

AUCTION

THURSDAY 10TH MAY 2012

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, 5, 6, 14, 16 and 17 there is a disclosure under the Estate Agents Act 1979 contained in the Special Conditions of Sale.
15. Energy Performance Certificates (EPCs) – Where available, the EPCs for the various lots can be viewed in the 'EPC Appendix' at the rear of the Catalogue or by accessing the 'Request Legal Pack & EPC' facility displayed on each lot page on our On-line Catalogue.
16. **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

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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			
1	270/270a East Barnet Road	East Barnet	Hertfordshire
2	Unit BT185/4 Greencroft Industrial Park	Annfield Plain	Co. Durham
3	252 Upper Richmond Road West	East Sheen	London SW14
4	244 Upper Richmond Road West	East Sheen	London SW14
5	14 Church Street	Runcorn	Cheshire
6	42 Church Street	Runcorn	Cheshire
7	60 Derby Road	Nottingham	Nottinghamshire
8	52 Derby Road	Nottingham	Nottinghamshire
9	81 Golders Green Road	Golders Green	London NW11
10	121 High Street	New Malden	Surrey
11	119 Lower Addiscombe Road	Croydon	Surrey
12	49 St Peters Street	Canterbury	Kent
13	38 High Street	Leominster	Herefordshire
14	Unit BT23/31 Wandhills Avenue, Skelton Industrial Estate	Skelton	Teeside
15	125 High Street (including Carotino House, Bury Lane)	Rickmansworth	Hertfordshire
16	16 Church Street	Runcorn	Cheshire
17	1/1A Midfield Parade, Mayplace Road East	Bexleyheath	Kent
18	Shop 2 Romney Court	Shepherds Bush Green	London W12
19	1 Glentworth Court, Stonegrove	Edware	Middlesex
20	159 High Street	Staines	Middlesex
21	80 High Street	Ruislip	Middlesex
22	395 Bitterne Road, Bitterne	Southampton	Hampshire
23	397 Bitterne Road, Bitterne	Southampton	Hampshire
24	Tesco Express (Former 'The Fellowship') 390 Filton Avenue	Horfield	Bristol
25	240 Upper Richmond Road West	East Sheen	London SW14
26	159 White Hart Lane	Barnes	London SW13

Lot

29	389A-C Bitterne Road, Bitterne
30	391 Bitterne Road, Bitterne
31	48 Derby Road
32	50 Derby Road
33	229A Turners Hill
34	5 Dudley Street
35	381-383 Bitterne Road, Bitterne
36	15 The Limes, Bridge Road, Hunton Bridge
37	26 Cornmarket
38	51/53 High Street
39	74 Springbank Road
40	Wireless House, Westfield Industrial Estate, First Avenue
41	125 Queens Road
42	59 High Street
43	127 Northumberland Crescent, East Bedfont
44	393 Bitterne Road, Bitterne
45	385 Bitterne Road, Bitterne
46	182 Tooting High Street
47	1 Orchard Avenue
48	387 Bitterne Road, Bitterne
49	30/30A Woodside Road, Ketley Farm Estate
50	3 Richford Street
51	150 Hamlet Gardens
52	33 Almington Street
53	35A Clerkenwell Green

Southampton	Hampshire
Southampton	Hampshire
Nottingham	Nottinghamshire
Nottingham	Nottinghamshire
Cheshunt	Hertfordshire
Kidderminster	Worcestershire
Southampton	Hampshire
Kings Langley	Hertfordshire
Derby	Derbyshire
Fordingbridge	Hampshire
Hither Green	London SE13
Midsomer Norton	Somerset
Hastings	East Sussex
Penge	London SE20
Feltham	Middlesex
Southampton	Hampshire
Southampton	Hampshire
Tooting	London SW17
Finchley	London N3
Southampton	Hampshire
Telford	Shropshire
Hammersmith	London W6
Hammersmith	London W6
Finsbury Park	London N4
Clerkenwell	London EC1

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.

the Ark
design & print

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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**Property under
the hammer...**

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Speak to us at the auction
or call Jonathan Ross
On 020 8492 9449
to discuss your requirements.



SITUATION

Occupying a prominent trading position in this well known Village Shopping Centre, opposite **Barclays Bank**, close to **Budgens** and amongst a host of established local traders. East Barnet lies between High Barnet and Whetstone some 10 miles from Central London.

VAT is NOT payable in respect of this Lot

PROPERTY

A mid terraced property comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Maisonette** on Rear Ground and First Floor levels. There is a rear service road and a well maintained rear garden which may allow potential for a future extension, subject to planning.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'1" Internal Width 15'8" Shop Depth 25'5" Ext. WC	Concept Estates & Management Ltd (with Guarantor)	10 years from 19th November 2010	£7,500	Effectively FRI Rent Review 2015
Rear Ground & First Floor Maisonette & Rear Garden	Rear Ground Floor Kitchen, Dining Room, Conservatory First Floor 2 Bedrooms, Lounge, Bathroom/WC	2 Individuals	Regulated	£6,288	Registered wef 22 Dec 2011
TOTAL				£13,788	

£13,788 per annum

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



JOINT AUCTIONEER
M J Mapp, 4th Floor, 180 Great Portland Street, London W1W 5QZ Tel: 020 7908 5650 Ref: Ms Emma Searancke

VENDOR'S SOLICITORS
Richard Pearlman LLP – Tel: 020 7739 6100
Ref: R Pearlman Esq. – Email: rkp@rpandco.com

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 directly off the A693 on this well established modern Industrial Park which benefits from easy access to the A1(M) (Junction 63) and lies approximately 8 miles north-west of Durham and 10 miles south-west of Newcastle-upon-Tyne.

PROPERTY

A modern **Light Industrial/Commercial Unit** with on-site parking.

ACCOMMODATION

Site Frontage	287 ft
Site Depth (max)	214 ft
Site Area Approx	1.29 acres
GIA Approx	12,163 sq ft*

*Not inspected by Barnett Ross. Area supplied by Vendor

VAT is NOT payable in respect of this Lot

FREEHOLD

£2,500 per annum

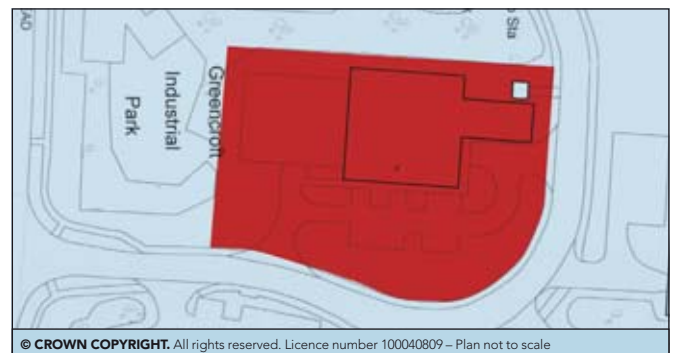
The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

TENANCY

The entire property is let on a full repairing and insuring lease to **Investaac Ltd, D. Robison and D & A Stevenson** for a term of 125 years from 11th April 1990 at a current rent of **£2,500 per annum** exclusive **rising by 25% in 2017 (£3,125 p.a.) and 10 yearly thereafter (also by 25% on each previous rent payable at the relevant review date throughout the term of the lease).**

Note 1: The Freeholder insures. Current sum insured is £1,343,863. Current premium £3,980.14.

Note 2: The tenant has sublet the property as a Soft Play Centre with Café.



VENDOR'S SOLICITORS

W T Jones – Tel: 020 7405 4631
Ref: P. Hambleton Esq – Email: pch71@aol.com

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SITUATION

Occupying a prominent trading position at the junction with Sheen Lane, and forming part of this popular retail thoroughfare amongst such multiples as **Caffe Nero, Barclays, WH Smith, Flight Centre, NatWest, Santander** and **Superdrug**.

East Sheen is a prosperous and sought after south-west London suburb which lies between Putney and Richmond and close to Barnes with good road access via the A205 (South Circular Road).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with trap door access to a **Basement** and separate front access to a **Self-Contained Flat** on the 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 21'11" Internal Width (max) 17'3" narrowing at rear to 9'7" Shop Depth 29'10" Built Depth 49'11" Plus Rear Office & Kitchen WC Basement – Not inspected	Hamptons Estates Ltd (Having approx 100 branches) (T/O for Y/E 31/12/10 £64.1m, Pre-Tax Profit £6.7m and Net Worth £2.2m)	15 years from 30th August 2007	£22,500	FRI Rent Reviews 2012 & 5 yearly
First & Second Floor Flat	Not inspected	Individuals	999 years from 14th April 1997	£10	FRI
TOTAL				£22,510	

£22,510 per annum

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

VENDOR'S SOLICITORS

E Edwards Son & Noice - Tel: 01277 658 551
Ref: A. Squires Esq - Email: law@eesan.plus.com

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6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position, close to the junction with Sheen Lane, and forming part of this popular retail thoroughfare amongst such multiples as **Caffe Nero, Barclays, WH Smith, Flight Centre, NatWest, Santander** and **Superdrug**.

East Sheen is a prosperous and sought after south-west London suburb which lies between Putney and Richmond and close to Barnes with good road access via the A205 (South Circular Road).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop and Basement** with separate front access to a **Self-Contained Flat** on the 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 19'10" Internal Width 19'9" Shop Depth 35'7" Built Depth 54'3" Store Area Approx 290 sq ft WC Basement Area Approx 125 sq ft	Cancer Reaserch Uk (Having approx 550 branches)	15 years from 30th August 2009	£26,000	FRI Rent Reviews 2014 & 5 yearly
First & Second Floor Flat	Not inspected	Individuals	99 years from 29th September 1978	£25	FRI Valuable Reversion in approx 65 years
TOTAL				£26,025	

£26,025 per annum

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

VENDOR'S SOLICITORS

E Edwards Son & Noice – Tel: 01277 658 551
Ref: A. Squires Esq – Email: law@eesan.plus.com

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6 WEEK COMPLETION



SITUATION

Occupying a busy trading position within this retail thoroughfare in the main town centre adjacent to **Savers** and amongst a host of multiple retailers including **Greggs, Thomas Cook, Sayers, Johnsons, Motor World, Age UK, Wetherspoon** and many more. In addition, Runcorn market takes place on Tuesday, Thursday, Friday & Saturday. Runcorn is an important commercial centre lying some 15 miles south-east of Liverpool and is accessible via the M56 (Junction 12).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 17'5" Internal Width 16'9"
Shop Depth 51'9" Built Depth 75'9"
WC

First Floor Flat

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

VAT is NOT payable in respect of this Lot FREEHOLD

TENANCY

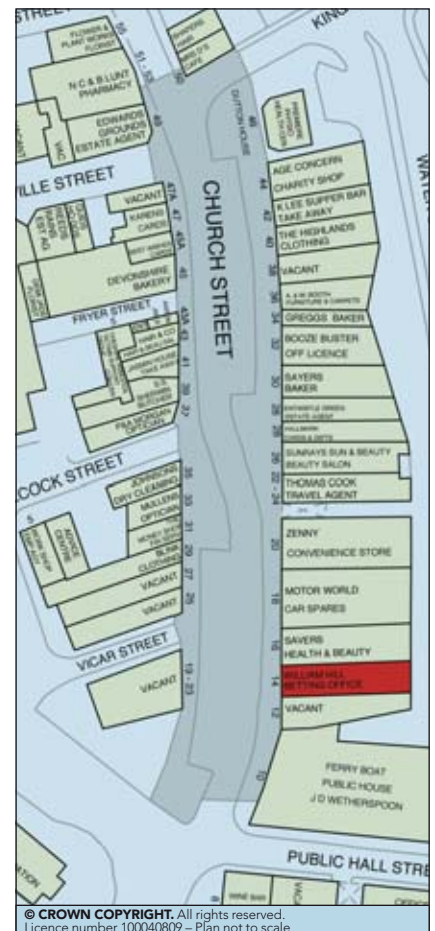
The entire property is let on a full repairing and insuring lease to **Willstan Racing Ltd (Ultimate holding company William Hill PLC) (having approx. 2,300 branches)** for a term of 15 years from 1st May 2004 at a current rent of **£17,500 per annum** exclusive.

