 1997 | £27,000 | FRI (subject to a schedule of conditions relating to the basement) |
| First, Second & Third Floor Offices | First Floor Office Area Approx 710 sq ft Second Floor Office Area Approx 500 sq ft Third Floor Office Area Approx 385 sq ft Total Area Approx 1,595 sq ft | E Tittley & R Carter t/a Winder Taylor Fallows Solicitors (having 3 branches) | 24 years from 27th March 1990 | £16,000 | FRI Rent Review 2011 (Outstanding) Note 1: The Tenants also use the adjoining offices at No 78 which intercommunicates internally, but this is not included with the property |
| TOTAL | | | | £43,000 | |

Note 2: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sale costs.

£43,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** and **Basement** with separate front access to **Self-Contained Offices** at First, Second and Third Floors.

VAT is payable in respect of this Lot

TENURE

Leasehold for a term of 5,000 years from 23rd November 1889 at a fixed rent of £60 per annum.

VENDOR'S SOLICITORS

Hamblins LLP - Tel: 020 7355 6000
Ref: Ms Yvonne Raymond - Email: yraymond@hamblins.co.uk

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SITUATION

Located at the corner of Hornsey Park Road only a short distance from Hornsey Rail Station (Main Line) and Turnpike Lane Underground Station (Piccadilly Line) in this densely populated residential area close to Wood Green High Road.

PROPERTY

Forming part of a corner property comprising a **Ground Floor Doctors Surgery** together with a **Rear Garden**.

ACCOMMODATION*

Ground Floor Doctor's Surgery

Gross Frontage 13'2"
Built Depth 76'0"
Area Approx 1,010 sq ft
2 WCs

*Not inspected by Barnett Ross. Area and measurements supplied by vendor.

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 2011 at a peppercorn ground rent.

£21,500 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

TENANCY

The property is let on a full repairing and insuring lease to **E. Obineche as an NHS Doctors Surgery** for a term of 10 years from 27th July 2005 at a current rent of **£21,500 per annum** exclusive.

Note 1: The property has traded as a doctors surgery for over 60 years.

Note 2: The tenant receives payment of their rent from the NHS.

Note 3: The rent increased from £19,000 in 2010.



VENDOR'S SOLICITORS
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6 WEEK COMPLETION



SITUATION

Part of a local shopping centre facing a Village Green, serving this good class residential area of Finchfield which lies approximately 1 ½ miles west of Wolverhampton town centre. Nearby multiples include **Lidl, Co-op** and **Nationwide**.

VAT is NOT payable in respect of this Lot

PROPERTY

An end of terraced building comprising a **Ground Floor Double Shop** with a **Self-Contained Flat** above. There is a large front forecourt for parking together with further parking at the rear.

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|--------------------------|--|--|-----------------------------------|-------------------|-------------------|
| Ground Floor Double Shop | Gross Frontage 33'6" Shop Depth (left unit) 36'8" Shop Depth (right unit) 26'2" Built Depth 43'8" WC | Latuskes Ltd (Café) (with 2 Guarantors) | 6 years from 23rd October 2006 | £12,000 | FRI |
| First Floor Flat * | 5 Rooms, Kitchen, Bathroom/WC (GIA Approx 1,200 sq ft) | VACANT (See Note) | | | No current access |

*Not inspected by Barnett Ross

| | |
|--------------|-------------------------------------|
| TOTAL | £12,000 Plus Vacant Flat |
|--------------|-------------------------------------|

**£12,000 per annum
Plus Vacant Flat**

The Surveyors dealing with this property are
JOHN BARNETT and **MATTHEW BERGER**

Note: There is potential to convert the flat into 2 separate flats, subject to obtaining the necessary consents.

VENDOR'S SOLICITORS
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6 WEEK COMPLETION



SITUATION

Part of a local shopping centre facing a Village Green, serving this good class residential area of Finchfield which lies approximately 1 ½ miles west of Wolverhampton town centre. Nearby multiples include **Lidl**, **Co-op** and **Nationwide**.

VAT is NOT payable in respect of this Lot

PROPERTY

A corner building comprising a **Ground Floor Shop** with **Self-Contained Flat** above. There is a large front forecourt for parking together with further parking at the rear.

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|--------------------|---|--|------------------------------------|-------------------|--------------------------------|
| Ground Floor Shop | Gross Frontage 19'6" Shop Depth 40'9" Built Depth 46'9" WC | S Georgiou (Chinese Takeaway) | 6 years from 25th December 2010 | £9,000 | FRI Rent Review 2013 |
| First Floor Flat * | 3 Rooms, Kitchen, Bathroom/WC (GIA Approx 570 sq ft) | VACANT | | | |

* Not Inspected by Barnett Ross

| | |
|--------------|------------------------------------|
| TOTAL | £9,000 Plus Vacant Flat |
|--------------|------------------------------------|

**£9,000 per annum
Plus Vacant Flat**

The Surveyors dealing with this property are
JOHN BARNETT and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Keith Harvey & Co - Tel: 01858 464 327
Ref: K Harvey Esq - Email: sarah@keithharveyandcompany.co.uk

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SITUATION

Located close to the junction with Martineau Road in this highly desirable residential area, directly opposite **Arsenal's Emirates Stadium**, within an established local parade close to **Tesco Express** and only 100 yards from Drayton Park Mainline Station.

The property is approximately 1/2 mile from Highbury Corner and Islington's fashionable Upper Street.

PROPERTY

Forming part of a terraced parade comprising a **Ground Floor Shop** with trap-door access to a **Basement**.

ACCOMMODATION

Ground Floor Shop

| | |
|----------------------|--------|
| Gross Frontage | 16'7" |
| Internal Width | 14'11" |
| Narrowing at rear to | 11'9" |
| Shop Depth | 27'7" |
| Built Depth | 31'1" |
| WC | |

Basement (Restricted Headroom)

| | |
|--------------|------------------|
| Storage Area | Approx 565 sq ft |
|--------------|------------------|

TENURE

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

£8,000 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

VAT is NOT payable in respect of this Lot

TENANCY

The property is let on an effectively full repairing and insuring lease to **Premier Plumbing and Heating Merchants Ltd (See Note 1)** for a term of 10 years from 5th November 2010 at a current rent of **£8,000 per annum** exclusive.

Rent Review 2015

Note 1: The tenant also trades from No. 62 Drayton Park where they have been in occupation for 10 years and currently use No. 58 for additional storage.

Note 2: The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of 3.75% of the purchase price in respect of the Vendor's costs.



VENDOR'S SOLICITORS

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6 WEEK COMPLETION



SITUATION

Located in this popular residential area at the junction with Oxford Road and within a few hundred yards of the junction with Stroud Green Road which houses a variety of local and multiple shopping facilities. In addition, Finsbury Park Rail Station (Main Line, Piccadilly and Victoria Lines) and Bus Station is within close proximity.

PROPERTY

Forming part of an attractive corner property comprising an **unmodernised 2 Bed Self-Contained Maisonette** on the First and Second Floors together with a private **Rear Garden**.

ACCOMMODATION

First and Second Floor Maisonette

3 Rooms, Kitchen, Bathroom/WC plus Rear Garden (GIA Approx 667 sq ft)

Note: The maisonette lends itself to be reconfigured as:
Bedroom 1 with ensuite bath/wc and dressing room
Bedroom 2
Lounge/Kitchen
Bathroom/WC

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 150 years from 14th October 2011 at an initial ground rent of £150 p.a. doubling every 25 years.

Offered with FULL VACANT POSSESSION

**Vacant Unmodernised
2 Bed Flat**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JOHN BARNETT**

VENDOR'S SOLICITORS
 Philip Ross – Tel: 020 7636 6969
 Ref: D. Abrahams Esq – Email: daniel.abrahams@philipross.com

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SITUATION

Occupying a prominent corner position within this established shopping centre amongst such multiples as **Barclays, Lloyds TSB, Bairstow Eves** and others. Blackfen is a popular suburb lying some 11 miles south-east of Central London on the main A2.

VAT is NOT payable in respect of this Lot

PROPERTY

An end terraced property comprising a **Ground Floor Betting Shop** with separate rear access via a communal staircase and balcony to a **Self-Contained Maisonette** on the two upper floors. In addition, there is a small yard to the rear of the property and an **Advertising Hoarding** on the flank wall.

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|---------------------------------|---|--|----------------------------------|-------------------|--|
| Ground Floor Shop | Gross Frontage 20'2" Internal Width 18'1" Shop and Built Depth 67'0" 2 WCs | Coral Racing Ltd (having approx. 1,600 branches) | 15 years from 11th November 2004 | £10,000 | FRI Rent Reviews 2009 (Outstanding – Landlord quoted £12,750 p.a.) and 2014. Tenant's Break 2014 The lessees carried out a major re-fit in 2009 including a rear extension. |
| First & Second Floor Maisonette | 4 Rooms, Kitchen, Bathroom/WC | VACANT | | | |
| Advertising Hoarding | | Insite Poster Investment | 99 years from 20th February 2007 | £1 | |
| TOTAL | | | | £10,001 | |

**£10,001 per annum
Plus Vacant Maisonette**

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Karis Spyris LLP – Tel: 020 8443 7079
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6 WEEK COMPLETION



SITUATION

Located within a busy established shopping parade adjacent to a **Post Office** and a **Pharmacy** and opposite Stevens Park situated just off Upper Wickham Lane (A209) and close to Welling High Street, serving the surrounding densely populated residential area. Welling is situated approximately 11 miles south-east of central London and 6 miles west of the M25 (Junction 1A) with easy access via the A2. Welling Rail Station and Bexley Heath Station (South Eastern Rail) are within close proximity.

PROPERTY

A mid-terraced property comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Maisonette** on the two upper floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|---------------------------------|---|---|--|-------------------|--------------------------------|
| Ground Floor Shop | Gross Frontage 19'4" Internal Width 17'1" Shop Depth 26'2" Built Depth 74'9" WC | K. Cheverst (Bakery with 2 branches) | 8 years from 18th December 2010 (Tenant has been in occupation since 2002) | £9,400 | FRI Rent Review 2014 |
| First & Second Floor Maisonette | Not inspected | Individual | 999 years from 25th December 1986 | £50 | FRI |
| TOTAL | | | | £9,450 | |

£9,450 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Karis Spyris LLP – Tel: 020 8443 7079
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**IN SAME OWNERSHIP FOR OVER 20 YEARS
6 WEEK COMPLETION**



SITUATION

Located directly off Bedford Road next to the **Northampton General Hospital** and amongst a variety of commercial occupiers including **BMW, Vauxhall, KIA, Volvo, Ford, Securicor** and **DVLA Local Offices**.

The property lies approximately 1 mile south-east of Northampton town centre with excellent road links via the A508, A428 and A45 to the M1 (Junctions 15/15a).

PROPERTY

A substantial 1970's detached **Lofty Warehouse with front 2 Storey Trade Counter and Offices**. There is gas central heating to the offices and warm air heating to the warehouse and the property benefits from a roller shutter door for loading and car parking to the front for approximately 14 cars.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Trade Counter/Reception

Area Approx 680 sq ft plus 2 WCs

Warehouse

(Eaves Height Approx 18'6")

Area Approx 11,700 sq ft plus Kitchen & WC

Mezzanine Storage

Area Approx 1,915 sq ft

First Floor Office

Area Approx 1,205 sq ft

Total 15,500 sq ft



Interior of Warehouse

£65,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

6 WEEK COMPLETION



View of Triangular Shaped Land – See Note 2

TENANCY

The entire property is let on a full repairing and insuring lease to **The BSS Group Ltd (T/O for Y/E 31/03/10 £1.35bn, Pre-Tax Profit £44.2m and Net Worth £255.9m)** (See Tenant Profile and Note 1) for a term of 10 years from 25th March 2011 at a current rent of **£65,000 per annum** exclusive.

