

AUCTION – THURSDAY 10th MAY 2012
ADDENDUM

The following Lots have been sold prior:
6, 33, 37, 46

The following Lots have been withdrawn:
7, 8, 22, 23, 29, 30, 31, 32, 35, 44, 45, 47, 48

NEXT AUCTION –
TUESDAY 17th JULY 2012
RADISSON BLU PORTMAN HOTEL
(LIST STILL OPEN)

LOT 2 – UNIT BT185/4 GREENCROFT INDUSTRIAL PARK, ANNFIELD PLAIN, CO. DURHAM

The property is sub-let at £51,000 p.a.

LOT 3 – 252 UPPER RICHMOND ROAD WEST, EAST SHEEN, LONDON SW14

The property has been in the same ownership since 1996.
There is a Tenant's Break in 2017.

LOT 4 – 244 UPPER RICHMOND ROAD WEST, EAST SHEEN, LONDON SW14

The property has been in the same ownership since 1978.
Shop & Basement – The lease is for 10 years from 25th August 2010 at a rent of £25,000 p.a. subject to a Rent Review and Tenant's Break in 2015.
Total income is £25,025 p.a.

LOT 10 – 121 HIGH STREET, NEW MALDEN, SURREY

Shop – There is an £8,000 rent deposit held.

LOT 11 – 119 LOWER ADDISCOMBE ROAD, CROYDON, SURREY

The area of the Basement is approx. 445 sq. ft.
The Special Conditions of Sale provide that the purchaser is to pay an additional sum of £1,500 + VAT towards the Vendor's costs.

LOT 12 – 49 ST PETERS STREET, CANTERBURY, KENT

The Guide Price should now read '£375,000 - £400,000'.

LOT 13 – 38 HIGH STREET, LEOMINSTER

Ground Floor Shop lessee has requested a 3 year lease extension.

LOT 14 – UNIT BT23/31 WANDHILLS AVENUE, SKELTON INDUSTRIAL ESTATE, SKELTON, TEESIDE

The next rent review is in 2031 and not in 2030.

LOT 15 – 125 HIGH STREET (including Carotino House, Bury Lane), RICKMANSWORTH, HERTS

Ground Floor Shop – The lessee is demised 2 car spaces.
First Floor – There is a £10,000 rent deposit held and this lessee is demised 7 car spaces.
There is a total of 9 car spaces.

LOT 17 – 1/1A MIDFIELD PARADE, MAYPLACE ROAD EAST, BEXLEYHEATH, KENT

Shop – The lessee is M Anpalagan. The rent reviews are in 2014 and 4 yearly. There is a deposit of £3,750 held.
Flat – There is a £962 deposit held.
The Special Conditions of Sale provide that the purchaser is to pay an additional sum of 1% of the purchase price in respect of the Vendor's costs.

LOT 19 – 1 GLENTWORTH COURT, STONEGROVE, EDGWARE, MIDDX

For the avoidance of doubt, the property is a vacant 2 bed flat.

LOT 20 – 159 HIGH STREET, STAINES, MIDDLESEX

The buyer will not be liable to reimburse the seller the cost of preparing the schedule of dilapidations, the tenant having paid the seller the sum requested for payment in respect thereof. The tenant's surveyor has requested that the schedule of dilapidations be priced.

LOT 21 – 80 HIGH STREET, RUISLIP, MIDDX

The flat comprises 5 rooms, kitchen, bathroom/WC

LOT 24 – TESCO EXPRESS (Former 'The Fellowship') 390 FILTON AVENUE, HORFIELD, BRISTOL

The Special Conditions of Sale provide that the purchaser is to pay an additional sum of 1% of the purchase price in respect of the Vendor's costs.

LOT 25 – 240 UPPER RICHMOND ROAD WEST, EAST SHEEN, LONDON SW14

The property has been in the same ownership since 1982.

Shop – The tenants are currently holding over at £12,000 p.a. A new 15 year lease with 5 yearly rent reviews has been agreed at £14,000 p.a., but with a personal concession to £12,000 p.a. for the first 2 years.

LOT 26 – 159 WHITE HART LANE, LONDON SW13

The property has been in the same ownership since 1982.

Shop – The term is for 15 years from 1st October 2006.

LOT 36 – 15 THE LIMES, BRIDGE ROAD, HUNTON BRIDGE, KINGS LANGLEY, HERTS

*Revised Special Conditions available at the document desk.

LOT 38 – 51/53 HIGH STREET, FORDINGBRIDGE, HAMPSHIRE

There is no vehicular right of way along the service road leading to the rear yard. There is, however, a pedestrian right of way over a narrow strip of land running down the right hand side of the property to the rear yard. We understand the lessees have a private licence arrangement with the owner of the service road in order to facilitate vehicular access to the rear yard.

LOT 40 – WIRELESS HOUSE, WESTFIELD INDUSTRIAL ESTATE, FIRST AVENUE, MIDSOMER NORTON, SOMERSET

The annual rent reviews from 1st January 2015 is to the greater of:

- a) The current rent payable
- b) The open market rent
- c) The current rent payable plus 2.5%

The tenant did not operate their March 2012 Break option.

LOT 42 – 59 HIGH STREET, PENGE, LONDON SE20

The ground rent in respect of the 99 year lease is £50 p.a.

The Special Conditions of Sale provide that the purchaser is to pay an additional sum of £750 + VAT towards the Vendor's legal fees.

LOT 49 – 30/30A WOODSIDE ROAD, KETLEY FARM ESTATE, TELFORD, SHROPSHIRE

The lease term is for 30 years from 10th November 1990.

LOT 53 – 35A CLERKENWELL GREEN, CLERKENWELL, LONDON EC1

The October 2010 rent review is still outstanding.