Rent Review 2014

Note: We are informed by the Vendor that the tenant sub-let's the Flat on an AST.

£17,500 per annum

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



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VENDOR'S SOLICITORS

Macrory Ward - Tel: 020 8440 3258
Ref: Ms Martina Ward - Email: martina@macroryward.co.uk

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SITUATION

Occupying a busy trading position within this retail thoroughfare in the main town centre amongst a host of multiple retailers including **Greggs, Thomas Cook, Sayers, Johnsons, Motor World, Age UK, Wetherspoon** and many more. In addition, Runcorn market takes place on Tuesday, Thursday, Friday & Saturday. Runcorn is an important commercial centre lying some 15 miles south-east of Liverpool and is accessible via the M56 (Junction 12).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to first floor **Residential Accommodation**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'0"	Internal Width	16'4"
Shop Depth	42'3"	Built Depth	60'3"

WC

First Floor Residential

5 Rooms, Bathroom/WC

VAT is NOT payable in respect of this Lot FREEHOLD

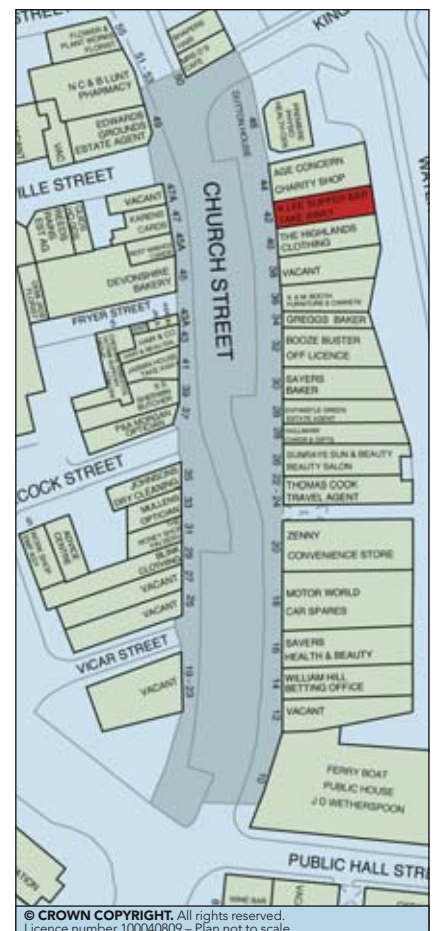
TENANCY

The entire property is let on a full repairing and insuring lease to **Ms S F Shum** as a **Chinese Takeaway** for a term of 15 years from 13th March 2007 (**in occupation for over 15 years**) at a current rent of **£16,000 per annum** exclusive.

Rent Review March 2012 (not yet actioned).

£16,000 per annum

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



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

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SITUATION

Located in the city centre, close to the junction with Upper Parliament Street near to City Gate West which houses **Ernst & Young, IBM** and **HSE**, near an **RBS** and **Londis**. The parade enjoys a high occupancy level by a number of well established specialist retailers and is within close proximity to the Playhouse Theatre and Park.

Nottingham lies some 25 miles north of Leicester and is the principal shopping and financial centre of the East Midlands with excellent road access via the M1 (Junctions 24–26).

PROPERTY

Forming part of an end of terrace Grade II Listed building comprising a **Ground Floor Shop** with internal access to **Basement Storage**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	25'7"
Return Frontage	68'11"
Internal Width	24'11"
Shop Depth	58'1"
Built Depth	67'0"
Sales Area Approx	1,275 sq ft
WC	

Basement

Storage Area	Approx 790 sq ft
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£18,000 per annum

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

VAT is payable in respect of this Lot

TENURE

Leasehold for a term from 9th August 2012 to 9th September 2144 (132 years and 1 month) at a fixed ground rent of £1 p.a.

TENANCY

The property is let on an effectively full repairing and insuring lease to **Le Chien et Moi Ltd as Home Furnishings & Collectables (www.lechienetmoi.com)** for a term of 12 years from 12th September 2007 at a current rent of **£18,000 per annum** exclusive.

Rent Reviews 2013 & 2016

Tenant's Break September 2015 (If tenant does not operate Break then the Head Lessor has agreed to the Tenant paying half rent for 8 months).

Note: The tenant did not exercise the September 2011 Break Clause.



JOINT AUCTIONEER
FHP Property Consultants, 10 Oxford Street,
Nottingham NG1 5BG. Tel: 0115 950 7577 Ref: N Roper Esq

VENDOR'S SOLICITORS
Lawrence Stephens Solicitors – Tel: 020 7936 8888
Ref: S. Messias Esq – Email: smessias@lawstep.co.uk

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SITUATION

Located in the city centre, close to the junction with Upper Parliament Street near to City Gate West which houses **Ernst & Young, IBM** and **HSE**, near an **RBS** and **Londis**. The parade enjoys a high occupancy level by a number of well established specialist retailers and is within close proximity to the Playhouse Theatre and Park.

Nottingham lies some 25 miles north of Leicester and is the principal shopping and financial centre of the East Midlands with excellent road access via the M1 (Junctions 24–26).

PROPERTY

Forming part of a mid-terrace Grade II Listed building comprising a **Ground Floor Shop** with internal access to **Basement Salon/Storage**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'0"
Internal Width	14'11"
Shop Depth	36'1"
Built Depth	43'0"

Basement

Salon/Storage Area	Approx 545 sq ft
WC	

£10,000 per annum

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

VAT is payable in respect of this Lot

TENURE

Leasehold for a term from 9th August 2012 to 9th September 2144 (132 years and 1 month) at a fixed ground rent of £1 p.a.

TENANCY

The property is let on an effectively full repairing and insuring lease to **Melanie Prince and Natalie Clayton t/a Soul Hairdressing** for a term of 12 years from 1st December 2008 (**See Note 1**) at a current rent of **£10,000 per annum** exclusive.

Rent Reviews December 2011 (Outstanding) and 3 Yearly

Note 1: Prior to their occupation, the tenant traded from another location within the city centre.

Note 2: The November 2012 Break is no longer operable by the Tenant.

VENDOR'S SOLICITORS

Lawrence Stephens Solicitors – Tel: 020 7936 8888
Ref: S. Messias Esq – Email: smessias@lawstep.co.uk

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SITUATION

Occupying a prime trading position with nearby multiples including **Boots, KFC, Subway, Ladbrokes, Specsavers, Ellis & Co., Ryman, Norwood, NatWest, Sainsbury's and Caffé Nero.** Golders Green Underground Station (Northern Line) and the Bus Station are within close proximity. Golders Green is a highly sought after residential north-west London suburb with good road links to the M1 (Junction 1) and lies 5 miles north west of Central London.

PROPERTY

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

VAT is payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'6" Internal Width 16'1" Shop Depth 42'4" Built Depth 52'4" WC	Holland and Barrett Ltd (Having over 700 branches) (T/O for Y/E 30/09/10 £275.57m, Pre-Tax Profit £47.7m and Net Worth £91.5m)	10 years from 22nd December 2011 (See Note 1)	£25,000 (See Note 2)	FRI subject to a Schedule of Condition Rent Review 2016
First and Second Floor Maisonette	Not inspected	Individuals	99 years from 20th March 2008	£100	FRI
TOTAL				£25,100	

Note 1: The current lease to Holland and Barrett is a renewal and the tenant has been in occupation for many years.

Note 2: There is currently a rent free period which expires on 25th October 2012 and the Vendor will top up the rent shortfall on completion.

£25,100 per annum

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

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



SITUATION

Located close to the junction with Kingston Road (A2043) and occupying a prime trading position in this popular High Street amongst such multiples as **Costa Coffee, Ladbrokes, WH Smith, Boots, Nationwide, Subway, Clinton Cards, Co-op, Orange, Greggs** and **Holland and Barrett**. New Malden Rail Station is within close proximity and the property enjoys good road links via the A3. New Malden lies approximately 6 miles south-east of Richmond and 12 miles south-west of Central London.

PROPERTY

A mid terraced property comprising a **Ground Floor Shop** benefitting from a rear service road together with separate rear access to a **Self-Contained Flat** on the first floor.

VAT is believed not to be payable in respect of this Lot, but bidders are referred to the Special Conditions of Sale which provide VAT may be payable in certain circumstances.

FREEHOLD



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'6" Internal Width 17'4" Shop Depth 41'7" Built Depth 60'0" 2 WCs	Cosway (UK) Ltd (Health & Beauty products) (Having 17 branches) (A member of the Berjaya Group).	10 years from 5th March 2012	£32,000 (See Note)	FRI subject to a schedule of condition Rent Review and Tenant's Break 2017 Note: The tenant currently has a rent free period which expires on 5th September 2012 and the Vendor will top up the rent shortfall on completion.
First Floor Flat	Not Inspected	2 Individuals	99 years from 25th July 2003	£50	FRI Rent rises by £50 every 33 years
TOTAL				£32,050	

£32,050 per annum

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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COMPLETION 25TH JUNE 2012



SITUATION

Located close to the junction with Grant Road in this well established parade, near an **Esso Petrol Station/Tesco Express**, and serving the surrounding residential area approximately 1½ miles to the north-east of the town centre. Croydon lies approximately 10 miles south of central London with direct road access via the A23 to the M25 (Junction 7).

ACCOMMODATION

Ground Floor Showroom

Gross Frontage	20'5"
Internal Width	15'6"
Built Depth	26'8"

Rear Yard

First Floor Flat*

Lounge/Kitchen plus Bedroom with ensuite Shower Room/WC

Second Floor Flat*

Lounge/Kitchen plus Bedroom with ensuite Shower Room/WC

*Not inspected by Barnett Ross

VAT is NOT payable in respect of this Lot

FREEHOLD

£16,000 per annum

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

PROPERTY

A mid terraced building comprising a **Ground Floor Car Showroom with Front Forecourt for 6 cars** with separate rear access to a **Basement**. In addition, there is separate front access to **2 Self-Contained Flats** on the first and second floors and vehicular access from Regent Place to an extensive **82ft Rear Yard**.

TENANCY

The entire property is let on a full repairing and insuring lease to **Barry F. Compton as a Used Car Showroom** for a term of 12 years from 3rd February 2004 (**See Note 1**) at a current rent of **£16,000 per annum** exclusive.

Rent Review 2007 (Outstanding)

Rent Review and Mutual Break 2013 (See Note 2)

Note 1: The tenant has been in the parade for over 20 years and also owns (and trades from) the adjoining properties at Nos. 121 and 123.

Note 2: The tenant did not operate the 2007 and 2010 Breaks.

Note 3: The Tenant sublets the flats at a total of £12,600 p.a.

Note 4: There is potential for redevelopment of the upper part subject to obtaining possession and necessary consents as Planning Permission has been granted on Nos 121 & 123 to include, amongst other things, '7 one bedroom and 3 studio flats'.

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

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6 WEEK COMPLETION

View from property

SITUATION

Occupying a busy position within this historic Cathedral City amongst multiple traders including **Nandos, Oxfam, Zizzi, Barnardos, Age UK** and a host of eateries and specialist traders being near to Marlowe Theatre and less than 2 miles from the University of Kent. Canterbury lies 15 miles north west of Dover and benefits from good road links via the A2 which leads onto M2 (Junction 1).

PROPERTY

An attractive Grade II Listed building comprising a **Ground Floor Shop** with internal access to **Seating Area/Office/Storage** at first floor level and **Residential Accommodation** at second floor level.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	14'1"
Internal Width	12'7"
Shop Depth	25'8"
Built Depth	42'8"

First Floor

Seating Area/Office/Storage	
Area Approx.	700 sq ft
2 WC's	

Second Floor Residential Accommodation

2 Rooms, Kitchen/Diner, Bathroom/WC

TENANCY

The entire property is let on a full repairing and insuring lease to **Subway Realty Ltd (having 1,500 branches) (T/O for Y/E 31/12/10 £26.28m, Pre-Tax Profit £1.44m and Net Worth £2.89m)** for a term of 15 years from 25th March 2008 at a current rent of **£34,500 per annum** exclusive.