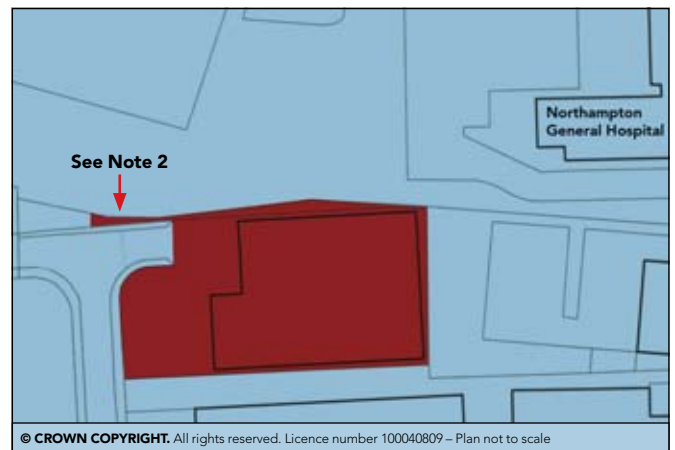
Rent Review 2016

Tenant's Break 2017

TENANT PROFILE

BSS Group Ltd specialise in the marketing and distribution of heating, plumbing, process, pipeline and mechanical services equipment via approximately 364 BSS, Warrens, Boss and PTS brands (source: www.bssgroup.com). **Ultimate holding company - Travis Perkins Plc (£624m take over completed December 2010).**

Note 1: The tenant has been in occupation since 1984 and we understand this individual branch has an annual turnover in excess of £4m.



Note 2: There is an additional triangular shaped piece of freehold land which is not included in the lease to The BSS Group Ltd, but will be conveyed to the purchaser. This could possibly become a ransom strip if ever the Northampton General Hospital wished to create an additional access to their own car park.

VENDOR'S SOLICITORS

Squire Sanders Hammonds - Tel: 020 7655 1000
Ref: A Weatherall Esq - Email: alexander.weatherall@ssd.com



SITUATION

Located in this sought after cosmopolitan area at the junction with Snowsfields, and within this tranquil setting amongst a mixture of commercial and residential occupiers with **Guy's Hospital** and **The Shard** office development nearby. Borough lies approx 1/2 mile from Tower Bridge and the City and is well served by public transport with London Bridge Station (Mainline and Northern Line) and Borough Underground Station (Northern Line) in close proximity.

PROPERTY

Forming part of a terraced building comprising a **Ground Floor Corner Shop** with internal and separate front access to a **Basement**.

VAT is NOT payable in respect of this Lot

TENURE

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

ACCOMMODATION

Ground Floor Shop

| | |
|----------------------|--------|
| Total Gross Frontage | 49'3" |
| Internal Width | 20'11" |
| Shop Depth | 25'1" |
| WC | |

Basement

| | |
|----------------------|------------------|
| Kitchen/Storage Area | Approx 400 sq ft |
| WC | |

TENANCY

The property is let on an effectively full repairing and insuring lease to **Laystall Limited t/a William Hill (Holding Company – William Hill Organization Limited)** (having approx. **2,300 branches**) for a term of 10 years from 29th September 2003 at a current rent of **£23,000 per annum** exclusive.

Note: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

£23,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS

Eversleys - Tel: 020 7607 0001

Ref: S. Appleman Esq - Email: stuartappleman@eversleys.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
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SITUATION

Located in this sought after cosmopolitan area close to the junction with Snowfields, adjacent to **William Hill**, and within this tranquil setting amongst a mixture of commercial and residential occupiers with **Guy's Hospital** and **The Shard** office development nearby.

Borough lies approx 1/2 mile from Tower Bridge and the City and is well served by public transport with London Bridge Station (Mainline and Northern Line) and Borough Underground Station (Northern Line) in close proximity.

PROPERTY

Forming part of a terraced building comprising a **Double Ground Floor Restaurant** with internal access to a **Basement Dining Room, Kitchen and Ancillary Areas**.

VAT is NOT payable in respect of this Lot

TENURE

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

ACCOMMODATION

Ground Floor Double Restaurant

| | |
|------------------|-----------------|
| Gross Frontage | 38'11" |
| Internal Width | 28'7" |
| Restaurant Depth | 30'10" |
| Built Depth | 44'0" |
| Store Area | Approx 85 sq ft |
| 2 WCs | |

Basement

| | |
|--------------------------|------------------|
| Private Dining Room Area | Approx 105 sq ft |
| Kitchen Area | Approx 355 sq ft |
| Ancillary Area | Approx 310 sq ft |

TENANCY

The property is let on an effectively full repairing and insuring lease to **Fusion Table Limited as a Fusion Restaurant** for a term of 15 years from 1st September 2011 at a current rent of **£32,500 per annum** exclusive.

Rent Review 2016

Note 1: There is a £8,125 Rent Deposit held.

Note 2: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

£32,500 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS
Eversleys - Tel: 020 7607 0001
Ref: S. Appleman Esq - Email: stuartappleman@eversleys.co.uk

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6 WEEK COMPLETION

View from Opposite the Property

SITUATION

Located in a prominent trading position adjacent to **HSBC** and amongst such other multiple occupiers as **NatWest, Lloyds TSB, Nationwide, Subway, Yorkshire Bank, Swinton** and many others.

Alfreton is a busy Derbyshire town which enjoys good road access being within 2 miles of the M1 (Junction 28).

VAT is NOT payable in respect of this Lot

PROPERTY

The property comprises a **Ground Floor Betting Shop** with separate rear access to **Ancillary Accommodation** at basement, first and second floor levels.

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|--|--|--|-----------------------------------|-------------------|--|
| Ground Floor Shop | Gross Frontage 22'2" Internal Width 20'2" Shop Depth 49'5" Built Depth 65'8" Sales Area Approx 890 sq ft 4 WC's | Done Brothers (Cash Betting) Ltd t/a Betfred (Having over 750 branches) (T/O for Y/E 28/03/10 £3.5bn, Pre-Tax Profit £358,000 and Net Worth £36m) | 15 years from 11th November 2005 | £27,500 | FRI Rent Review 2015 |
| First Floor, Second Floor and Basement | Ancillary Accommodation - Not Inspected | Individual | 999 years from 20th December 2006 | £100 | FRI Rent doubles every 100 years |
| TOTAL | | | | £27,600 | |

£27,600 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

VENDOR'S SOLICITORS

Quastel Midgen LLP - Tel: 020 7908 2525
Ref: J Neilan Esq - Email: jneilan@quastels.com

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6 WEEK COMPLETION



SITUATION

In an established retail parade close to the junction with Church Lane and opposite a **Londis** and a **Post Office** serving the surrounding residential area. Whittingham Goosnargh lies approximately 5 miles north of Preston, 21 miles east of Blackpool and 15 miles north-west of Blackburn and enjoys good road access via M6 (Junction 32) and the M55 (Junction 1).

PROPERTY

Forming part of a small shopping parade comprising a **Ground Floor Shop** with **Ancillary Storage** on the first floor. There is use of communal parking at the front and a **Rear Service Yard**.

VAT is NOT payable in respect of this Lot

FREEHOLD

£7,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

ACCOMMODATION

Ground Floor Shop

| | |
|----------------|-------|
| Gross Frontage | 16'9" |
| Internal Width | 16'4" |
| Built Depth | 38'1" |

First Floor

| | |
|------------------------|------------------|
| Ancillary Storage Area | Approx 250 sq ft |
| WC | |

*Not inspected by Barnett Ross

TENANCY

The entire property is let on a full repairing and insuring lease to **Mr S C Masalwala and Mrs J Masalwala as an Off-Licence** (having 2 branches) for a term of 20 years from 18th March 2011 at a current rent of **£7,000 per annum** exclusive.

Rent Reviews 2016 and 5 Yearly

VENDOR'S SOLICITORS

Nelson & Co. - Tel: 01279 653 157
Ref: Ms Claire Nelson - Email: carolyn.pihl@nelsoncosolicitors.com

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**LET TO WOLSELEY UK LTD UNTIL 2022
6 WEEK COMPLETION**



SITUATION

Located on a prominent corner position with Hurdsfield Road within this established industrial location approximately ½ mile north-east of the town centre and amongst such other traders as **Enterprise Rent-a-Car, Speedy Hire, Co-Op and Tesco.**

Macclesfield is a busy commercial market town located on the main A523 between Congleton and Stockport some 18 miles south of Manchester.

PROPERTY

A substantial **2 Storey Modern Warehouse** with Trade Counter and Additional Storage on the First Floor. There is a roller shutter door, a Rear Service Yard and Parking to the front of the building.

VAT is payable in respect of this Lot

TENURE

Leasehold for a term of 845 years and 364 days from 18th January 2007 at a peppercorn (see Notes 4 & 5 regarding the purchase of the Freehold).

ACCOMMODATION

| | | |
|------------------|---------------|--------------------|
| Site Area | Approx | 0.23 Acres |
| Ground Floor GIA | Approx | 5,100 sq ft |
| First Floor GIA | Approx | 875 sq ft |
| Total GIA | Approx | 5,975 sq ft |

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Wolseley UK Limited (T/O for half year to 31 Jan 2011 £1.22bn and Pre-Tax Profit £51 m) (Part of Wolseley PLC – T/O for half year to 31 Jan 2011 £6.29bn, Pre-Tax Profit £195 m and Net Assets £3.3 bn) (see Tenant Profile below)** for a term of 15 years from 18th January 2007 at a current rent of **£32,018 per annum exclusive (See Note 1).**

There is a fixed rental increase in 2017 to £35,351 per annum.

£32,018 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**



TENANT PROFILE

Wolseley UK Limited, a wholly owned subsidiary of Wolseley plc, is the UK's leading plumbers and builders merchant. With in excess of 1,500 branches, the company trades under the following brands: Plumb Center, Drain Center, Build Center, Pipe Center, Climate Center, Parts Center, Encon and William Wilson.

Note 1: The current rent is £29,000 with a fixed increase to £32,018 on 16th January 2012 which is prior to the completion date.

Note 2: The tenant will have an option to renew the lease, at open market value, upon lease expiry subject to a new 15 year lease on similar terms to the original lease including fixed increases of 2% compound p.a. every 5 years.

Note 3: The property is owned in a Single Purpose Vehicle (SPV) and the purchaser will have the opportunity to buy the company.

Note 4: At any time within 21 years from 18th January 2007 the Freeholder, Wolseley UK Ltd, can call upon the Head Lessee to purchase the Freehold for £1.

Note 5: At any time after 26 years from 18th January 2007 the Head Lessee can serve Notice to buy the Freehold for £1.



VENDOR'S SOLICITORS
S E Law Limited - Tel: 01606 333 533
Ref: Ms Susan Edwards - Email: sedwards@selawlimited.com

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6 WEEK COMPLETION



SITUATION

Part of a local shopping centre facing a Village Green, serving this good class residential area of Finchfield which lies approximately 1 ½ miles west of Wolverhampton town centre. Nearby multiples include **Lidl**, **Co-op** and **Nationwide**.

VAT is NOT payable in respect of this Lot

PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with internal access to a **Self-Contained Flat** above. There is a large front forecourt for parking together with further parking at the rear.

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|-------------------|---|-------------------------------------|-----------------------------|---|---------|
| Ground Floor Shop | Gross Frontage 18'6" Shop Depth 39'6" Built Depth 42'9" WC | Ms A Hodegkiss (Hairdresser) | 6 years from 24th June 2006 | £7,000 (Concession from £7,500 until 2013) | FRI |
| First Floor Flat | 3 Rooms, Kitchen, Bathroom/WC (GIA Approx 635 sq.ft) | VACANT | | | |

| | |
|--------------|------------------------------------|
| TOTAL | £7,000 Plus Vacant Flat |
|--------------|------------------------------------|

**£7,000 per annum
Plus Vacant Flat**

The Surveyors dealing with this property are **JOHN BARNETT** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Keith Harvey & Co - Tel: 01858 464 327
Ref: K Harvey Esq - Email: sarah@keithharveyandcompany.co.uk

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6 WEEK COMPLETION

SITUATION

Located adjacent to **Boots**, opposite **Barclays Bank** and close to the Market Square within this pedestrianised town centre amongst such multiple traders as **Co-operative Food, Nationwide, NatWest, Betfred, Original Factory Shop, Heron Foods, Wetherspoons** and **Norwich & Peterborough Building Society.**

Whittlesey is an historic Market Town lying approximately 5 miles east of Peterborough and is accessed via the A605.