Rent Reviews 2013 & 5 yearly

Note: We are informed the franchisee refurbished the property in 2011 at a cost of approx. £30,000.

£34,500 per annum

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

VENDOR'S SOLICITORS
E Edwards Son & Noice Solicitors – Tel: 01277 658 551
Ref: A Squires – Email: law@eesan.plus.com

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6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position in this busy High Street, adjacent to **Subway** and amongst such other multiple traders as **Martins, WH Smith, Stead & Simpson, William Hill, Julian Graves, Oxfam, Boots** and many more.

Leominster is an attractive and historic market town which lies approximately 15 miles north of Hereford and 22 miles west of Kidderminster.

PROPERTY

A mid terraced property comprising a **Ground Floor Shop** with separate front access to a **Beauty Salon** on the First Floor. In addition, the property includes a Rear Yard.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Total Gross Frontage 47'10" Internal Width (max) 31'0" narrowing at rear to 6'9" Shop Depth (max) 30'11" External WC	Elaine Coles t/a Poppies (Gifts & Home-Ware)	3 years from 26th April 2010	£7,500	Effectively FRI Lease excl. s.24-28 of L & T Act 1954 Note: The tenant did not operate the April 2011 Break
First Floor Beauty Salon	Area Approx 675 sq ft 2 WCs	Suzy Bengry (Beauty Salon)	5 years from 1st March 2009	£6,000	FRI Lease excl. s.24-28 of L & T Act 1954
TOTAL				£13,500	

£13,500 per annum

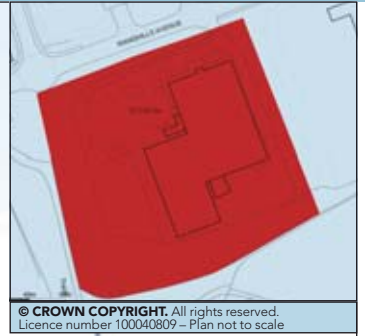
The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

VENDOR'S SOLICITORS

Goodman Derrick LLP – Tel: 020 7404 0606
Ref: M. Collins Esq. – Email: mcollins@gdlaw.co.uk

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6 WEEK COMPLETION



SITUATION

Located in a mixed industrial and residential area approximately 1 mile to the east of Skelton. Skelton lies approximately 10 miles east of Middlesborough and links the A19 and A66 via the A174.

PROPERTY

A modern **Light Industrial/Office Unit** with on-site parking.

ACCOMMODATION

Site Frontage		419 ft
Site Depth		412 ft
Site Area	Approx	4.09 acres

Total GIA **Approx 23,067 sq ft***

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

VAT is NOT payable in respect of this Lot

FREEHOLD

£2,500 per annum

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

TENANCY

The entire property is let on a full repairing and insuring lease to **Industrie Ilpea SPA** for a term of 125 years from 20th March 1990 at a current rent of **£2,500 per annum** exclusive.

The rent increases by £2,500 every 20 years. The next rent review is in 2030 where the rent will rise to £5,000 p.a.

Note 1: The Freeholder insures. Current sum insured is £2,839,891. Current premium £8,312.84.

Note 2: We understand the property is sublet to Precision Pipeline Engineering Ltd.

Note 3: On 2nd November 2011, the lessee paid £425,000 for the lease.



VENDOR'S SOLICITORS
W T Jones - Tel: 020 7405 4631
Ref: P. Hambleton, Esq - Email: pch71@aol.com

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SITUATION

Occupying an excellent trading position in this affluent town's principal retail thoroughfare, adjacent to **Nationwide** and **Specsavers** and amongst other such multiples as **Caffé Nero, Boots, WH Smith, Lloyds TSB, Card Factory, Superdrug, Post Office, Oxfam, Iceland, Thomas Cook** and many others.

Rickmansworth is a popular commuter town located some 18 miles north-west of central London and 4 miles south-west of Watford, and lies within easy reach of the M25 (Junctions 17 and 18) and the M1 (Junction 5).

PROPERTY

An attractive modern two storey mid terraced property comprising a **Ground Floor Shop** with **Self-Contained Offices** on the first floor accessed from the rear via Bury Lane. In addition, there is also a **Private Car Park** to the rear for up to 7 cars.

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 23'5" Internal Width 21'3" narrowing to 14'0" Shop Depth 43'1" Built Depth 60'10" WC	Clinton Cards (Essex) Ltd (T/O for Y/E 01/08/10 £336.9m, Pre-Tax Profit £12.2m and Net Worth £19.6m) (Holding Company – Clinton Cards plc having approx. 650 branches)	25 years from 29th September 1990	£40,000	FRI
First Floor Offices Plus Private Car Park	Area Approx 1,300 sq ft (open plan high spec with glazed partitions) 2 WCs, Balcony	AC (Wholesale) Ltd. (Coffee Sweets Distributor)	5 years from 19th May 2008	£25,700	FRI subject to a Schedule of Condition Gas CH
TOTAL				£65,700	

£65,700 per annum

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

VENDOR'S SOLICITORS
B D Laddie & Co. – Tel: 020 7963 8585
Ref: H Freeman Esq – Email: h.freeman@bdladdie.co.uk

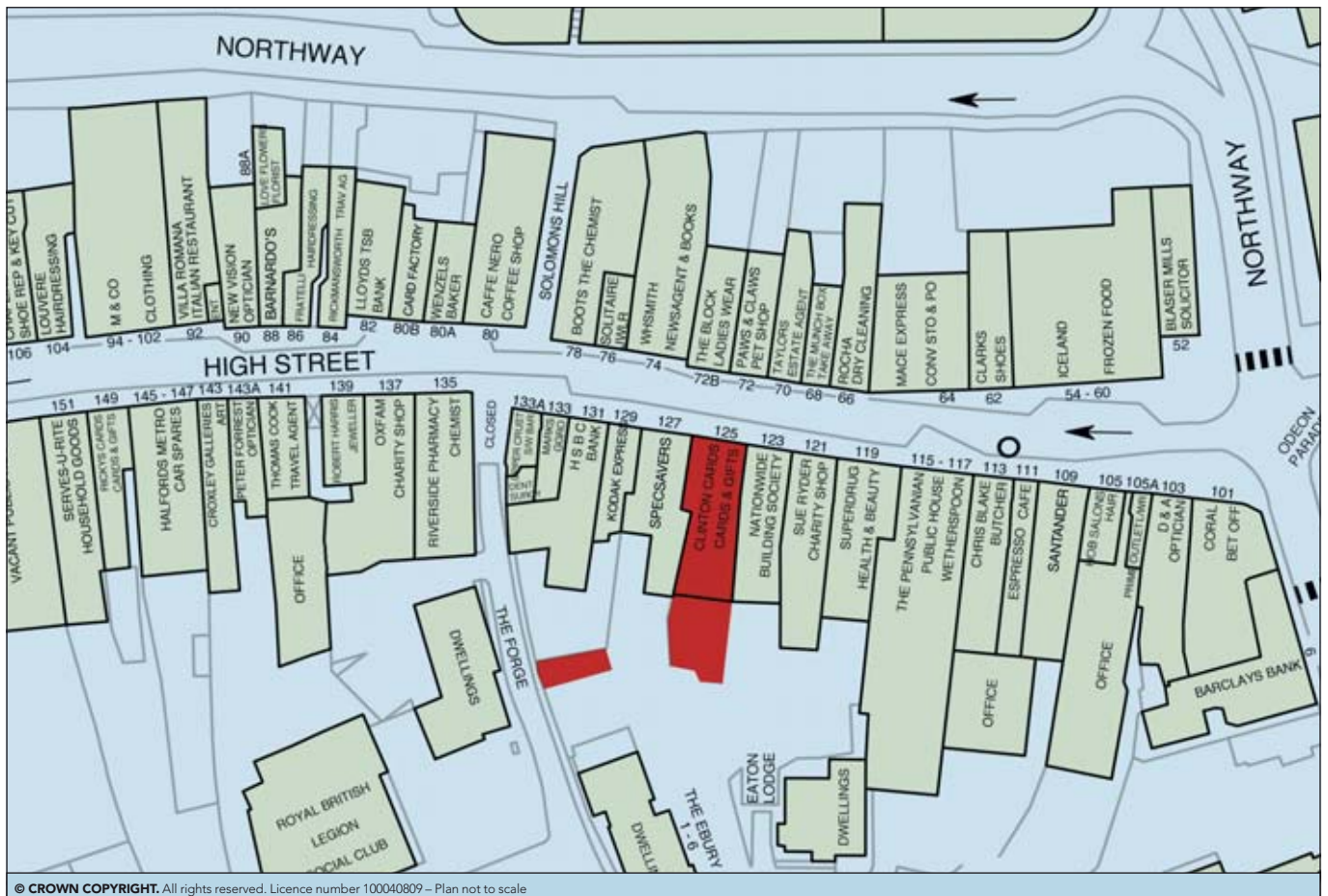
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3 MONTH COMPLETION

View of Carotino House
at rear of property



View from the Property



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SITUATION

Occupying a busy trading position within this retail thoroughfare in the main town centre adjacent to **William Hill** and **Motor World** and amongst a host of multiple retailers including **Greggs, Thomas Cook, Sayers, Johnsons, Age UK, Wetherspoon** and many more. In addition, Runcorn market takes place on Tuesday, Thursday, Friday & Saturday.

Runcorn is an important commercial centre lying some 15 miles south-east of Liverpool and is accessible via the M56 (Junction 12).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with **Ancillary/Storage** (currently no access) at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	24'5"	Internal Width	23'9"
Shop Depth	68'9"	Built Depth	77'11"

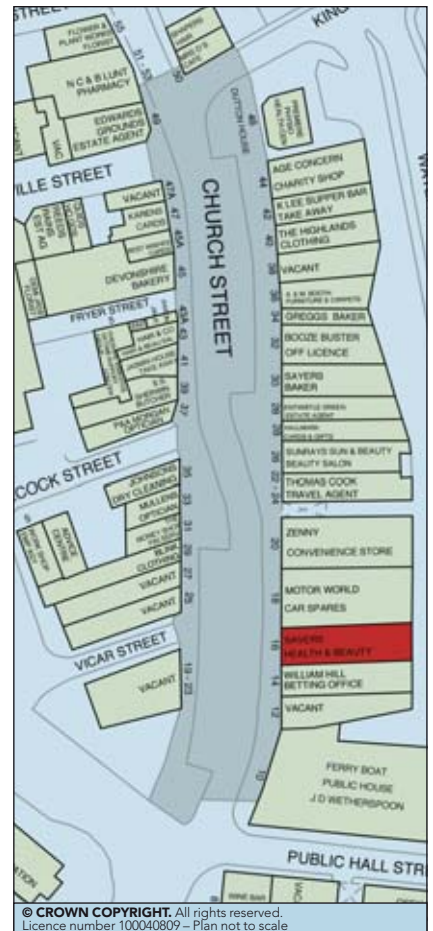
WC

First Floor Ancillary Storage – Not Inspected

VAT is NOT payable in respect of this Lot FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Kruidvat Real Estate UK Ltd t/a Savers (Guaranteed by Superdrug Stores Plc until 26th October 2012 – Having over 900 branches – T/O for year end 25/12/10 £1.05 bn, Pre-Tax Profit £9.3 m, Net Worth £133.4 m)** for a term of 5 years and 9 months from 26th January 2010 at a current rent of **£18,200 per annum** exclusive.



£18,200 per annum

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

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

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6 WEEK COMPLETION



SITUATION

Occupying a busy trading position within this established parade which includes an **NHS Pharmacy** close to the junction with Barnehurst Road and serving the surrounding residential area. Barnehurst Mainline is within close proximity. Bexleyheath is located some 12 miles south east of Central London with excellent road links being only 6 miles from the M25 (Junction 2) via the A2.