PROPERTY

A Grade II Listed building comprising a **Ground Floor Shop and Rear Store** with internal access to **Sales/Ancillary** on the first floor and **Storage** at second floor level.

There is also separate side access to **2 Self-Contained Flats** at rear ground and first floor level.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|---|---|---|--|----------------------|---|
| Ground Floor Shop with Rear Store, First Floor Sales and Second Floor Storage | <p>Ground Floor Shop Gross Frontage 29'0" Internal Width 27'8" Shop Depth 16'6" Built Depth 39'9" Site Depth 85'0"</p> <p>First Floor Kitchen Area Approx 100 sq ft Sales Area Approx 210 sq ft WC</p> <p>Second Floor Storage Area Approx 340 sq ft</p> | <p>Salvation Army Trading Company (Having over 130 branches) (T/O for Y/E 31/03/10 £19.9m, Pre-Tax Profit £1.7m and Net Worth £5.7m)</p> | 12 years from 1st February 2003 (See Note) | £8,180 | IRI (subject to a schedule of condition) Rent Review 2012. Note: The shop lessees have been in occupation since 1997 and did not operate the 2006, 2009 and 2012 break clauses. |
| Part Ground and First Floor (2 Flats) | Not inspected | Individual | Each 125 years from 18th August 2005 | £200 (£100 per flat) | Each FRI Rents double every 25 years |
| TOTAL | | | | £8,380 | |

£8,380 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **JONATHAN ROSS**

VENDOR'S SOLICITORS

Metcalfe Copeman & Pettefar - Tel: 01733 865 880
Ref: J. Burton Esq - Email: jonathan.burton@mcp-law.co.uk

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SITUATION

Located opposite Drayton Gardens in a prominent position in this most desirable location under 200 metres from Gloucester Road Underground Station (District, Circle and Piccadilly Lines).

PROPERTY

A terraced property comprising a **Ground Floor Shop**, **Basement** and separate front access to **6 Residential Units** on three upper floors benefitting from 3 communal wc's, 2 with shower.

VAT is NOT payable in respect of this Lot

FREEHOLD

PLANNING

Plans have been drawn up but not submitted for the erection of an extra floor to create an additional one-bedroom flat. We are informed that similar works have been carried out on other properties in the parade.



£71,830 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **JOHN BARNETT**

5 WEEK COMPLETION

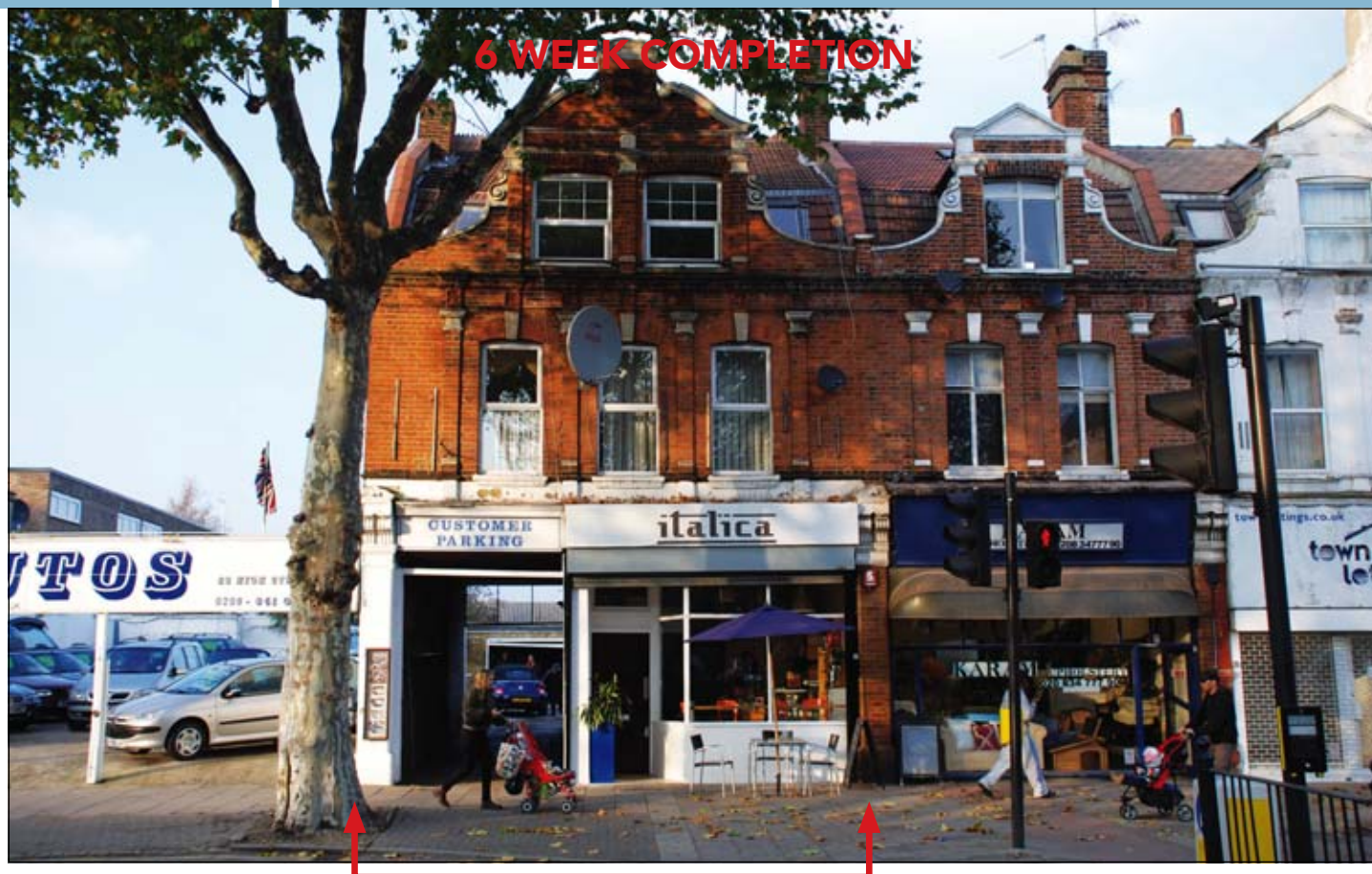


TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|------------------------|---|-------------------------|---------------------------------|-------------------|------------------------------|
| Ground Floor Shop | Gross Frontage 18'7" Internal Width 13'3" Shop Depth 28'3" WC/Shower | J Hornsby Interiors Ltd | 5 years from 28th February 2011 | £22,000 | FRI by way of service charge |
| Basement (See Note) | Not Inspected | S and A Ahmed | 13 years from November 2005 | £6,000 | |
| First Floor Flat | 1 Room, Kitchen | Individual | Regulated | £4,620 | |
| First Floor Flat | 1 Room, Kitchen | Individual | AST | £8,400 | |
| Second Floor Flat 3 | 1 Room, Kitchen | Individual | Regulated | £4,290 | |
| Second Floor Flat 4 | 1 Room, Kitchen | Individual | AST | £7,800 | |
| Third Floor Flat A | 1 Room, Kitchen | Individual | AST | £8,580 | |
| Third Floor Flat B | 1 Room, Kitchen | Individual | AST | £10,140 | |
| TOTAL | | | | £71,830 | |

Note: The lessee also occupies the adjoining restaurant which intercommunicates at basement level.

FARLEYS **JOINT AUCTIONEERS**
 Farleys, 44-48 Old Brompton Road, London SW7 3DY
 Tel: 020 7589 1234 Ref: Ms Patricia Farley
VENDOR'S SOLICITORS
 Ashley Wilson Solicitors – Tel: 020 7802 4801
 Ref: T Wilson Esq – Email: twilson@ashleywilson.co.uk



SITUATION

Occupying a busy trading position close to the junction with Myddelton Road, opposite **Greig City Academy** and amongst a variety of established traders including **Tesco Express** and **Ladbrokes**, all serving the surrounding residential area.

Hornsey is located approximately 7 miles north of Central London and benefits from being within close proximity of Hornsey Mainline Station.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** and **Basement** with separate side access to **3 Self-Contained Flats** planned on Rear Ground, First and Second Floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|--------------------------------|---|--------------------------------------|------------------------------------|---------------------|--|
| Ground Floor Shop & Basement | Ground Floor Shop Gross Frontage 24'2" Internal Width 13'2" (max) Shop Depth 38'4" Built Depth 43'8" WC Basement Area Approx 430 sq ft | A. Babini (Coffee shop/delicatessen) | 10 years from 6th July 2011 | £12,500 | FRI (subject to a schedule of condition) Rent Review 2016 £3,125 Rent Deposit held. |
| Rear Ground Floor Studio Flat | 1 Room incl. Kitchen, Shower Room/WC | Individual | 1 year from 19th February 2011 | £7,800 | AST |
| First & Second Floor (2 Flats) | Not inspected | Various | Each 120 years from 24th June 1983 | £100 (£50 per flat) | Each FRI Rent rises by £100 every 33 years |
| TOTAL | | | | £20,400 | |

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

£20,400 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS

Bude Nathan Iwanier - Tel: 020 8458 5656
Ref: B. Dubiner Esq - Email: bd@bnilaw.co.uk

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6 WEEK COMPLETION

SITUATION

Located in a prominent trading position in the town centre, adjacent to **Cash Generator** and close to the junction with Emlyn Walk which links directly to the **Kingsway Shopping Centre**. The entrance to the Park Square Car Park is directly opposite and other nearby multiples include **The Money Shop, Swinton** and **Greggs**. In addition, the pedestrianised shopping section of Commercial Street is approx. 100 yards away which houses such multiples as **New Look, Bon Marche, Shoe Zone, Café Nero** and many others.

Newport is a major commercial and administrative centre in South Wales and is located some 20 miles east of Cardiff with excellent access via the M4 motorway (Junctions 24 and 25).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with rear external access to **Storage** on the First and Second Floors (currently unused).

VAT is payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

| | |
|----------------|--------------------------------|
| Gross Frontage | 18'5" |
| Internal Width | 15'11" widening to 16'7" (max) |
| Shop Depth | 59'7" |
| Built Depth | 69'9" |
| 3 WCs | |

| | |
|----------------------------------|-------------------|
| First Floor Storage Area | Approx 519 sq ft* |
| Second Floor Storage Area | Approx 384 sq ft* |

*Not inspected by Barnett Ross. Areas supplied by Vendor.

TENANCY

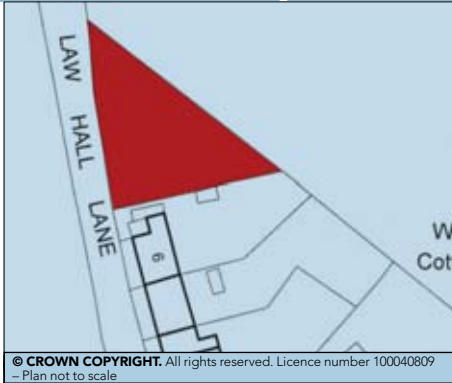
The entire property is let on a full repairing and insuring lease to **Done Brothers (Cash Betting) Limited t/a Betfred (having over 750 branches) (T/O for Y/E 28/03/10 £3.5bn, Pre-Tax Profit £358,000 and Net Worth £36m)** for a term of 25 years from 24th June 1988 at a current rent of **£21,700** per annum exclusive.

£21,700 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS
Michael Simkins LLP – Tel: 020 7874 5600
Ref: S. Charkham Esq - Email: sam.charkham@simkins.com

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6 WEEK COMPLETION



SITUATION

Located in a picturesque village on a country lane approximately 1½ miles to the west of Whitwell, being approximately 6 miles south of Hitchin which is 5 miles west of Junction 8 of the A1.

PROPERTY

A Triangular Piece of Land adjacent to a terrace of attractive cottages and approached via a wide-drive in on which there is erected an open fronted corrugated metal nissen hut (10'6" x 16').