PROPERTY

A terraced building comprising a **Ground Floor Shop** with separate side access via a communal entrance to a **Self-Contained Flat** on Part Ground and First Floor Level. In addition, the property benefits from a rear yard & garage.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No.1 (Ground Floor Shop) & Garage	Gross Frontage 20'4" Internal Width 19'5" Shop Depth 25'7" Built Depth 69'1" Rear Storage Area Approx. 545 sq ft WC	M Anpalakan (Off-Licence)	20 years from 23rd November 2010	£15,000	FRI Rent Reviews 2015 & 5 yearly We understand the tenant paid a premium of £15,000 for the lease in 2012 and intends to re-brand the shop in due course
No.1A (Part Ground/ First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC*	Individuals	1 year from 30th November 2011	£8,340	AST
TOTAL				£23,340	

*Not inspected by Barnett Ross

£23,340 per annum

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



JOINT AUCTIONEERS

Kingsbury Consultants
Tel: 020 7183 2529 Ref: K Goldstein Esq

VENDOR'S SOLICITORS

Philip Ross & Co – Tel: 020 7636 6969
Ref: Ms Charlotte Gould – Email: charlotte.gould@philipross.com

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6 WEEK COMPLETION

SITUATION

Occupying a prominent trading position, yards from a **BP Connect/Marks & Spencer** on the south side of Shepherds Bush facing The Common and it's array of multiple and established traders. Shepherd's Bush Empire and Westfield Shopping Centre are nearby and the property is within close proximity of Shepherds Bush Market Underground (Hammersmith & City Line) & Shepherds Bush Underground (Central Line).

PROPERTY

Forming part of a 1930's five storey block of flats comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	11'0"
Internal Width	10'5" widening to 14'10"
Shop & Built Depth	27'2"
WC	

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 29th September 1979 at a peppercorn ground rent.

£12,500 per annum

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

TENANCY

The property is let on a full repairing and insuring lease to **S Haddad as a Restaurant/ Takeaway** for a term of 15 years from 26th January 2011 at a current rent of **£12,500 per annum** exclusive.

Rent Reviews 2016 & 5 yearly

Note 1: The occupational tenant has informed us that he paid a premium of £28,000 to take the premises and spent a further £20,000 on fitting out the unit.

Note 2: There is a £3,125 Rent Deposit held.



VENDOR'S SOLICITORS
Rubinstein Phillips Lewis LLP - Tel: 020 7925 2244
Ref: Ms Ken-Yee Lam - Email: kenyeelam@ruphlaw.co.uk

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4 WEEK COMPLETION



SITUATION

Located in a popular and sought after north-west London residential area, and within 1 mile from the multiple shopping facilities of Station Road, the Broadwalk Shopping Centre and Edgware Underground Station (Northern Line) & Bus Station.

Edgware lies approximately 10 miles north-west of Central London with good access via the main A41.

PROPERTY

Part of a two storey block comprising a ground floor **2 Bed Flat** with a front garden. In addition, the property benefits from a separate **Garage** to the rear approached via a service road.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor Flat

- 3 Rooms
- Kitchen
- Bathroom
- Separate WC

Plus Front Garden and Single Garage

TENURE

Leasehold for a term of 99 years from 29th September 1958 (thus having approx 45¼ years unexpired) at a fixed ground rent of £14.70 p.a.

Offered with FULL VACANT POSSESSION

Note: The Vendor has the right to enfranchise for an additional 90 year extension at nil ground rent under the Leasehold Reform, Housing and Urban Development Act 1993. At the request of the Purchaser, the Vendor will serve the appropriate Section 42 Notice and the Purchaser will take over all obligations.

Vacant 3 Bed Flat

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

VENDOR'S SOLICITORS
Darlingtons Solicitors - Tel: 020 8951 6666
Ref: P. Rabin Esq - Email: prabin@darlingtons.com

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6 WEEK COMPLETION



SITUATION

Located close to the junction with Kingston Road within this established retail parade opposite **Pizza Hut** and **Dominos** and within easy walking distance of the main High Street, Two Rivers Retail Park, Elmsleigh Shopping Centre and Staines Rail Station.

The property benefits from good road links via the A308 and the A30 to the M25 (Junction 13).

Staines lies 8 miles south-east of Slough and 21 miles south-west of Central London.

PROPERTY

A mid terraced property comprising a **Ground Floor Shop** with separate front entrance to **Self-Contained Offices** on the first floor with gas central heating (not tested). There is rear vehicular access by way of a service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'6"
Internal Width	13'10"
Shop Depth	23'9"
Built Depth	63'0"

WC

First Floor Offices

Area Approx	830 sq ft
2 WCs	

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Southern Fast Foods Ltd t/a KFC (ultimate holding company Kentucky Fried Chicken (Great Britain) Ltd - having over 800 branches – T/O for Y/E 28/11/10 £371m, Pre-Tax Profit £38.39m and Net Worth £60m)** for a term of 20 years from 15 November 1992 (**See Note 1**) at a current rent of **£28,000 per annum** exclusive.

Note 1: The Freeholder has served a section 25 Notice on Southern Fast Foods Ltd offering a new FRI lease on the whole building for 5 years from 16th November 2012 at £28,000 p.a.

Note 2: The first floor offices are sublet to Property Personnel Ltd (Recruitment) for a term from 25/12/01 to 7/11/12 at a current rent of £9,750 per annum exclusive.

£28,000 per annum

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

VENDOR'S SOLICITORS

BSG Solicitors LLP – Tel: 020 8343 4411
Ref: J Swerner Esq – Email: jeremy@bsgsolicitors.com

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6 WEEK COMPLETION



SITUATION

Located in a prominent trading position on this busy High Street at the junction with Ickenham Road amongst such multiple traders as **WH Smiths, Marks & Spencer Food, Boots, Vodafone, Costa Coffee, HSBC, Bang & Olufsen** and many more. Ruislip Underground Station (Metropolitan and Piccadilly Lines) is within easy walking distance from the property. Ruislip lies approximately 7 miles south of Watford and 12 miles north-west of Central London.

PROPERTY

A terraced property comprising a **Ground Floor Shop** with separate rear access by way of a service road to a **Self-Contained Maisonette** on first and second floors.

VAT is payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'0" Internal Width 19'0" narrowing to 9'9" Shop Depth 46'0" Built Depth 85'0" WC				VACANT
First and Second Floor Maisonette	2/3 Rooms, Kitchen, Bathroom/WC	2 Individuals	1 year from April 2012	£11,400	

TOTAL	£11,400 Plus Vacant Shop
--------------	---------------------------------

£11,400 per annum Plus Vacant Shop

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

VENDOR'S SOLICITORS
Wedlake Bell LLP - Tel: 020 7395 3000
Ref: J Lewis-Vivas Esq - Email: jlewisvivas@wedlakebell.com

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SITUATION

Occupying a prominent trading position in the busy pedestrianised section of Bitterne Road amongst such multiple occupiers as **Boots, Greggs, Iceland, Peacocks, Pizza Hut, Sainsburys, Stead and Simpson** and others. Bitterne is one of Southampton's principal district shopping centres, lying some 2 miles east of Southampton City Centre.

PROPERTY

A **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** above.

ACCOMMODATION

Ground Floor Shop

- Gross Frontage 19'2"
- Internal Width 18'9"
- Built Depth 42'7"
- ITZA 507 sq ft
- WC

First and Second Floor Flat

3 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 **Themedawn Ltd t/a Cash Converters (having over 200 branches)** for a term of 25 years from 25th December 1989 at a current rent of **£21,210 per annum** exclusive.

Rent Review 2009 (Outstanding – Landlord quoted £21,800 p.a.)



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£21,210 per annum

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



JOINT AUCTIONEERS
BNP Paribas, Alleyn House, 23/27 Causton Crescent, Southampton, SO15 2EU
Tel: 02380 385 024 Ref: R. Holt Esq

VENDOR'S SOLICITORS
Mishcon de Reya - Tel: 020 7440 7027
Ref: I. Lipman Esq - Email: ian.lipman@mishcon.com

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SITUATION

Occupying a prominent trading position in the busy pedestrianised section of Bitterne Road amongst such multiple occupiers as **Boots, Greggs, Cash Converters, Iceland, Peacocks, Pizza Hut, Sainsburys, Stead and Simpson** and others. Bitterne is one of Southampton's principal district shopping centres, lying some 2 miles east of Southampton City Centre.

PROPERTY

A **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** above.

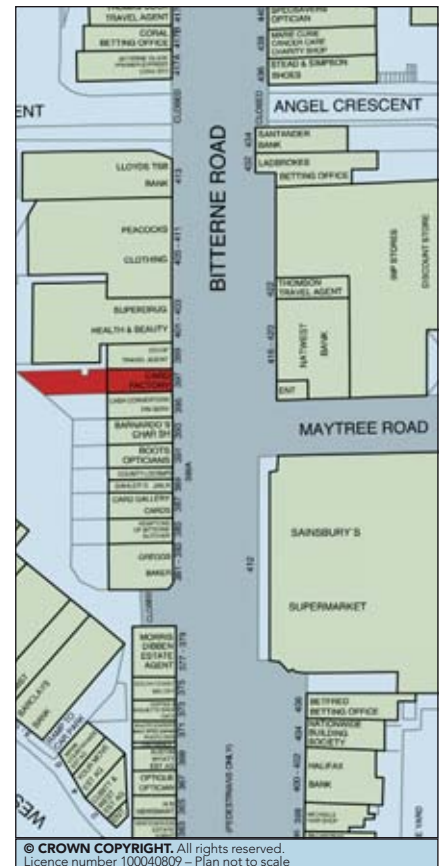
VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'2" Internal Width 15'11" Built Depth 42'6" WC	Sportswift Ltd t/a Cardfactory (Having approx 600 branches) (T/O for Y/E 31/01/11 £228.8m, Pre-Tax Profit £55.7m and Net Worth £88.8m)	10 years from 19th November 2010	£18,300	FRI Rent Review 2013 Tenant's Break 2015
First and Second Floor Flat	Not Inspected	Individual	125 years from August 2004	£75	FRI

TOTAL £18,375



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£18,375 per annum

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



JOINT AUCTIONEERS
BNP Paribas, Alleyn House, 23/27 Causton Crescent, Southampton, SO15 2EU
Tel: 02380 385 024 Ref: R. Holt Esq
VENDOR'S SOLICITORS
Mischon de Reya - Tel: 020 7440 7027
Ref: I. Lipman Esq - Email: ian.lipman@mishcon.com

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**TO BE TESCO EXPRESS
GROSS YIELD 7.1%**



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SITUATION

Located at the junction with Toronto Road, adjacent to a **Co-op Food Store**, opposite **Corals** and near **William Hill**, serving the surrounding residential area approximately 2 miles north of Bristol city centre.

VAT is payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor and Basements	Ground Floor Gross Frontage 50'1" Return Frontage 116'6" Internal Width 46'5" Built Depth 116'6" GIA Approx 4,115 sq ft Front Basement GIA Approx 655 sq ft Rear Basement GIA Approx 850 sq ft Total GIA Approx 5,620 sq ft	Tesco Stores Ltd (See Tenant Profile)	20 years from 27th March 2012	£49,800	FRI by way of service charge Rent Reviews 2016 and 5 Yearly to RPI, subject to a 'collar & cap' of 0% and 4% Tenant's Break 2022
Upper Part	Not inspected	Filton Bristol Ltd	999 years from completion	Peppercorn	FRI by way of service charge
TOTAL				£49,800	

PROPERTY

Forming the majority of a former Public House comprising a **Ground Floor which is to undergo alterations and shop-fitting in due course by Tesco Stores Ltd for use as a Convenience Store plus 2 Basements**. There will also be **Customer Forecourt Parking for 6 cars** accessed from Toronto Road. In addition, there is separate rear access to the **Upper Parts**.

£49,800 per annum

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

TENANT PROFILE

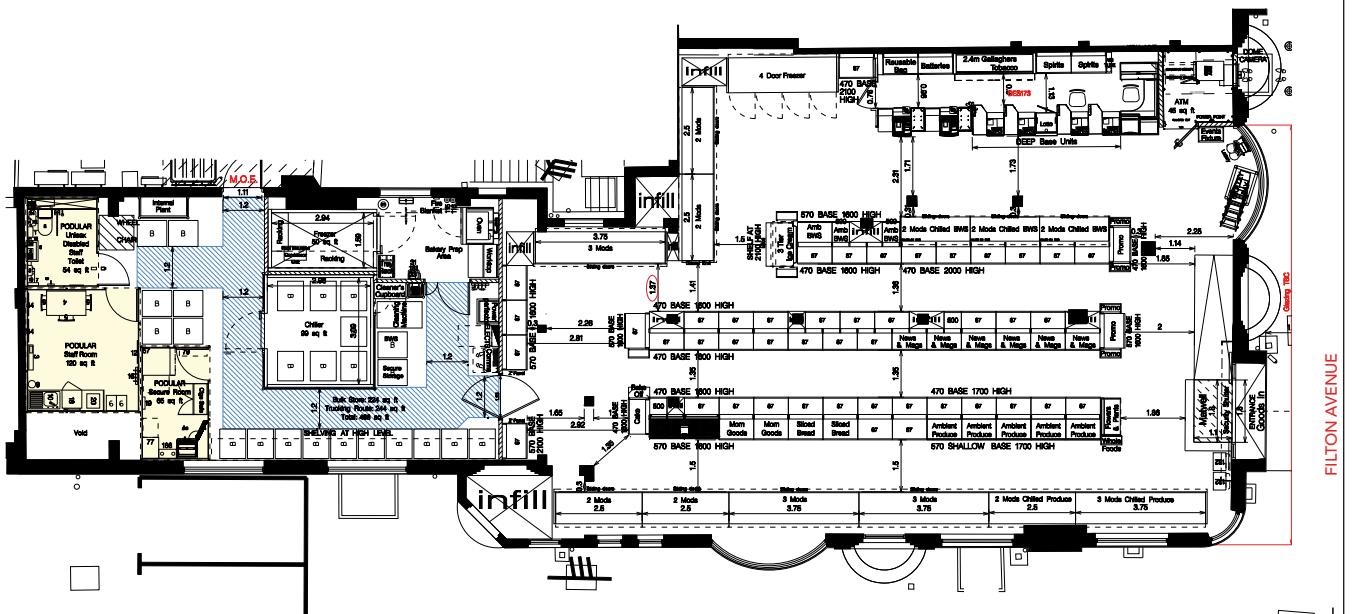
Tesco operate from over 2,700 stores throughout the UK. For Y/E 26/02/11 Tesco Stores Limited reported a Turnover of £40.15bn, Pre-Tax Profits of £2.24bn and a Net Worth of £6.95bn. Ultimate holding company is Tesco PLC.

TO BE TESCO EXPRESS



TESCO EXPRESS
 All signage and shopfront to be confirmed by Tesco Express

PROPOSED FILTON AVENUE ELEVATION



REV.	AMENDMENTS	DATE	REV.	AMENDMENTS	DATE	DRAWING NO. BRISfeasGAG#B.dgn	PROJECT	 TESCO STORES LIMITED EXPRESS GROUP P.O. BOX 400, CHIPPERS BUILDING, SHIRE PARK WELSH GARDEN CITY, HEIST, AL7 1HG TEL: 01274 623400 FAX: 01274 623401 E-MAIL: tescostores@tesco.com © 2011 TESCO STORES LIMITED. ALL RIGHTS RESERVED.
#	PRELIMINARY RETAIL LAYOUT CREATED	12.08.10				PHASE 1	The Fellowship PH, Filton Avenue, Bristol	
A	RETAIL & BOH REDESIGNED AS PER PLANNERS UPDATE	01.09.10				ISSUE B		
B	UPDATED ARCHITECTS PLAN, AMEND RETAIL & BOH TO SUIT	25.11.11				SYSTEM ID: RETAIL		
						SCALE	DESCRIPTION PROPOSED RETAIL LAYOUT STANDALONE	
						DATE 28.11.2011		
						PLANNER Glen Franklin		

PROPOSED RETAIL LAYOUT

VENDOR'S SOLICITORS
 Solomon Taylor Shaw - Tel: 020 7431 1912
 Ref: S. Atkinson, Esq - Email: scott@solts.co.uk

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6 WEEK COMPLETION

SITUATION

Occupying a prominent trading position, close to the junction with Sheen Lane, and forming part of this popular retail thoroughfare amongst such multiples as **Caffe Nero, Barclays, WH Smith, Flight Centre, NatWest, Santander** and **Superdrug**.

East Sheen is a prosperous and sought after south-west London suburb which lies between Putney and Richmond and close to Barnes with good road access via the A205 (South Circular Road).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** on the 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	Gross Frontage 17'4" Internal Width (max) 12'4" Shop Depth 28'4" Built Depth 39'2" WC	E. Khoury & C. Khoury (Hairdresser)	15 years from 2nd February 2011	£12,000 (Rising to £14,000 in 2013)	FRI Rent Reviews 2016 and 5 yearly Tenant has been in occupation over 12 years
First & Second Floor Flat	Not inspected	Individual	125 years from 2008	£50	FRI Note: The lease of the flat has not been Registered – refer to Special Conditions of Sale

TOTAL	£12,050 Rising to £14,050 in 2013
--------------	--

£12,050 per annum
Rising to £14,050
in 2013

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

VENDOR'S SOLICITORS

E Edwards Son & Noice – Tel: 01277 658 551
Ref: A. Squires Esq – Email: law@eesan.plus.com

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6 WEEK COMPLETION



SITUATION

Located close to the junction with Treen Avenue in this established local parade serving the surrounding residential population in this sought after area. White Hart Lane is a busy road which links Mortlake High Street with the A205 (Upper Richmond Road West) being close to Putney and Richmond.

PROPERTY

A mid terraced building comprising an attractive corner **Ground Floor Shop** with separate front access to a **Self-Contained Flat** on the first floor with UPVC double glazing.

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 32'11" Internal Width (max) 22'0" narrowing to 12'0" Shop Depth 14'3" Built Depth 18'1" WC	A. Ozcan & Z. Teglesi t/a Zolly's Café	15 years from 31st October 2006	£10,000	FRI Rent Reviews 2012 & 3 yearly
First Floor Flat	Bedroom/Living Area, Kitchen, Bathroom/WC	Individual	1 year from 19th November 2011	£10,200	AST
TOTAL				£20,200	

£20,200 per annum

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

VENDOR'S SOLICITORS

E Edwards Son & Noice – Tel: 01277 658 551
Ref: A. Squires Esq – Email: law@eesan.plus.com

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6 WEEK COMPLETION

SITUATION

Occupying a prominent trading position in the busy pedestrianised section of Bitterne Road amongst such multiple occupiers as **Greggs, Boots, Cash Converters, Iceland, Peacocks, Pizza Hut, Sainsburys, Stead and Simpson** and others. Bitterne is one of Southampton's principal district shopping centres, lying some 2 miles east of Southampton City Centre.

PROPERTY

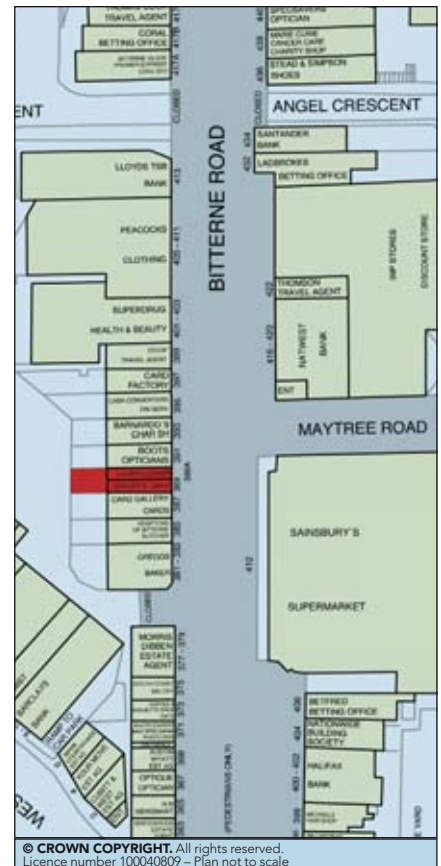
Two Ground Floor Shops which intercommunicate at the rear with separate rear access to a **Self-Contained Flat** above.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 389A (Ground Floor Shop)	Internal Width 8'7" Built Depth 42'4" External WC	P Watts (Jewellers/watch repairs)	10 years from 25th December 2009 (See Note)	£10,250	FRI Rent Review 2014
No. 389B (Ground Floor Shop)	Internal Width 8'8" Built Depth 42'4" WC	P Watts (Locksmith)	10 years from 25th December 2009 (See Note)	£10,250	FRI Rent Review 2014
No. 389C (First and Second Floor Flat)	Not Inspected	Individual	125 years from 3rd October 2005	£75	FRI
TOTAL				£20,575	



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Note: The ground floor tenant has been in occupation for over 10 years.

£20,575 per annum

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



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Ref: I. Lipman Esq - Email: ian.lipman@mishcon.com

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SITUATION

Occupying a prominent trading position in the busy pedestrianised section of Bitterne Road amongst such multiple occupiers as **Greggs, Cash Converters, Iceland, Peacocks, Pizza Hut, Sainsburys, Stead and Simpson** and others. Bitterne is one of Southampton's principal district shopping centres, lying some 2 miles east of Southampton City Centre.

PROPERTY

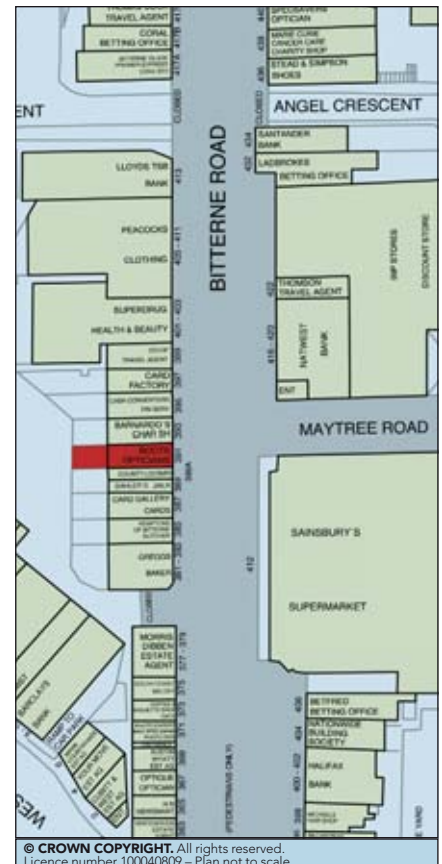
A **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** above.

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 17'3" Internal Width 16'11" Built Depth 43'6" ITZA 499 Units WC	Boots Opticians Professional Services Ltd (T/O for Y/E 31/03/11 £235.5m, Pre-Tax Profit £17.4m and Net Worth £42.4m)	10 years from 25th December 2010	£18,000	FRI Rent Review and Tenant's Break 2015
First and Second Floor Flat	Not Inspected	Individual	125 years from April 2012	£75	FRI
TOTAL				£18,075	



£18,075 per annum

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



JOINT AUCTIONEERS
BNP Paribas, Alleyn House, 23/27 Causton Crescent, Southampton, SO15 2EU
Tel: 02380 385 024 Ref: R. Holt Esq
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SITUATION

Located in the city centre, close to the junction with Upper Parliament Street near to City Gate West which houses **Ernst & Young, IBM** and **HSE**, near an **RBS** and **Londis**. The parade enjoys a high occupancy level by a number of well established specialist retailers and is within close proximity to the Playhouse Theatre and Park. Nottingham lies some 25 miles north of Leicester and is the principal shopping and financial centre of the East Midlands with excellent road access via the M1 (Junctions 24-26).

PROPERTY

Forming part of a mid-terrace Grade II Listed building comprising a **Ground Floor Shop** with internal access to **Basement Storage**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	26'10"
Internal Width	26'0"
Shop Depth	37'5"
Built Depth	44'7"
WC	

Basement

Storage Area	Approx 815 sq ft
--------------	------------------

VAT is payable in respect of this Lot

£16,650 per annum

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

TENURE

Leasehold for a term from 9th August 2012 to 9th September 2144 (132 years and 1 month) at a fixed ground rent of £1 p.a.