ACCOMMODATION

| | |
|-----------------|-------------|
| Approx Frontage | 102 ft |
| Area Approx | 4,950 sq ft |

Triangular Piece of Land with Development Potential (subject to all necessary consents)

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note: Previously let on licences for car parking to adjoining owners but and no rents have been collected for approximately 6 years and the land is offered subject thereto.



VENDOR'S SOLICITORS
Wayne Leighton – Tel: 020 8951 2988
Ref: H. Wayne Esq – Email: howard@wayneleighton.com

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SITUATION

Located within this well established parade, close to the junction with Stockwell Road, amongst such occupiers as **Iceland**, **Greggs** and **Better** and within 100 metres of Stockwell Underground Station (Northern & Victoria Lines). Stockwell is a popular area of London renowned for its cosmopolitan population and fashionable bars and shops which lies within a short distance of Fulham, Kensington and Chelsea.

PROPERTY

Forming part of a terraced retail parade comprising a **Large Ground Floor Shop divided into 3 Units (See Note 1)** and a **Basement** together with use of a rear service road.

ACCOMMODATION

Large Ground Floor Shop

Gross Frontage 41'2"
Internal Width 40'6"
Shop Depth 28'2"
2 WCs

Basement – Not Inspected

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 250 years from 5th July 1999 at peppercorn ground rent.

TENANCY

The property is let on a repairing and insuring lease to K T Nguyen for a term of 15 years from 5th May 2002 at a current rent of **£25,000 per annum** exclusive.

Rent Review May 2012

Note 1: The property is currently used as a shoe-repair centre, laundrette and hairdresser, but the Vendor has no knowledge or documentation of any such underlettings.

Note 2: There is a £12,500 Rent Deposit held.

Note 3: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

£25,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS
Hamblins LLP - Tel: 020 7355 6000
Ref: Ms Yvonne Raymond - Email: yraymond@hamblins.co.uk

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6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position within this established parade close to the junction with Evelyn Road and being within close proximity of Richmond Underground (District Line) and Main Line Stations. Richmond is an affluent residential suburb approximately 8 miles south west of Central London.

PROPERTY

Forming part of a corner building comprising a **Ground Floor Restaurant**. In addition, the property benefits from a front seating area.

ACCOMMODATION

Ground Floor Restaurant (44 Covers)

| | |
|-----------------|------------------|
| Gross Frontage | 20'6" |
| Internal Width | 19'1" |
| Shop Depth | 29'8" |
| Restaurant Area | Approx 475 sq ft |
| Kitchen Area | Approx 285 sq ft |

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 25th March 1995 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **G Yildirim as a Turkish Restaurant (having 3 branches)** for a term of 20 years from 31st January 2008 at a current rent of **£30,000 per annum** exclusive.

Rent Reviews 2013 and 5 yearly

£30,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

VENDOR'S SOLICITORS

Darlingtons - Tel: 020 8951 6666
Ref: J Swede Esq - Email: jswede@darlingtons.com

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6 WEEK COMPLETION



SITUATION

Located in a local retail parade close to the junction with Hinton Road.
Runcorn is an important commercial centre lying some 15 miles south-east of Liverpool and is accessible via the M56 (Junction 12).

VAT is NOT payable in respect of this Lot

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with internal access via a hatch to a **Flat** at first floor level **(See Note)**.

TENURE

Leasehold for a term of 999 years from 20th April 1959 at a fixed ground rent of £20 p.a.

Note: The Landlord has reserved the right in the lease of the shop to build and maintain an external metal staircase at any time to facilitate separate access to the flat and without compensation to the shop lessee.

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|-------------------|---|--|--------------------------------------|-------------------|--|
| Ground Floor Shop | Gross Frontage 15'7" Internal Width 15'5" Shop Depth 31'0" Built Depth 60'0" WC | G. Jeyanathan (Off-Licence) | 15 years from 16th September 2011 | £9,000 | FRI Rent Reviews 2016 and 2021 Tenant's Break September 2012 |
| First Floor Flat | Not inspected – Believed to be 2 Rooms, Kitchen, Bathroom/WC | VACANT | | | |

| | |
|--------------|------------------------------------|
| TOTAL | £9,000 plus Vacant Flat |
|--------------|------------------------------------|

**£9,000 per annum
Plus Vacant Flat**

The Surveyors dealing with this property are
JONATHAN ROSS and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Nelson & Co. - Tel: 01279 653 157
Ref: Ms Claire Nelson - Email: carolyn.pihl@nelsoncosolicitors.com

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SITUATION

Occupying a prominent trading position in the heart of the Town Centre, close to the junction with the prime retailing in Silver Street, amongst such multiples as **Barclays, Debenhams, Betfred, Jessops, Ryman, Laura Ashley, NatWest** and **Cancer Research**.

Bedford is a busy Administrative and Regional Centre located approximately 18 miles north of Luton and 13 miles north-east of Milton Keynes, midway between the M1 (J10) and the A1 and benefiting from excellent road links with the A6, A421 & A428.

PROPERTY

A mid-terraced building comprising a **Ground Floor Restaurant/Take-Away with Basement** plus separate side access to a **Self-Contained Studio Flat** on part first floor and a **Self-Contained 2 bed Maisonette** on part first and second floor levels.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|---|---|---|---|-------------------|---|
| Ground Floor Restaurant/ Take-Away & Basement | Ground Floor Restaurant/Take-Away Gross Frontage 14'6" Internal Width 13'5" Restaurant Depth 46'2" Built Depth 60'6" Basement Storage Area Approx 320 sq ft WC | Mario Grossi t/a Marios Fish & Chips | 15 years from 1st December 2011 (In occupation since August 2009) | £15,000 | FRI Rent Reviews 2016 and 3 yearly |
| First Floor Studio Flat | 1 Room incl Kitchen, Shower/WC | VACANT | | | |
| First & Second Floor Maisonette | 3 Rooms, Kitchen, Bathroom/WC | VACANT | | | |

£15,000 per annum Plus Vacant Flat & Maisonette

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

TOTAL £15,000 Plus Vacant Flat & Maisonette

VENDOR'S SOLICITORS
Bude Nathan Iwanier - Tel: 020 8458 5656
Ref: D. Zysblat Esq. - Email: dz@bnilaw.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts

6 WEEK COMPLETION



SITUATION

Located at the busy intersection of the A6104 Hollinwood Avenue and the B6393 Lightbowne Road, within an established local parade enjoying easy access to the M60 (Junction 21) some 3 miles north-east of Manchester City Centre.

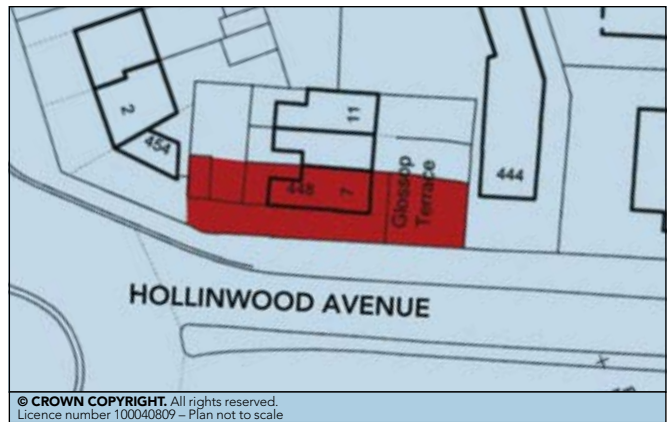
PROPERTY

A corner property comprising a **Ground Floor Shop** with separate side access to a **Self-Contained Flat** at first floor level together with a **Side Garden** (23' x 30') to the right of the building (**See Note**) and a **Front Forecourt**.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION



| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|-------------------|---|---|--|-------------------|--------------------------------|
| Ground Floor Shop | Gross Frontage 40'0" Internal Width 22'7" Shop Depth 13'11" Side Store Area Approx 125 sq ft External WC Rear Yard | Ms F E Bowman t/a Bowmans Travel Services | 12 years from 1st June 2004 (Lessee in occupation since 1993) | £7,920 | FRI Rent Review 2012 |
| First Floor Flat | 2 Rooms, Kitchen, Bathroom/WC | Individual | 6 months from 29th January 2010 | £3,900 | AST Holding over |
| TOTAL | | | | £11,820 | |

Note: The side garden is not demised and there may be potential for development on this land, subject to obtaining the necessary consents.

£11,820 per annum

The Surveyors dealing with this property are
JONATHAN ROSS and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS
Nelson & Co. - Tel: 01279 653 157
Ref: Ms Claire Nelson - Email: carolyn.pihl@nelsoncosolicitors.com

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6 WEEK COMPLETION

SITUATION

Part of a local shopping centre facing a Village Green, serving this good class residential area of Finchfield which lies approximately 1 ½ miles west of Wolverhampton town centre. Nearby multiples include **Lidl, Co-op** and **Nationwide**.

PROPERTY

A single storey **Ground Floor Shop**. There is a large front forecourt for parking together with further parking at the rear.

ACCOMMODATION

Ground Floor Shop
Gross Frontage 10'0"
Built Depth 30'0"
WC

**Vacant Shop
with Planning**

The Surveyors dealing with this property are **JOHN BARNETT** and **MATTHEW BERGER**

VAT is NOT payable in respect of this Lot

FREEHOLD Offered with FULL VACANT POSSESSION

PLANNING

Consent was granted (as part of a larger scheme) on 30th November 2010 by Wolverhampton City Council for demolition of Shop 1 to create a larger circular shop with 3 flats above.



Side Elevation

VENDOR'S SOLICITORS

Keith Harvey & Co - Tel: 01858 464 327
Ref: K Harvey Esq - Email: sarah@keithharveyandcompany.co.uk

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6 WEEK COMPLETION



SITUATION

Part of a local shopping centre facing a Village Green, serving this good class residential area of Finchfield which lies approximately 1 ½ miles west of Wolverhampton town centre. Nearby multiples include **Lidl, Co-op** and **Nationwide**.

VAT is NOT payable in respect of this Lot

PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with a **Self-Contained Flat** above. There is a large front forecourt for parking together with further parking at the rear.

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|--------------------|---|---|-----------------------------|---|---|
| Ground Floor Shop | Gross Frontage 19'6" Built Depth 30'0" WC | M & G Tax Consultants Ltd (Tax Advisors) (With 2 Guarantors) | 6 years from 28th July 2011 | £7,500 (Concession from £8,000 until 2014) | FRI Rent Review and Tenant's Break 2014 |
| First Floor Flat * | 3 Rooms, Kitchen, Bathroom/WC | VACANT | | | |

*Not inspected by Barnett Ross

| | |
|--------------|------------------------------------|
| TOTAL | £7,500 Plus Vacant Flat |
|--------------|------------------------------------|

**£7,500 per annum
Plus Vacant Flat**

The Surveyors dealing with this property are **JOHN BARNETT** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Keith Harvey & Co - Tel: 01858 464 327
Ref: K Harvey Esq - Email: sarah@keithharveyandcompany.co.uk

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6 WEEK COMPLETION

Photograph taken April 2011



SITUATION

Located close to the junction with St John's Square which houses such multiple occupiers as **Natwest, Poundstretcher, Coral** and others.

Burslem lies on the A50 approximately 1 ½ miles north of Stoke-on-Trent and 2 miles north-east of Newcastle-under-Lyme and benefits from good road links to the M6 (Junction 16) via the A500.

PROPERTY

A substantial 3 storey building comprising **6 Ground Floor Shops** each with internal access to **Ancillary Store** on the First Floor. In addition, there is separate side access to the **entire Second Floor which is currently being used as a Martial Arts Studio**. The property includes a rear service area for unloading.



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VAT is payable in respect of this Lot

FREEHOLD

£46,600 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **MATTHEW BERGER**

VENDOR'S SOLICITORS

Gregory Abrams Davidson LLP - Tel: 020 8209 0166
Ref: C. Rumke Esq - Email: crumke@gadllp.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts

6 WEEK COMPLETION

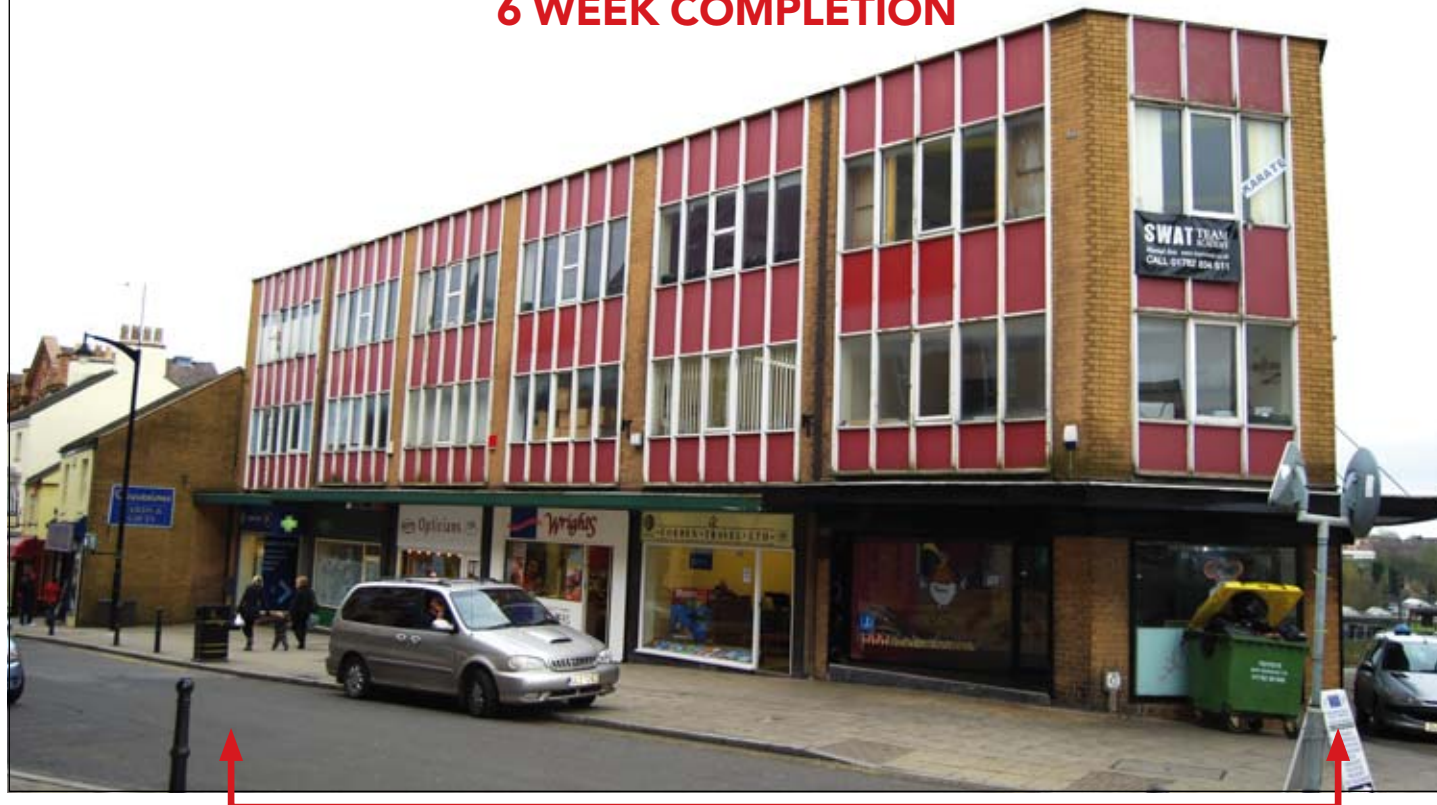


Photo graph taken April 2011

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|---|--|---|--|-------------------|--|
| Unit 41 (Ground Floor Shop & First Floor Offices / Store) | Ground Floor Shop Internal Width 16'2" Built Depth 62'4" First Floor Store / Staff Area Approx 1,025 sq ft 2 WCs | Boots Properties plc (T/O for Y/E 31/3/10 £19.2 m, Pre-Tax Profit £9.1 m and Net Worth £1.05 bn) | 63 years from 24th June 1964 | £11,000 | FRI |
| Unit 43 (Ground Floor Shop & First Floor Store) plus entire Second Floor | Ground Floor Shop Internal Width 14'5" Built Depth 35'1" WC First Floor Store Area Approx 267 sq ft* Second Floor Area Approx 2,056 sq ft* WC | D. Clark (Sportswear (See Note) & Second Floor Martial Arts Studio) | 5 years from 7th February 2011 | £9,000 | FRI Annual Tenant's Break. Note: We understand the lessee intends to use the shop for the sale of sportswear in due course, but is currently concentrating on the Martial Arts business in the first instance. |
| Unit 45 (Ground Floor Shop & First Floor Store) | Ground Floor Shop Internal Width 14'5" Built Depth 35'1" WC First Floor Store Area Approx 280 sq ft WC | Nusyte Optical Group Ltd (Opticians having 9 branches) | 5 years from 6th April 2010 (Renewal of previous lease) | £6,500 | FRI (capped at £1,000 p.a.) Tenant's Break 2013 |
| Unit 47 (Ground Floor Shop & First Floor Store) | Ground Floor Shop Internal Width 14'5" Built Depth 35'1" WC First Floor Store Area Approx 225 sq ft WC | Wright's Pies (Shelton) Ltd (having approx 17 branches) (T/O for Y/E 04/01/11 £33.5 m, Pre-Tax Profit £2.1 m and Net Worth £14.1 m) | 25 years from 29th September 1986 | £6,100 | FRI Holding over |
| Unit 49 (Ground Floor Shop & First Floor Store) | Ground Floor Shop Internal Width 14'6" Built Depth 35'1" WC First Floor Store Area Approx 290 sq ft | Corben Travel Ltd | 6 years from 24th June 2010 | £7,000 | FRI Rent Review 2012 |
| Unit 51 (Ground Floor Shop & First Floor Store) | Ground Floor Shop Internal Width 20'0" (max) Built Depth 42'0" WC First Floor Store Area Approx 772 sq ft* | Mr Khan (Pizza Takeaway) | 5 years from 8th October 2010 | £7,000 | IRI (subject to a schedule of condition) The tenant did not operate the Oct 2012 Break Clause |
| TOTAL | | | | £46,600 | |

*Not inspected – Area supplied by Vendor

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position adjacent to **Santander**, opposite a **B & M Bargains Store** and amongst a host of multiples including **Greggs, HSBC, Holland & Barrett, Lloyds TSB** and more.

Whitley Bay is a popular resort which is located some 10 miles north-east of Newcastle-upon-Tyne with excellent road access via the A19 which links with the A1.

PROPERTY

A substantial mid-terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the upper floors. In addition, the property benefits from a rear service road for unloading.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Large Vacant Shop with Upper Parts

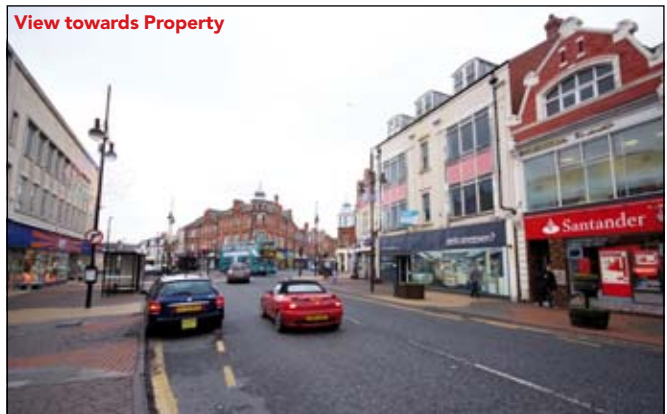
The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**

ACCOMMODATION*

Ground Floor Shop

| | |
|--------------------------|---------------------------|
| Gross Frontage | 44'6" |
| Internal Width | 43'2" |
| Built Depth | 46'7" |
| Sales Area | Approx 1,510 sq ft |
| First Floor Area | Approx 1,480 sq ft |
| Second Floor Area | Approx 1,010 sq ft |
| Attic Floor Area | Approx 1,010 sq ft |
| Total Area | Approx 5,010 sq ft |

* Not inspected by Barnett Ross. Measurements and Areas provided by Vendor



VENDOR'S SOLICITORS
Wallace LLP – Tel: 020 7636 4422
Ref: B Shaw Esq – Email: barry.shaw@wallace.co.uk

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The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts

6 WEEK COMPLETION**SITUATION**

Located close to the junction with Central Park Road in this popular residential area within close proximity of West Ham Football Club and the many shops on Barking Road being approximately 2 miles from the Olympic Site at Stratford. The property is well served by a number of transport links including Upton Park and Plaistow Underground Stations (District and Hammersmith & City Lines).

PROPERTY

Forming part of a substantial building comprising a **Large Self-Contained 4 Bed Maisonette** arranged over Ground, First and Attic floors. In addition, the property includes a **Cellar** and **1 parking space** and benefits from gas central heating (not tested).

VAT is NOT payable in respect of this Lot

Vacant 4 Bed Maisonette

The Surveyors dealing with this property are
NICHOLAS BORD and **SOPHIE TAYLOR**

ACCOMMODATION***Ground Floor**

Open Plan Living Room/Kitchen

First Floor

3 Rooms (2 with Shower Cubicles), Bathroom/WC

Attic Floor

1 Room

Plus Cellar

*Room sizes available from Auctioneers upon request

TENURE

Leasehold for a term of 125 years from July 2007 at a fixed ground rent of £250 p.a.

Offered with FULL VACANT POSSESSION

Note: The Vendor has received an offer to rent the property on an AST at £16,200 p.a., but has not progressed the offer at this stage.

VENDOR'S SOLICITORS

Hodders Law – Tel: 020 8965 9862
Ref: Ms Sherine Silva – Email: sherine.silva@hodders.co.uk

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6 WEEK COMPLETION

SITUATION

Part of a local shopping centre facing a Village Green, serving this good class residential area of Finchfield which lies approximately 1 ½ miles west of Wolverhampton town centre. Nearby multiples include **Lidl**, **Co-op** and **Nationwide**.

VAT is NOT payable in respect of this Lot

PROPERTY

Comprising **2 Ground Floor Shops** with a **Self-Contained Flat** above. There is a large front forecourt for parking together with further parking at the rear.

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|-------------------------------|---|--|---|-------------------------------------|--|
| No. 15 (Ground Floor Shop) | Gross Frontage 18'0" Shop Depth 30'0" WC | Bartlams Ltd (Estate agents having 4 branches) | 6 years from 22nd August 2011 | £7,500 | FRI Rent Review and Tenant's Break 2014 3 months rent deposit held. |
| No. 19 (Ground Floor Shop) | Gross Frontage 18'4" Shop Depth 25'6" Built Depth 45'0" WC Rear Store 18' x 19" | R. Singh & S. Kaur (Off-Licence) | From 10th October 2011 to 29th September 2017 | £12,000 | FRI Rent Reviews 2014 and 3 Yearly |
| No. 17 (First Floor Flat)* | 4 Rooms, Kitchen, Bathroom/WC (GIA Approx 975 sq ft) | VACANT (See Note) | | | |
| TOTAL | | | | £19,500 Plus Vacant Flat | |

* Not Inspected by Barnett Ross

**£19,500 per annum
Plus Vacant Flat**

The Surveyors dealing with this property are **JOHN BARNETT** and **MATTHEW BERGER**

Note: There is potential to convert the flat into 2 separate flats, subject to obtaining the necessary consents.

VENDOR'S SOLICITORS
Keith Harvey & Co - Tel: 01858 464 327
Ref: K Harvey Esq - Email: sarah@keithharveyandcompany.co.uk

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6 WEEK COMPLETION



SITUATION

Part of a local shopping centre facing a Village Green, serving this good class residential area of Finchfield which lies approximately 1 ½ miles west of Wolverhampton town centre. Nearby multiples include **Lidl**, **Co-op** and **Nationwide**.

VAT is NOT payable in respect of this Lot

PROPERTY

Comprising **2 Ground Floor Shops** with a **Self-Contained Flat** above. There is a large front forecourt for parking together with further parking at the rear.