TENANCY

The property is let on an effectively full repairing and insuring lease to **Ferguson Interiors Ltd as Kitchen Designers** (www.fergusoninteriors.co.uk) for a term from 2nd February 2004 to 28th September 2020 (by way of a reversionary lease) at a current rent of **£16,650 per annum exclusive (See Note)**.

Rent Reviews 2013 and 3 Yearly

Note: There is a personal concession to £15,400 p.a. until 02/02/13, but the Vendor will make up the rent shortfall on completion.



VENDOR'S SOLICITORS
Lawrence Stephens Solicitors - Tel: 020 7936 8888
Ref: S. Messias Esq - Email: smessias@lawstep.co.uk

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SITUATION

Located in the city centre, close to the junction with Upper Parliament Street near to City Gate West which houses **Ernst & Young, IBM** and **HSE**, near an **RBS** and **Londis**. The parade enjoys a high occupancy level by a number of well established specialist retailers and is within close proximity to the Playhouse Theatre and Park.

Nottingham lies some 25 miles north of Leicester and is the principal shopping and financial centre of the East Midlands with excellent road access via the M1 (Junctions 24–26).

PROPERTY

Forming part of a mid-terrace Grade II Listed building comprising a **Ground Floor Shop** and **Mezzanine** with internal access to **Basement Storage**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'4"
Internal Width	17'0"
Shop & Built Depth	43'9"

Mezzanine

Office Area	Approx 180 sq ft
WC	

Basement

Storage Area	Approx 560 sq ft
--------------	------------------

£10,750 per annum

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

VAT is payable in respect of this Lot

TENURE

Leasehold for a term from 9th August 2012 to 9th September 2144 (132 years and 1 month) at a fixed ground rent of £1 p.a.

TENANCY

The property is let on an effectively full repairing and insuring lease to **Flooring Trends Ltd as Flooring Specialists (www.flooringtrends.co.uk)** for a term of 12 years from 7th September 2006 at a current rent of **£10,750 per annum** exclusive (**See Note 1**).

Rent Reviews September 2012 and 2015

Note 1: There is a personal concession to £9,500 p.a. until 07/09/12, but the Vendor will make up the rent shortfall on completion.

Note 2: The tenant has been in occupation since 2004.

VENDOR'S SOLICITORS

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6 WEEK COMPLETION



SITUATION

Located within this established parade near to the junction with Forest Road amongst a host of established traders serving the surrounding residential area. Cheshunt is located 4 miles north of Enfield and benefits from excellent road links via the M25 (Junction 25) and the A10.

VAT is NOT payable in respect of this Lot

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate side access to a **Self-Contained Flat** on the first floor. **There may be potential to create further accomodation on the flat roof, subject to obtaining the necessary consents.**

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'6" Internal Width 17'2" Shop and Built Depth 40'6" WC	Mrs Nisha Tailor (Service Laundrette)	15 years from 1st December 2009	£11,000	FRI Rent Reviews December 2012 & 3 yearly Tenant's 2011 Break not exercised. The shop has been used as a laundrette for at least 10 years.
First Floor Flat	2 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 19th July 2007	£6,600	AST (Holding over) We are informed the rent has not increased since July 2007 £787.50 Rent Deposit held
TOTAL				£17,600	

£17,600 per annum

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

VENDOR'S SOLICITORS

GPT Solicitors – Tel: 020 8904 6495
Ref: A. Patel Esq – Email: mail@gptlawpractice.com

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6 WEEK COMPLETION



SITUATION

Located facing Blackwell Street which leads directly into the town centre, and within this established parade, near to **Nisa Local** and **Kwik-Fit** and amongst a variety of local businesses, all serving the surrounding residential area. Kidderminster lies approximately 16 miles south west of Birmingham and benefits from excellent road links via the A456 into Birmingham and the M5 (Junction 3).

PROPERTY

A substantial terraced building comprising a **Ground Floor Takeaway** with separate front access to a **Large Self-Contained Maisonette** arranged over first and second floors. In addition, the property includes a separate **Rear Store** and vehicular access from Churchfields into a **Large Rear Yard** for loading/parking.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	22'5"		
Internal Width	13'8"	widening to	28'8"
Shop Depth	40'10"	Built Depth	63'7"
Prep/Store Area	Approx	255 sq ft plus WC	

Separate Rear Store 24'0" x 13'6"

First & Second Floor Maisonette

5 Rooms, Kitchen, Bathroom/WC

VAT is NOT payable in respect of this Lot

FREEHOLD

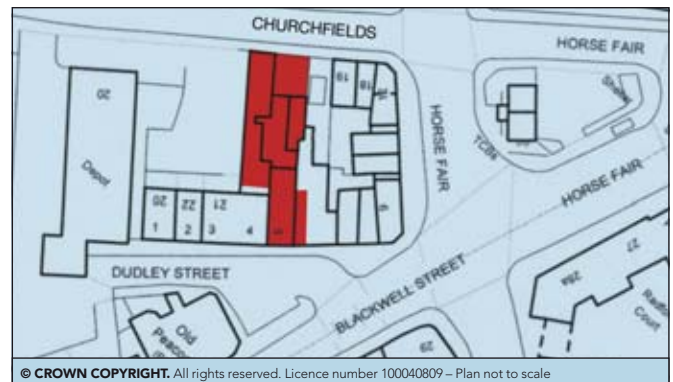
TENANCY

The entire property is let on a full repairing and insuring lease to **R S Boyle as a Pizza Takeaway** for a term of 20 years from February 2012 (**See Note 1**) at a current rent of **£20,000 per annum** exclusive.

Rent Reviews 2015 and 3 yearly

Note 1: The tenant has been in occupation since 2006 and previously traded as a Perfect Pizza franchise.

Note 2: We are advised by the tenant that he sublets the Maisonette as single rooms for approx £10,000 p.a.



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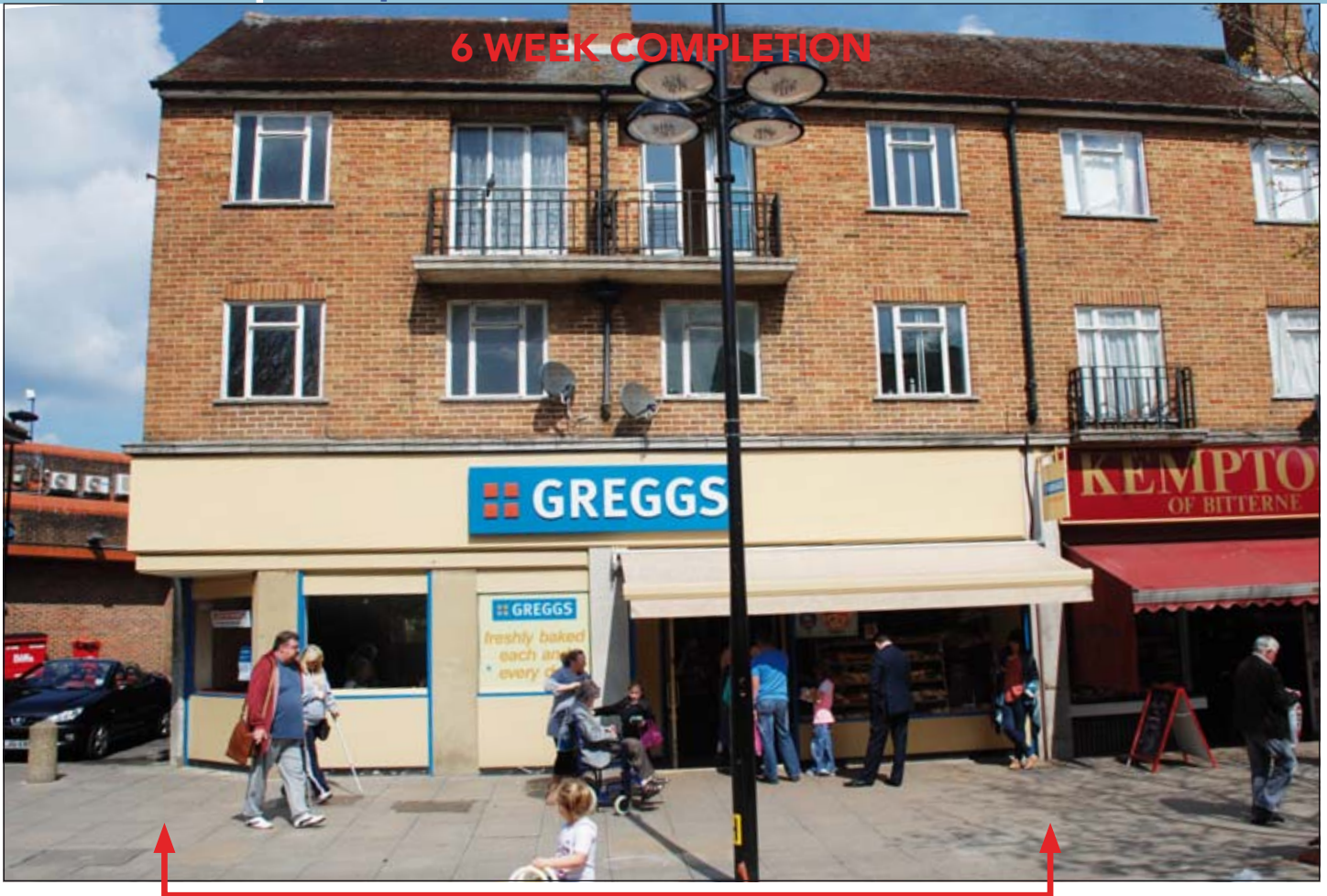
£20,000 per annum

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

VENDOR'S SOLICITORS

Bhakar Tomlinson - Tel: 01952 270 555
Ref: G. Bhakar Esq - Email: gb@bhaktom-solicitors.co.uk

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SITUATION

Occupying a prominent trading position in the busy pedestrianised section of Bitterne Road, opposite **Sainsburys**, and amongst such multiple occupiers as **Boots, Cash Converters, Iceland, Peacocks, Card Factory, Barnardos, Superdrug, Stead and Simpson** and others. Bitterne is one of Southampton's principal district shopping centres, lying some 2 miles east of Southampton City Centre.

PROPERTY

A **Ground Floor Double Shop** with separate rear access to **2 Self-Contained Flats** above.

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage	34'4"	
Internal Width	33'7"	
Built Depth	42'7"	
GIA	Approx	1,460 sq ft
ITZA		1,039 Units
WC		

First and Second Floor Flats

Not inspected – Each believed to be 3 Rooms, Kitchen, Bathroom/WC

£44,500 per annum

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

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Greggs Plc (having over 1,400 branches) (T/O for Y/E 01/01/11 £662.3m, Pre-Tax Profit £52.5m and Net Worth £184.7m)** for a term of 10 years from 23rd September 2009 **(See Note)** at a current rent of **£44,500 per annum** exclusive.

Rent Review and Tenant's Break 2014

Note: The lease is a renewal of a previous lease and on renewal the rent increased from £42,500 per annum.





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BNP Paribas, Alleyn House, 23/27 Carlton Crescent,
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VENDOR'S SOLICITORS
Mishcon de Reya - Tel: 020 7440 7027
Ref: I. Lipman Esq - Email: ian.lipman@mishcon.com

6 WEEK COMPLETION



SITUATION

Located close to the junction with Wharf Road and fronting a newly built residential development which enjoys excellent road links to the A41 and the M25 (Junction 20) and approx 1 mile from Kings Langley Rail Station.

PROPERTY

Forming part of an attractive property comprising a **Ground Floor Shop** with separate side access for loading.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'6"
Internal Width	19'2" widening at the rear
Shop Depth	24'7"
Built Depth	29'9"
WC	

VAT is payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 1st January 2007 at a peppercorn

TENANCY

The property is let on a full repairing and insuring lease to **Limes Local Limited as a Convenience Store/Off Licence** for a term of 10 years from 2nd October 2009 at a current rent of **£10,500 per annum** exclusive.

Rent Review 2014

£10,500 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS

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

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SITUATION

Occupying a prominent trading position in the pedestrianised pitch of the town centre close to the junction with Albert Street and St Peters Street amongst a host of multiple traders including **Primark, Northern Rock, HSBC, Tesco Express, H Samuel, British Heart Foundation, Boots, Dorothy Perkins** and many others.