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|---------------------------|---|---|--|--|--------------------------------|
| No. 5 (Ground Floor Shop) | Gross Frontage 19'0" Shop Depth 40'6" WC | Finchfield Glass & Glazing Ltd (Glazers) (With 2 Guarantors) | 6 years from 30th September 2011 (Renewal of a previous lease) | £8,500 (Personal Concession from £9,000 until 30th September 2014) | FRI Rent Review 2014 |
| No. 9 (Ground Floor Shop) | Gross Frontage 18'0" Shop Depth 25'6" WC | M J Norton (Music Shop) | 6 years from 25th December 2010 | £6,000 (Concession from £6,500 until 2013) | FRI Rent Review 2013 |
| No. 7 (First Floor Flat)* | 4 Rooms, Kitchen, Bathroom/WC (GIA Approx 975 sq ft) | VACANT (See Note) | | | |

* Not Inspected by Barnett Ross

| | |
|--------------|-------------------------------------|
| TOTAL | £14,500 Plus Vacant Flat |
|--------------|-------------------------------------|

Note: There is potential to convert the flat into 2 separate flats, subject to obtaining the necessary consents.

**£14,500 per annum
Plus Vacant Flat**

The Surveyors dealing with this property are **JOHN BARNETT** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Keith Harvey & Co - Tel: 01858 464 327
Ref: K Harvey Esq - Email: sarah@keithharveyandcompany.co.uk

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6 WEEK COMPLETION



SITUATION

Located at the junction with York Street and Rice Lane and forms part of the A59 leading to the M57 (Junction 6) and the M58 (Junction 1).
Walton lies approximately 3 miles north of Liverpool City Centre.

PROPERTY

A corner **Public House** plus a **Garden** and **Flat** arranged over ground and first floor levels.

ACCOMMODATION

Public House

Gross/Return Frontage Approx 80'0"

First Floor Flat

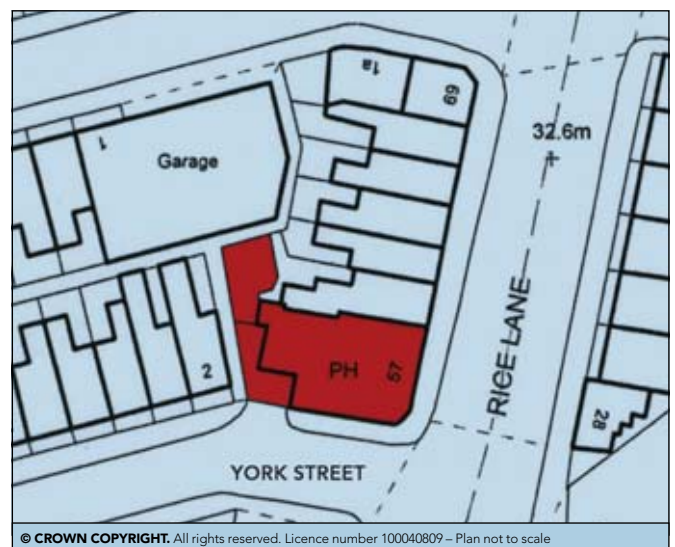
Not inspected – Believed to be
4 Rooms, Kitchen, Bathroom/WC

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Trust Inns Ltd as a Public House** for a term of 999 years from 24th June 1950 at a current rent of **£7.73 per annum** exclusive.



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£7.73 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS

W H Matthews & Co. – Tel: 020 7251 4942
Ref: D Bristow Esq – Email: davidbristow@whmatthews.com

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6 WEEK COMPLETION

SITUATION

Located adjacent to **Corals** and other nearby multiples include **Reed, Scope, Boots, Shoe Zone, McDonalds** and **Superdrug**. The Oaks Shopping Centre is within easy walking distance and is within close proximity to Acton Central Station (Mainline) and Acton Town Station (Piccadilly and District lines). Acton lies approximately 6 miles west of Central London and enjoys good road links via the A406 and the M4 (Junction 2).

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|--------------------------|---------------|---------------------------|-------------------------------------|-------------------------|--|
| Ground Floor Double Shop | Not Inspected | All2One (Real Estate) Ltd | 999 years from 25th March 1999 | £350 | FRI |
| 4 Flats | Not inspected | Various | Each 125 years from 25th March 1999 | £400 (£100 per flat) | Each FRI Rest rises by £400 every 25 years |
| Rear Yard | | 3 Individuals | 999 years from 9th May 2011 | Peppercorn | |
| TOTAL | | | | £750 | |

Note 2: The Freeholder appoints a managing agent and insures the building. Current sum insured £1,209,138. Current premium £2,531.59.

Note 3: There are currently £4,284.31 of apportioned ground rent, insurance and service charge arrears which are to be payable by the Purchaser on completion.

£750 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

PROPERTY

A mid-terraced property comprising a **Ground Floor Double Shop** with separate rear access to **4 Self-Contained Flats** above. In addition the property includes a **Rear Yard**.

VAT is NOT payable in respect of this Lot

Note 1: In accordance with S. 5B of the Landlord & Tenant Act 1987, Notices were served on the lessees and they have not reserved their rights of first refusal. Therefore, this lot cannot be sold prior to auction.

Sint & Co
020 77 63 63 63
Chartered Surveyors
110th Floor, 110th Street, London W1G 8DR

JOINT AUCTIONEERS
Sint & Co, 39 Welbeck Street, London W1G 8DR
Tel: 020 7650 3876. Ref: A Sint Esq

VENDOR'S SOLICITORS
Pritchard Englefield - Tel: 020 7650 3868
Ref: I Silverblatt Esq - Email: isilverblatt@pe-legal.com

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**IN SAME FAMILY OWNERSHIP
FOR OVER 60 YEARS
6 WEEK COMPLETION**



SITUATION

Located diagonally opposite the junction with Dowsett Lane in the quaint village of Colliers End which lies approximately 3 1/2 miles north of Ware and 7 1/2 miles west of Bishop's Stortford with good connections via the A10 to the M25 (Junction 25) with central London 14 miles to the south. Train services to London Liverpool Street from Ware Railway Station take approximately 45 minutes.

PROPERTY AND ACCOMMODATION

Situated on a **4.7 Acre Approx Site with 406 ft road frontage and long driveway to an unoccupied Detached Bungalow** comprising:

- 7 Rooms
- Kitchen
- Bathroom
- WC

Plus a Single Garage, Garden and Outbuildings

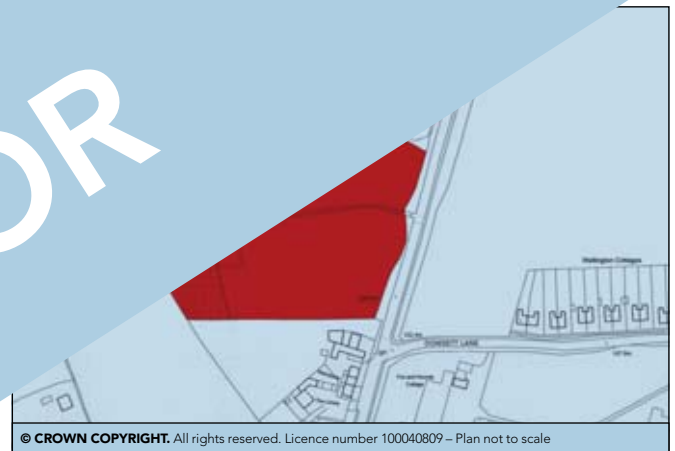
Room

VAT is NOT payable in respect of this property

FREEHOLD offered with vacant possession

Note: There is no property tax (or council tax) payable on this property

SOLD PRIOR TO AUCTION



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JOINT AUCTIONEERS

George Ellis & Sons, 13 Ducketts Wharf, South Street, Bishop's Stortford, Hertfordshire CM23 3AR
Tel: 01279 757 000. Ref: J. Chamberlain Esq

VENDOR'S SOLICITORS

John Bays & Co. - Tel: 020 8881 3609
Ref: J. D. Bays Esq - Email: law@johnbays.co.uk

...ing with this property are
... and **SOPHIE TAYLOR**

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**A PORTFOLIO OF 67 HOUSES
6 WEEK COMPLETION**



SITUATION

Located in this residential area opposite a park and enjoying good road links via the A565, A566 and the A567. Bootle lies approximately 4 miles north of Liverpool town centre.

PROPERTY

A portfolio comprising **67 Terraced Houses**.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee | Term | Ann. Excl. Rental | Remarks |
|--|---------------------------------------|---------|---|-------------------|----------|
| Nos. 2–36 (excl. 6, 8, 34) (even) & 1–127 (excl. 7, 19, 21, 45, 47, 69, 79) (odd) Lunt Road | 67 Terraced Houses – Not Inspected | Various | Each 999 years from between 1904 and 1905 | £139.42 | Each FRI |

£139.42 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS
W H Matthews & Co. – Tel: 020 7251 4942
Ref: D Bristow Esq – Email: davidbristow@whmatthews.com

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OUR NEXT AUCTION

IS ON

**WEDNESDAY
29TH FEBRUARY
2012**

LIST STILL OPEN

GENERAL CONDITIONS OF SALE APPLICABLE TO ALL LOTS

1. INTERPRETATION

The following expressions shall have the meanings assigned to them:

- 1.1.1 'the Auctioneers' means Barnett Ross of Brook Point, 1412 High Road, Whetstone, London, N20 9BH.
- 1.1.2 'the Property' means the property offered for sale by the Auctioneers as specified in this auction catalogue and/or the Special Conditions.
- 1.1.3 'Particulars of the Property' means those details of the Property contained in this auction catalogue whether under reference to its lot number at the auction or in the Special Conditions.
- 1.1.4 'General Conditions' means the General Conditions of Sale hereafter set out.
- 1.1.5 'Special Conditions' means the Special Conditions of Sale relating to the Property appearing in this auction catalogue and/or in any supplement, rider or addendum thereto.
- 1.1.6 'Standard Conditions' means the Standard Commercial Property Conditions (Second Edition).
- 1.2 The Property is sold subject to the General Conditions, the Special Conditions and any Addendum.
- 1.3 The General Conditions incorporate the Standard Conditions so far as they are not varied hereby or inconsistent herewith. A copy of the Standard Conditions is available at the Auctioneers' offices and at the Auction.
- 1.4 Where there is a conflict between the General and Special Conditions the Special Conditions prevail except for all arrears per condition 11.1.9.
- 1.5 Each Buyer shall be deemed to purchase with full knowledge of the General Conditions and the Special Conditions and the matters set out in the Notice To All Bidders printed on the inside front cover of this auction catalogue.
- 1.6 References to the singular include the plural jointly and severally, references to masculine include the feminine and vice versa and references to persons include companies, unincorporated associations, firms or partnerships and vice versa.
- 1.7 References to a statute (statutory instrument) or statutory provision includes reference to that statute (statutory instrument) or statutory provision as from time to time amended, extended or re-enacted.

2. STANDARD CONDITIONS

- 2.1 The following Conditions shall not have effect:
Conditions 1.5.1 and 1.5.2
- 2.2 The following Standard Conditions shall be amended as follows:
 - 2.2.1 The deposit must be paid before exchange of the memorandum of contract.
 - 2.2.2 The words 'or offer for sale as if bidding had not yet commenced for the sale of the said Lot' are to be added to Condition 2.3.5 after 'undisputed bid'.
 - 2.2.3 Add to condition 2.3.6 The Deposit is to be held as Stakeholder if the Lot or any part of the Lot is registered for VAT, unless the Special Conditions of Sale and/or the Addendum state otherwise.
 - 2.2.4 Condition 2.3.6 is also to apply to a sale pre auction or post auction.
 - 2.2.5 Condition 2.3.7 after 'breach' add the words 'and the buyer will be responsible for any loss, fees and expenses incurred by the seller'.
 - 2.2.6 Condition 8.1.1 Completion shall be 42 days from the date of the contract.

3. THE AUCTION

- 3.1 Condition 2.3 of the Standard Conditions will apply as follows:
 - 3.1.1 The Property is offered for sale subject to a reserve price (unless otherwise stated)
 - 3.1.2 The Seller or a person on its behalf may bid up to but not including the reserve price.
 - 3.1.3 In the event of a Dispute, see Standard Condition 2.3.5 as amended in General Condition 2.2.2.
- 3.2.1 A Bidder shall be deemed to be personally liable on making an accepted bid even though he shall purport to act as agent for a principal or a limited company so that their liability under the agreement shall be joint and several. This is also to relate to sales prior and post Auction.
- 3.2.2 Any Agent or individual bidder/offeree wishing to be released from the liability under clause 3.2.1 may apply to the Auctioneers in advance of the sale. If the Vendor agrees, the Agent or individual bidder/offeree will be issued with a letter from the Auctioneers stating that his personal liability under clause 3.2.1 shall be waived in the event that his is the successful bid and such waiver will be evidenced by a copy of that letter being attached to the Memorandum of Contract.

- 3.3 On the Property being knocked down the successful bidder must upon being requested by the Auctioneers or the Auctioneers' clerk give his name and address and the name and address of the person or company on whose behalf he has been bidding and any other particulars which the Auctioneers may reasonably request and in default the Auctioneers shall be entitled to re-submit the property for sale and to hold the Bidder liable for any loss whatsoever suffered by the Seller.
- 3.4 The Auctioneers reserve the right to hold the Memorandum of Agreement signed by them on behalf of the Seller until the Buyer's cheque for the deposit has been cleared.
- 3.5 The Auctioneers reserve the right to regulate the bidding and the right (without assigning any reason therefor) in their sole absolute discretion to refuse to accept a bid.

4. DEPOSIT

- 4.1 A deposit of ten per cent (or whatever figure is provided for in the Special Conditions or Addendum) of the purchase price must be paid to the Auctioneer as agent for the Seller but where the property is VAT registered this deposit and any VAT on it will be held as stakeholder, unless the Special Conditions of Sale and/or the Addendum state otherwise.
- 4.2 The Bidder/Purchaser must supply a cheque for the deposit which the Auctioneers will hold at their office. The Bidder will be given the Auctioneer's bank account details and must arrange to transfer the deposit monies to the Auctioneer's client bank account the following day by way of a same day CHAPS payment. Once these funds are received the Auctioneers will return the Bidder's cheque by post.
 - 4.3.1 In the event that any cheque given as the deposit (or part thereof) shall be dishonoured upon presentation or the Buyer fails to pay the deposit immediately on request then without notice the Seller shall if it so chooses have the right to deem the conduct of such Buyer as a repudiation of the agreement between the Buyer and the Seller and the Seller may resell without notice and/or take steps which may be available to it as a consequence of the Buyer's breach but without prejudice to any claims it may have against the Buyer for breach of the agreement between the parties or otherwise.
 - 4.3.2 In the event of the Auctioneers exchanging contracts over the telephone with a Purchaser's solicitor whereby the deposit is to be paid by way of a CHAPS payment then in the event of the cleared funds not being received by Barnett Ross within 24 hours from the time of exchange the Vendors will similarly have the right to treat this as a repudiation of the agreement and can take such steps as in 4.3.1.
- 4.4 Without prejudice to the generality of the Seller's rights as aforesaid the Seller will additionally be entitled to recover from the Buyer the sum of £100.00 plus VAT to cover the costs incurred by the Auctioneers in representing each and every dishonoured cheque or presenting any replacement.
- 4.5 The Buyer agrees that the interest earned on the deposit (if any) shall be applied for the benefit of the Auctioneers who shall be entitled to retain all such interest whether or not the purchase is completed.

5. TITLE

- 5.1 In the case of registered land title to the Property shall be deduced in accordance with Schedule 3 of the Land Registration Act 2002.
- 5.2 In the case of unregistered land title to the Property shall be deduced in accordance with the Special Conditions.

6. CAPACITY OF SELLER

- 6.1 The Seller sells with Full Title Guarantee.

7. INCUMBRANCES AFFECTING THE PROPERTY

- 7.1 If the Property is registered at HM Land Registry the Property is sold subject to and with the benefit of all (if any) entries on the Land Register of the Title Number specified in the Special Conditions.
- 7.2 If the Property is not registered at HM Land Registry the property is sold subject to and with the benefit of all those matters contained mentioned or referred to in the documents specified in the Special Conditions.
- 7.3 A copy of either the Land Register and Filed Plan of the Title Number of the Property or the documents specified in the Special Conditions having been made available for inspection at the offices of the Seller's Solicitors and/or the Auctioneers (or which may be supplied at the discretion of the Seller's Solicitors or Auctioneers subject to payment of the proper copying charges) the Buyer shall be deemed to purchase with full knowledge of the contents thereof whether he has inspected the same or not and notwithstanding any incomplete or inaccurate statement thereof in the Special Conditions and shall raise no requisitions or objections with regard thereto.
- 7.4 The Buyer shall raise no objection requisition or enquiry in respect of any rights covenants obligations easement quasi-easements privileges licences subsisting acquired or being acquired over under or in respect of the Property whether or not the same are disclosed to the Buyer. The Seller and the Auctioneers shall be under no liability to disclose the same whether or not the same are known to them.

8. LOCAL LAND CHARGES AND PUBLIC RIGHTS

- 8.1 The Property is sold subject to all matters registered or capable of being registered (whether registered or not) in any Local Land Charges Register and the requirements orders notices proposals demands and requests of any public or local authority which affect or relate to the Property whether arising before or after the date hereof and all financial and other restrictions liabilities and obligations arising therefrom.
- 8.2 For the purposes of Section 6(2)(a) of the Law of Property (Miscellaneous Provisions) Act 1994 all matters recorded in registers open to public inspection are to be considered within the knowledge of the Buyer.
- 8.3 The buyer acknowledges that notwithstanding any statement in the Special Conditions, Particulars and Addendum no representation warranty or condition is made or implied whether directly indirectly or collaterally as to:
- 8.3.1 the permitted user of the Property under the Town and Country Planning Acts.
- 8.3.2 the state or condition of the property or any part thereof.
- 8.3.3 whether the Property is subject to road widening proposals and schemes.
- 8.3.4 whether the Property is in an area designated for redevelopment.

9. COMPLETION

- 9.1 The completion date will be 42 days from the date hereof unless varied by the Special Conditions, Particulars or Addendum, but otherwise completion will take place in accordance with Standard Condition 8.

10. LEASEHOLD PROPERTY

- 10.1 Condition 10 of the Standard Conditions shall apply.

11. TENANCIES

- 11.1 If the Special Conditions state that the Property is sold subject to and with the benefit of any tenancies leases or other occupancies:
- 11.1.1 the only representation made or intended to be implied by or from the Special Conditions is that the amounts of rent stated are the rents actually payable or being paid by the tenants to the Seller.
- 11.1.2 no representation is made that those rents are properly payable.
- 11.1.3 no representation is made that any notices served were valid in proper form or properly served.
- 11.1.4 the Seller shall not be required to furnish copies of any notices served by him or his predecessors in title.
- 11.1.5 the Buyer shall be satisfied with such evidence or information of the terms of the tenancies as the Seller can supply whether such have been produced in writing or not.
- 11.1.6 the Buyer will satisfy himself before bidding as to the correctness of all rents and other details of the tenancies leases or occupancies and no objection requisition or enquiry shall be made by the Buyer whether or not he has made such enquiries as to the correctness or otherwise of such rentals or that the same are not lawfully recoverable either in whole or in part and the Buyer shall not be entitled to refuse to complete or to demand compensation or damages or in any way make any claim or counterclaim or claim compensation on account of any of these matters.
- 11.1.7 nothing shall be incorporated in any sale either directly indirectly or collaterally whether by way of condition warranty or representation as to whether in the case of a Property sold subject to any tenancy that there are subsisting any sub-tenancies or similar such occupancies and whether or not any shall be disclosed at or before the Auction the Buyer shall be deemed to purchase with full knowledge of any such tenancies that there may be whether or not he shall have enquired of the Auctioneers or have inspected and no objection shall be taken or requisition made on account thereof.
- 11.1.8 if at the date of completion there shall be due to the Seller any sums in respect of rent, insurance premium or any other sums due from the tenants such sums shall be paid in full to the Seller by the Buyer and the Seller if required by the Buyer will assign to the Buyer the benefit of such sum or sums.
- 11.1.9 the liability of the Buyer for arrears of rent shall extend only to the period of time commencing one clear quarter immediately prior to completion and in regards to insurance and/or service charge to one clear year prior to completion unless The Special Conditions and/or the Auctioneer's Addendum contain particulars of the arrears and the periods to which they relate.

12. FIXTURES AND FITTINGS

- 12.1 Any fixtures and fittings subject to any lien or hire purchase loan or credit agreement are expressly excluded from the sale.
- 12.2 The Seller makes no representation as to the ownership of any electric wiring, fittings, gas installation and fittings, and central heating installations which may be on hire or hire purchase from the supply companies. In such case the Seller accepts no liability for any payments that may be outstanding in respect thereof and the Property is sold subject thereto.

13. MISREPRESENTATION

- 13.1 The Buyer acknowledges that:
- 13.1.1 no statement or representation which may previously have been made to him or any person concerned on his behalf by or on behalf of the Seller whether orally or in writing induced him to enter into this agreement.
- 13.1.2 any such statement or representation as aforesaid does not form part of this agreement and
- 13.1.3 any liability of the Seller in respect of any statement made to the Buyer at law or in equity is hereby excluded to the extent authorised by the Misrepresentation Act 1967.
- 13.2 Any measurements given in the particulars of the Property or Special Conditions are approximate for guidance only and photographs or plans are for convenience only and each is excluded from the basis of this agreement.
- 13.3 It is the Buyer's responsibility to satisfy himself before making a bid as to the accuracy of the Particulars of the Property and the Special Conditions.

14. VALUE ADDED TAX 'VAT'

- 14.1 Except where stated in the Special Conditions and/or in the Particulars and/or in the Addendum of the Lot:
- 14.1.1 VAT will not be chargeable on the sale of the Property.
- 14.1.2 the Seller warrants and undertakes to the Buyer that the Seller has not elected to waive VAT exemption in respect of the property nor has he notified HM Customs and Excise of any such election and will not do so prior to completion.
- 14.2 Any obligation to pay any other sums of money pursuant to the provisions of the General Conditions or the Special Conditions includes an obligation to pay any VAT chargeable in respect of that payment.

15. AUCTIONEERS' RIGHTS

- 15.1 The Auctioneers act only as agents for the Seller and are not responsible for any default by the Seller or Buyer.
- 15.2 The Auctioneers shall not be under liability financial or otherwise in respect of any of the matters arising out of the Particulars of the Property and the Special Conditions and any matters arising out of the auction.
- 15.3 No claim shall be made by the Buyer against the Auctioneers in respect of any loss damage claims or demands suffered or received by the Buyer as a consequence of the Buyer acquiring or agreeing to acquire the Property.

16. SALE BY PRIVATE TREATY

- 16.1 The Seller reserves the right to sell the Property by private treaty at any time before the auction.
- 16.2 The Seller reserves the right to withdraw the Property from sale at any time prior to exchange of contracts.
- 16.3 The Seller reserves the right to amend or add to the Particulars of the Property and the Special Conditions at any time prior to the auction.

17. INSURANCE

Please refer to Clause 7 of the Standard Commercial Property Conditions (Second Edition) as well as the Special Conditions of Sale relating thereto and/or the Addendum.

18. GENERAL

- 18.1 The provisions of this agreement – except insofar as they are fully satisfied on completion – shall not merge on completion but shall continue to subsist for so long as may be necessary to give effect thereto.
- 18.2 Where the property sold forms part of a larger title the Assurance to the Buyer shall contain:
- 18.2.1 an easement providing for the free flow of water soil gas electricity and other services from and to any adjoining land and premises belonging to the Seller through any sewers, drains, watercourses, pipes, wires, cables and conduits now existing in or under the said property or substituted therefore by the purchaser or its successors.
- 18.2.2 a covenant by the Buyer with the Seller to contribute and pay a due proportion as apportioned by the Seller to the said property of the costs, charges and expenses of cleaning and lighting repairing and maintaining pavements yards and ways adjoining the said property, staircases, sewers, drains, pipes, wires, conduits and watercourses of the said property or any part thereof which may be used or enjoyed by the Purchaser and all other persons lawfully entitled thereto.
- 18.2.3 The following exceptions and reservations 'Except and reserving unto the Seller and its successors the right in common with the Buyer and all other persons lawfully entitled thereto to use all sewers, drains, pipes, wires, conduits and watercourses now in or upon the said property or any part thereof and freely to run and pass water, soil and electricity through and along the same or any of them AND excepting and reserving the right in common with the Buyer and all other persons lawfully entitled thereto to use the pavements, yards and ways adjoining the said property'.