Derby is located approx. 14 miles west of Nottingham and benefits from excellent road links via the M1 (Junction 25) and the A52.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Storage/Staff Accommodation** at first and second floor levels.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'6"	Internal Width	17'4"
Shop Depth	68'11"	Built Depth	75'2"
First Floor Storage/Staff Area		Approx	700 sq ft
Second Floor Storage Area		Approx	880 sq ft

VAT is payable in respect of this Lot FREEHOLD

TENANCY

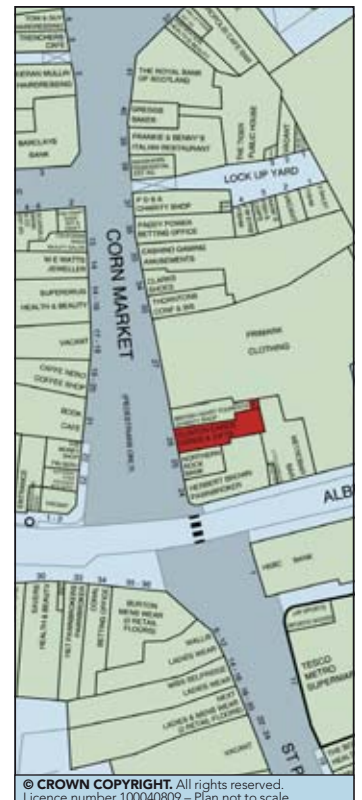
The entire property is let on a full repairing and insuring lease to **The Greetings Store Group Limited (a subsidiary of Clinton Cards Plc – with approx. 650 branches)** for a term of 5 years from 14th September 2011 at a current rent of **£37,000 per annum** exclusive.

Note 1: The lease is a renewal of a previous lease and the tenant has been in occupation for over 15 years. The rent under the previous lease was £50,000 per annum.

Note 2: There is a rent free period and the vendor will make up the shortfall on completion.

£37,000 per annum

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



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6 WEEK COMPLETION

SITUATION

Occupying a prominent trading position in this busy High Street, opposite **Co-Op Supermarket**, and amongst a host of specialist traders. Fordingbridge is an attractive town situated on the edge of the New Forest 21 miles west of Southampton and 17 miles north of Bournemouth.

PROPERTY

A mid terraced building comprising a **Ground Floor Double Shop** with internal access to **Storage** on the First Floor. In addition, the property benefits from use of a rear service road and rear yard with parking for 5 cars plus **Additional Rear Land (See Note 1)**.

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage 28'2" Internal Width 27'9"
 Built Depth 65'2" (max)

First Floor Storage

Area Approx 430 sq ft plus WC
Plus Additional Rear Land (See Note 1)

VAT is NOT payable in respect of this Lot

**£10,500 per annum
 Plus Vacant Land
 (See Note 1)**

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

FREEHOLD

TENANCY

The property is let on a full repairing and insuring lease to **M. Penton & P. Penton as Bakers & Confectioners** for a term from 22nd September 2006 to 18th February 2015 (**See Note 2**) at a current rent of **£10,500 per annum** exclusive.

Rent Review February 2011 (Outstanding)

Note 1: The additional rear land (shaded blue on the site plan) is offered with vacant possession, subject to any rights that exist thereover.

Note 2: The shop has been used as a bakers since 1985.



VENDOR'S SOLICITORS

Goodman Derrick LLP - Tel: 020 7404 0606
 Ref: M. Collins Esq. - Email: mcollins@gdlaw.co.uk

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6 WEEK COMPLETION



SITUATION

In this established parade near a **Post Office**, close to the junction with Duncrievie Road and within close proximity of Hither Green Station (South Eastern Line). Hither Green benefits from good road links via the A21 being 1 mile south of Blackheath and 8 miles from Central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to **4 Self-Contained Flats** at Rear Ground, Basement, First and Second Floor levels. In addition the property benefits from a **Rear Garden**.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to S Meer (**see Note 1**) for a term of 15 years from 19th June 2004 at a current rent of **£14,500 per annum** exclusive.

Rent Reviews 2009 (Outstanding) and 2014

£14,500 per annum

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'10"
Internal Width	14'4"
Shop Depth	27'3"
Built Depth	57'2"
WC	

Rear Ground Floor Flat (with Basement)

Living Room/Bedroom, Kitchen, Shower, sep WC plus access to garden and Basement storage.

Front First Floor Flat

Reception, Kitchen, Bedroom with en-suite Shower Room/WC

Rear First Floor Flat

Living Room/Bedroom incl. Shower, Kitchen, sep WC

Second Floor Flat (Not Inspected by Barnett Ross)

Reception, Bedroom incl. Shower, Kitchen, sep WC

Note 1: We understand the lessee currently sub-lets the entire property (Beauty Salon and 4 Flats) at a total of £32,240 p.a.

Note 2: The lessee has indicated in writing that he would like to take a longer lease.

Note 3: There is a rent deposit of £3,625 held.

VENDOR'S SOLICITORS

Goodman Derrick – Tel: 020 7404 0606
Ref: M Collins Esq. – Email: mcollins@gdlaw.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

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SITUATION

Located off the A367 (Fosseway) to the south-east of the Town Centre within this establish Industrial/Commercial Estate dominated by **Integrity (The Print Professionals)** and amongst other occupiers such as **Beechcroft** and **Herald Electronics**.

Midsomer Norton is an attractive town midway between Bath and Shepton Mallett.

PROPERTY

Situated on a **Site Area of approximately 0.47 Acres** upon what stands a modern detached **Two-Storey Light Industrial Unit** comprising Offices and Workshops on the Ground and First Floors together with a two-storey Loading/Store Area with concertina door. In addition, the property includes gas central heating, air-conditioning units and **On-Site Parking for approximately 40 cars**.

ACCOMMODATION

Ground Floor

Office/Workshops GIA Approx 4,905 sq ft
 Loading/Store GIA Approx 315 sq ft

First Floor

Office/Workshops GIA Approx 3,245 sq ft
 incl shower & 2 WCs
Total GIA Approx 8,465 sq ft

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **SRT Marine Technology Limited (See Tenant Profile)** for a term of 20 years from 1st January 2009 at a current rent of **£41,500 per annum** exclusive.

Annual Rent Reviews from 1st January 2015 to the greater of OMV or 2.5% of the current rent.

Tenant's Break 31st December 2014

TENANT PROFILE

SRT Marine Technology Limited are the world's leading supplier of Marine Automatic Identification System (AIS) technology, products and solutions (source: www.srt-marine.com). T/O for Y/E 31/03/11 was £9m, Pre-Tax Profit £2.04m and negative Net Worth £1.78m – Holding Company: Software Radio Technology Plc – T/O for Y/E 31/03/11 £9.2m, Pre-Tax Profit £1.9m and Net Worth £5.3m.

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

£41,500 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

SITUATION

Occupying a prominent trading position in this established parade close to the junction with Waterworks Road being close to a **Morrisons Supermarket** serving the surrounding residential area.

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

An attractive mid terraced building comprising a **Ground Floor Shop** with separate front access to a **Large Self-Contained Maisonette** on the 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	Gross Frontage 17'4" Internal Width 13'1" Shop Depth 30'0" Built Depth 66'3" Tanning Room/Storage Area Area Approx. 275 sq ft Basement Storage Area Approx. 655 sq ft* WC *part restricted head height	Mr P Sikora t/a Scooters (Barber Shop)	5 years from 5th August 2008	£6,500	FRI Rent Deposit held
First and Second Floor Maisonette	4 Rooms, Kitchen, Bathroom/WC – Not inspected by Barnett Ross	Individuals	6 months from 9th May 2011	£7,540	AST Holding over
TOTAL				£14,040	

£14,040 per annum

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

VENDOR'S SOLICITORS
Carpenters Rose – Tel: 020 8906 0088
Ref: M Rose Esq – Email: mr@carpentersrose.co.uk

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

In this established parade close to the junction with Mosslea Road serving the surrounding residential area. Penge lies midway between Crystal Palace and Bromley some 6 miles south east of Central London.

PROPERTY

Forming part of a terraced property comprising a **Ground Floor Shop**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'5"
Internal Width	14'6" narrowing to 11'9"
Shop Depth	23'4"
Built Depth	36'6"
WC	

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 99 years from 20th January 1999.

TENANCY

The property is let on a full repairing and insuring lease to **K. Wright as a Tattoo Parlour** for a term of 5 years from 26th January 2012 (**in occupation since 2007**) at a current rent of **£6,000 per annum** exclusive.

Rent Review 2015

£6,000 per annum

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

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
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6 WEEK COMPLETION



SITUATION

Located close to the junction with Richmond Avenue, which in turn is just off the A315 (Staines Road) and approximately 1 ¼ miles from Feltham Mainline Station.

Feltham lies approximately 13 miles south-west of central London, ideally situated for Heathrow Airport and benefitting from good road access to the motorway network via the M4 (Junction 3) and M25 (Junction 13).

PROPERTY

An unmodernised **2 Bedroom Semi-Detached House** planned on ground and first floors benefiting from gas central heating (not tested), a **Rear Garden** and shared access to a **Garage**.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

ACCOMMODATION*

Ground Floor

Lounge
 Kitchen

First Floor

Bedroom 1
 Bedroom 2
 Bathroom/WC

Garage

*Room sizes and floor areas available from the Auctioneers

Note 1: There is potential to extend the property to the rear, create additional living space in the loft and provide off-street parking at the front, all subject to obtaining the necessary consents.

Note 2: We understand that No. 119 Northumberland Crescent (2 bed house with downstairs bathroom) sold for £185,000 in January 2012.

Vacant 2 Bed House

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

George Ecker
Independent Chartered Surveyors

JOINT AUCTIONEERS
 George Eckert, 1-5 Summerland Gardens, Muswell Hill,
 London N10 3QN Tel: 020 8883 3232 Ref: Ms Anna Eckert

VENDOR'S SOLICITORS
 Male & Wagland – Tel: 01707 657 171
 Ref: R. Male, Esq – Email: rcm@mwlaw.co.uk

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

Occupying a prominent trading position in the busy pedestrianised section of Bitterne Road amongst such multiple occupiers as **Boots, Greggs, Cash Converters, Iceland, Peacocks, Pizza Hut, Sainsburys, Stead and Simpson** and others. Bitterne is one of Southampton's principal district shopping centres, lying some 2 miles east of Southampton City Centre.

PROPERTY

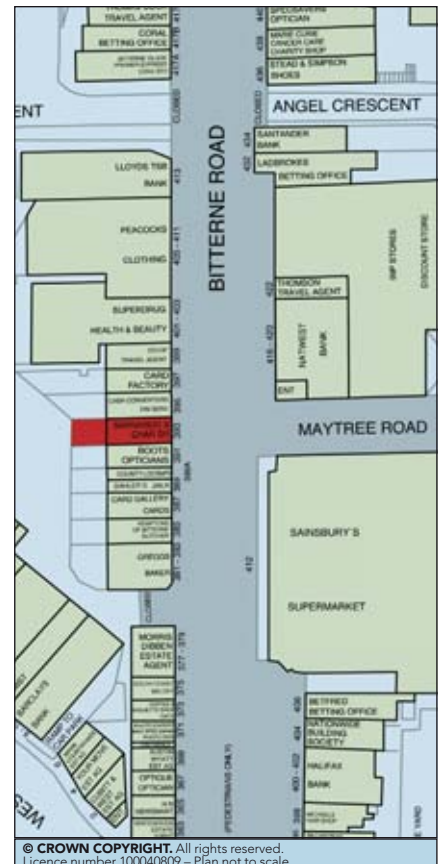
A **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** above.