Brook Point, 1412 High Road, Whetstone, London N20 9BH
Telephone: 020 8492 9449 Fax: 020 8492 7373

RESULTS OF AUCTION HELD ON 19 OCTOBER 2011

| Lot | Property Price | Sale Price | Available | Lot | Property Price | Sale Price | Available |
|-----|---|------------|-----------------------|-----|---|------------|-----------------------|
| | | | (Subject to contract) | | | | (Subject to contract) |
| 1 | 106 High Street, Carshalton, Surrey | £286,000 | | 43 | 63-65 High Street, Hucknall, Nottinghamshire | £260,000 | |
| 2 | 235 Deansbrook Road, Edgware, Middlesex | £325,000 | | 44 | Flat A, 43 Cranwich Road, Stamford Hill, London N16 | £251,000 | |
| 3 | 3 Highgate West Hill, London N6 | £323,000 | | 45 | Service Road, r/o 121-137 Lee Road, Blackheath, London SE3 | £26,000 | |
| 4 | Corals, Bridges Walk, Mill Lane, Thetford, Norfolk | Sold After | | 46 | 70-72 Church Street, Runcorn, Cheshire | £90,000 | |
| 5 | 41 Compton Road, Harehills, Leeds, West Yorkshire | Sold After | | 47 | 42 Snowfields, Borough, London SE1 | Sold After | |
| 6 | 64 Walm Lane, Willesden Green, London NW2 | £210,000 | | 48 | 43 Snowfields, Borough, London SE1 | £154,000 | |
| 7 | 926 Brighton Road, Purley, Surrey | £399,000 | | 49 | 117/121 St John Street, Clerkenwell, London EC1 | £475,000 | |
| 8 | 19/20 King Street, Gravesend, Kent | £354,000 | | 50 | 87/87A High Street, Cosham, Hampshire | Sold Prior | |
| 9 | 85/87 Oldfield Circus, Northolt, Middlesex | Sold After | | 51 | 84 High Street, Wordsley, Stourbridge, West Midlands | £105,000 | |
| 10 | 107 Hamlet Court Road, Westcliff-on-Sea, Essex | £232,000 | | 52 | 36 Anchor Road, Bear Cross, Bournemouth, Dorset | £145,000 | |
| 11 | Leighton House, 33-37 Darkes Lane, Potters Bar, Hertfordshire | £1,710,000 | | 53 | 52 High Street, Malmesbury, Wiltshire | £150,000 | |
| 12 | 38 Wood Street, Earl Shilton, Leicestershire | Sold Prior | | 54 | 32/34 Nottingham Road, Eastwood, Nottinghamshire | Sold After | |
| 13 | 29 Bank Street, Ashford, Kent | £300,000 | | 55 | 40 Snowfields, Borough, London SE1 | £176,000 | |
| 14 | 110 The Broadway, Wimbledon, London SW19 | | £1,195,000 | 56 | 41 Snowfields, Borough, London SE1 | £160,000 | |
| 15 | 296 Clapham Road, Stockwell, London SW9 | £29,000 | | 57 | 71/73 High Street, Rayleigh, Essex | Sold After | |
| 16 | Land at Gutteridge Hall Lane, Weeley, Essex | £40,000 | | 58 | 24 Rodney Road, Cheltenham, Gloucestershire | | £185,000 |
| 17 | 1 Broad Parade, Hockley, Essex | Sold After | | 59 | 76a Fortune Green Road, West Hampstead, London NW6 | £500,000 | |
| 18 | 31 West Street, Leominster, Hertfordshire | Sold Prior | | 60 | 19 Cardiff Road, Luton, Bedfordshire | £190,000 | |
| 19 | Units A1 & A2, 2a Askew Crescent, Shepherd's Bush, London W12 | Sold After | | 61 | 21 Cardiff Road, Luton, Bedfordshire | £172,000 | |
| 20 | 5 Warstones Drive, Penn, Wolverhpton, West Midlands | | £389,000 | 62 | 23 Cardiff Road, Luton, Bedfordshire | £201,000 | |
| 21 | 152 High Street, Walthamstow, London E17 | Sold After | | 63 | 25 Cardiff Road, Luton, Bedfordshire | £191,000 | |
| 22 | Three Kings, 23 Commonsides East, Mitcham, Surrey | | £274,000 | 64 | 27/29 Bath Street, Ilkeston, Derbyshire | £300,000 | |
| 23 | 130 Peckham Hill Street, Peckham, London SE15 | £270,000 | | 65 | 33 Clerkenwell Green, Clerkenwell, London EC1 | £96,000 | |
| 24 | 158/162 Station Road, Balsall Common, West Midlands | Sold Prior | | 66 | 116 Borough Road, Middlesbrough, Cleveland | £74,000 | |
| 25 | 55 Church Road, Mitcham, Surrey | | £160,000 | 67 | 38 Snowfields, Borough, London SE1 | £160,000 | |
| 26 | 1/3 Dyson Street, Blackburn, Lancashire | Sold After | | 68 | 39 Snowfields, Borough, London SE1 | £151,000 | |
| 27 | Relay House, High Bullen, Wednesbury, West Midlands | Sold After | | 69 | Flat 3, 9 Gentleman's Row, Enfield, Middlesex | Sold After | |
| 28 | 73/73a Victoria Road, Scarborough, North Yorkshire | | £74,000 | 70 | 821/821A Hesse Road, Hull, East Riding of Yorkshire | Sold Prior | |
| 29 | 71/71a Victoria Road, Scarborough, North Yorkshire | | Refer | 71 | 44 & 46 Wide Bargate, Boston, Lincolnshire | £245,000 | |
| 30 | 300 Walworth Road, Elephant & Castle, London SE17 | | £295,000 | 72 | 227 Deansbrook Road, Edgware, Middlesex | £325,000 | |
| 31 | 69 Bank Street, Maidstone, Kent | | £295,000 | 73 | 91/91A High Street, Cosham, Hampshire | Sold Prior | |
| 32 | 205 Old Christchurch Road, Bournemouth, Dorset | | £610,000 | 74 | 298 Clapham Road, Stockwell, London SW9 | £125,000 | |
| 33 | 29 Highbury New Park, Highbury, London N5 | Sold After | | 75 | 755 Wimborne Road, Moordown, Bournemouth, Dorset | £152,000 | |
| 34 | 368/368A & 370/370A Pinner Road, North Harrow, Middlesex | Sold After | | 76 | 35/35a Woodbridge Hill, Guildford, Surrey | Sold Prior | |
| 35 | 1-21 Finchfield Road West, Wolverhampton, West Midlands | £888,000 | | 77 | 42 Lower Market Street, Penryn, Cornwall | £112,000 | |
| 36 | Land At Hurn Road, Matchams, Dorset | £20,000 | | 78 | 5 Purbrook Chase Precinct, Crookhorn Lane, Waterlooville, Hampshire | Sold After | |
| 37 | Garages R/O 244 Brixton Road, Stockwell, London SW9 | £45,000 | | 79 | 23 Upper High Street, Wednesbury, West Midlands | | £99,000 |
| 38 | 18 Sydenham Road, Hartlepool, Cleveland | Sold After | | 80 | 7 High Bullen, Wednesbury, West Midlands | | Refer |
| 39 | 21 & 22 Upper High Street, Wednesbury, West Midlands | £350,000 | | 81 | 6 Bridge Street, Denbigh, North Wales | £88,500 | |
| 40 | 31/32 High Street, High Wycombe, Buckinghamshire | Withdrawn | | 82 | 4 Prince William Walk, Daventry, Northamptonshire | £50,000 | |
| 41 | 448 Hollinwood Avenue & 7 Glossop Terrace, Moston, Greater Manchester | | £99,000 | 83 | 30 Dalmeny Road, New Barnet, Hertfordshire | £360,000 | |
| 42 | 147 Drury Lane, Chadderton, Oldham, Greater Manchester | | £65,000 | 84 | 67/67A Sherringham Avenue, Tottenham, London N17 | £265,000 | |
| | | | | 85 | 43 Hanley Road, Finsbury Park, London N4 | £605,000 | |
| | | | | 86 | 106 Cleethorpe Road, Grimsby, Lincolnshire | Sold Prior | |

83 Lots Offered – 71 Lots Sold – Total Raised £18,229,000

MEMORANDUM AUCTION 14TH DECEMBER 2011

LOT

Date

Property

Vendor

Purchaser

Address

Post Code Telephone

Purchase Price (excluding any VAT) £

Deposit (subject to bank clearance) £

Balance due on Completion £

The Vendor agrees to sell and the **Purchaser** agrees to buy the **Lot** for the **Price**.
This Agreement is subject to the Conditions of Sale so far as they apply to the **Lot**.

We confirm this sale and receipt of the Deposit.

Signed by or on behalf of the **Purchaser**

Signed by the Auctioneers on behalf of the **Vendor**

The **Purchaser's Solicitors** are

Telephone Reference

If signing on behalf of the **Purchaser**, please complete the following:

Name of Bidder

Address

Telephone Capacity

Following Auction – Wednesday 29th February 2012

To enter your lots, please contact:

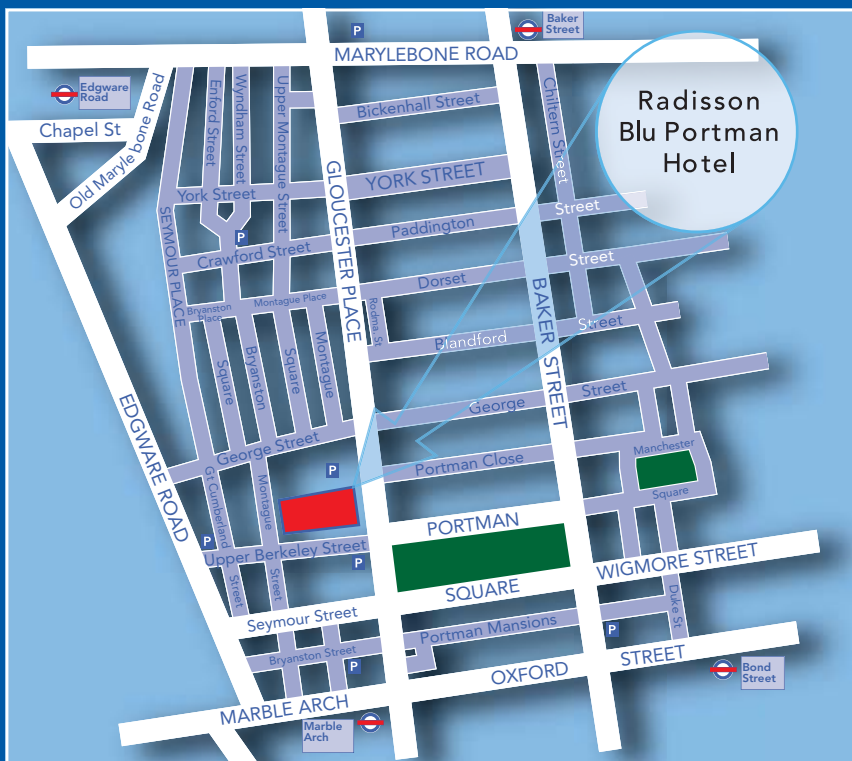
John Barnett FRICS

Jonathan Ross MRICS

Steven Grossman MRICS

Matthew Berger BA (Hons)

Nicholas Bord BSc (Hons)



VENUE

The Radisson Blu Portman Hotel
22 Portman Square
London W1H 7BG



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