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 17'7" Internal Width 17'4" Built Depth 42'7" ITZA 558 sq ft WC	Barnardos (Having over 450 branches)	20 years from 24th June 1994	£18,000	FRI Rent Review 2009 (Outstanding)
First and Second Floor Flat	Not Inspected	Individual	125 years from April 2012	£75	FRI
TOTAL				£18,075	



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£18,075 per annum

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



JOINT AUCTIONEERS
BNP Paribas, Alleyn House, 23/27 Carlton Crescent, Southampton, SO15 2EU
Tel: 02380 385 024 Ref: R. Holt Esq

VENDOR'S SOLICITORS
Mischon de Reya - Tel: 020 7440 7027
Ref: I. Lipman Esq - Email: ian.lipman@mishcon.com

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

Occupying a prominent trading position in the busy pedestrianised section of Bitterne Road amongst such multiple occupiers as **Boots, Greggs, Cash Converters, Iceland, Peacocks, Pizza Hut, Sainsburys, Stead and Simpson** and others. Bitterne is one of Southampton’s principal district shopping centres, lying some 2 miles east of Southampton City Centre.

PROPERTY

A **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** above.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'5"	Internal Width	17'9"
Built Depth	43'0"		
GIA	Approx	1,085 sq ft	ITZA 567 Units
WC			

First and Second Floor Flat – 3 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 **A M Kempton as a Butcher** for a term of 15 years from 26th March 2010 at a current rent of **£24,500 per annum** exclusive.

Rent Reviews 2015 and 2020

Note: We are informed that the flat is sub-let on an AST.

£24,500 per annum

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



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BNP PARIBAS REAL ESTATE
023 8038 5000

JOINT AUCTIONEERS
BNP Paribas, Alleyn House, 23/27 Carlton Crescent, Southampton, SO15 2EU
Tel: 02380 385 024 Ref: R. Holt Esq

VENDOR'S SOLICITORS
Mischon de Reya - Tel: 020 7440 7027
Ref: I. Lipman Esq - Email: ian.lipman@mishcon.com

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SITUATION

Located on the main A24 close to the junction with Carlwell Street, opposite **Carpet Right**, and amongst a variety of local traders, as well as being only a short distance from the main retail thoroughfare of Tooting Broadway, approximately 7 miles south-west of central London.

ACCOMMODATION

Ground Floor

Gross Frontage	17'4"	
Internal Width	16'7"	
Built Depth	45'11"	
Office Area	Approx	90 sq ft
Garage/Store Area	Approx	515 sq ft

First Floor

3 Rooms (incl Kitchenette),
Bathroom, WC
GIA Approx 530 sq ft*

Second Floor

3 Rooms (incl Kitchenette)
GIA Approx 445 sq ft*

Total Upper Part GIA Approx 975 sq ft*

*Areas include common parts

**Vacant Showroom
& Upper Part with
Potential**

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

PROPERTY

A mid terraced building comprising a **Ground Floor former Car Showroom** which interconnects with a **Garage/Store** that has vehicular access into Aldis Mews at the rear. In addition, there is separate rear access to **Ancillary Accommodation** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note: There is potential to convert the ground floor to retail space, the upper parts into 2 Self-Contained Flats and to add a further floor/flat on the third floor (see adjoining building), all subject to obtaining the necessary consents.



VENDOR'S SOLICITORS

Darlingtons - Tel: 020 8951 6666

Ref: J. Swede Esq - Email: jswede@darlingtons.com

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SITUATION

Occupying a prominent trading position in the busy pedestrianised section of Bitterne Road amongst such multiple occupiers as **Boots, Greggs, Cash Converters, Iceland, Peacocks, Pizza Hut, Sainsburys, Stead and Simpson** and others. Bitterne is one of Southampton's principal district shopping centres, lying some 2 miles east of Southampton City Centre.

PROPERTY

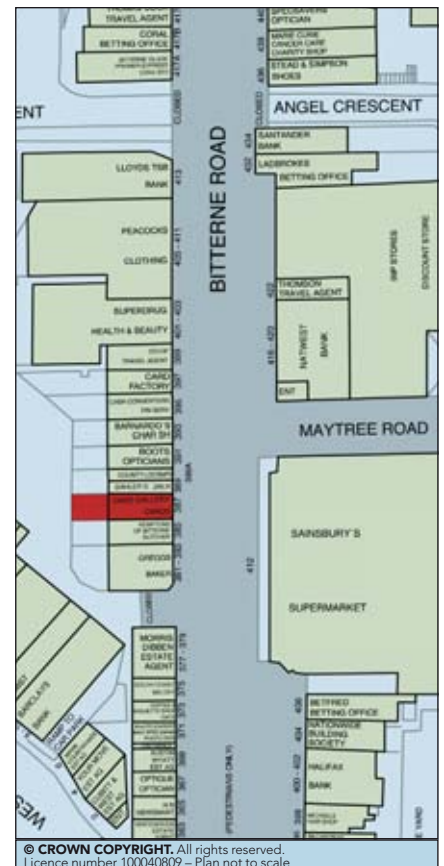
A **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** above.

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 17'4" Internal Width 17'0" Built Depth 43'6" ITZA 593 Units WC	Mr and Mrs R J Bennett (Cards and Gifts)	10 years from 9th August 2011	£21,500	FRI Rent Review 2016 Tenant's Break 2013
First and Second Floor Flat	Not Inspected	Individual	125 years from April 2012	£75	FRI
TOTAL				£21,575	



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£21,575 per annum

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



JOINT AUCTIONEERS
BNP Paribas, Alleyn House, 23/27 Carlton Crescent, Southampton, SO15 2EU
Tel: 02380 385 024 Ref: R. Holt Esq
VENDOR'S SOLICITORS
Mischon de Reya - Tel: 020 7440 7027
Ref: I. Lipman Esq - Email: ian.lipman@mishcon.com

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6 WEEK COMPLETION



SITUATION

Located in this neighbourhood parade serving the surrounding residential area approximately 3 1/2 miles north-west of the town centre.

Telford lies approximately 30 miles north-west of Birmingham with excellent road communications via the M54 (Junctions 5 and 6).

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the First Floor. In addition, the property includes a **Garage** and there is use of a communal rear service yard and front lay-by parking.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'8"
Internal Width	17'3"
Built Depth	31'2"
WC	

First Floor Flat

Not Inspected – Believed to be 3 Rooms, Kitchen, Bathroom/WC

Plus Garage

TENANCY

The entire property is let on a full repairing and insuring lease to Michele Monye for a term of 25 years from 10th November 1990 at a current rent of **£5,000 per annum** exclusive.

Rent Review November 2010 (Outstanding)

Note: The tenant sub-lets the shop to Steve Ford Photography. The flat is currently unoccupied.

£5,000 per annum

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

VENDOR'S SOLICITORS
Goodman Derrick LLP – Tel: 020 7404 0606
Ref: M. Collins Esq. – Email: mcollins@gdlaw.co.uk

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6 WEEK COMPLETION



SITUATION

Located in this popular residential area close to the junction with Goldhawk Road which houses a variety of local and multiple shopping facilities and within easy walking distance of Goldhawk Road Underground Station (Circle and Hammersmith & City Lines). Hammersmith lies approximately 1/2 mile west of Shepherds Bush and 5 miles west of Central London.

PROPERTY

Forming part of an attractive Victorian terraced building comprising an **Unmodernised 2 Room Self-Contained Flat** on the top floor.

ACCOMMODATION

Top Floor Flat

Front Room	15'5" x 12'2"
Rear Room	10'4" x 9'10"
Kitchen	8'6" x 7'8"

Bathroom
Separate WC

GIA **Approx 488 sq ft**

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 150 years from completion at a fixed ground rent of £100 p.a.

Offered with FULL VACANT POSSESSION

**Vacant Unmodernised
2 Room Flat**

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

VENDOR'S SOLICITORS
Howard Kennedy and Rossi - Tel: 020 7636 1616
Ref: K Bichard Esq - Email: k.bichard@howardkennedy.com

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6 WEEK COMPLETION



SITUATION

Located in this popular residential area within easy walking distance to the junction with King Street which houses a variety of local and multiple shopping facilities. In addition, Ravenscroft Park and Ravenscroft Park Station (District Line) are within close proximity. Hammersmith lies approximately 5 ½ miles west of Central London and 3 ½ miles west of Hyde Park.

PROPERTY

Forming part of an attractive Victorian mansion block comprising an **Unmodernised 4 Room Self-Contained Flat with Front Balcony** and benefitting from entry phone and gas central heating (not tested).

VAT is NOT payable in respect of this Lot

**Vacant Unmodernised
4 Room Flat**

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

ACCOMMODATION

Top Floor Flat

Front Room 1	12'7" x 11'8" plus Balcony
Front Room 2	13'10" x 11'9"
Rear Room	11'10" x 12'6"
Box Room	7'0" x 4'11"
Kitchen	12'0" x 12'0"
Bathroom/WC	

GIA

Approx 818 sq ft

TENURE

Leasehold for a term of 150 years from completion at a fixed ground rent of £100 p.a.

Offered with FULL VACANT POSSESSION



VENDOR'S SOLICITORS

Howard Kennedy and Rossi - Tel: 020 7636 1616
Ref: K Bichard Esq - Email: k.bichard@howardkennedy.com

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4 WEEK COMPLETION

SITUATION

Located close to the junction with Thorpedale Road in this popular and sought after residential area and within close proximity to the varied local shopping facilities, bars and restaurants in Stroud Green Road. The area is well served by local bus routes and within close proximity to Crouch Hill Mainline Station and Finsbury Park Mainline, Underground (Piccadilly & Victoria Lines) and Bus Stations.

PROPERTY

An unmodernised **3 Bedroom House** planned on the ground and first floors together with **Cellar Storage**. The property includes a **Rear Garden**.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

ACCOMMODATION*

Ground Floor

2 Rooms (interconnecting)
Kitchen
Store/WC

First Floor

3 Rooms
Bathroom
Separate WC

Cellar Storage - Not inspected

*Room sizes and floor areas available from the Auctioneers.

Note 1: There is potential to extend into the roof and to create a side and rear extension, subject to obtaining the necessary consents.

Note 2: No. 31 Almington Street (adjoining property) sold in March 2010 for £499,999.

Note 3: The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of 1.75% of the purchase price in respect of the Vendor's costs.

Vacant 3 Bed House

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

VENDOR'S SOLICITORS
Trowers & Hamblins - Tel: 0161 211 0000
Ref: Ms Nicki Winstanley - Email: nwinstanley@trowers.com

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

SITUATION

Located close to the junction with Farringdon Lane with this attractive tree-lined square being less than ¼ mile from Hatton Garden.

PROPERTY

Comprising a corner **Ground Floor Shop**.

ACCOMMODATION

Gross Frontage 8'0" Shop Depth 20'0"

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 1st October 2007 at peppercorn ground rent.

TENANCY

The property is let on an internal repairing and insuring lease to **Bangle Bar Ltd trading as The Lesley Craze Gallery (with surety)** for a term of 6 years from 24th October 2007 at **Nil rent per annum** exclusive.

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



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

VENDOR'S SOLICITORS
Hamllins LLP - Tel: 020 7355 6111
Ref: C. Maxwell Esq - Email: cmaxwell@hamllins.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

OUR NEXT AUCTION

IS ON

TUESDAY
17TH JULY
2012

LIST STILL OPEN

Energy Performance Certificate (EPC) Appendix

If the EPC is not shown in this Appendix or the full EPC is required, please refer to 'Request Legal Pack & EPC' tab on each lot page on our 'On-line Catalogue' at www.barnettross.co.uk

LOT 1

Energy Performance Certificate
Non-Domestic Building

276, East Barnet Road
BARNET
EN4 8TD

Certificate Reference Number:
0830-0431-1560-7823-700

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

← **350** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 30
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
41 If newly built
88 If typical of the existing stock

LOT 1

Energy Performance Certificate
Non-Domestic Building

276a, East Barnet Road, BARNET, EN4 8TD

Dwelling type: Mid-terrace house
Date of assessment: 07 April 2012
Reference number: 0336-7669-6284-8672-3620
Type of assessment: RdSAP, existing dwelling
Date of certificate: 10 April 2012
Total floor area: 78 m²

Use this document to:
• Compare current ratings of properties to see which properties are more energy efficient
• Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: **£3,678**
Over 3 years you could save: **£2,247**

Estimated energy costs of this home

Lighting	Current costs	Potential costs	Potential future savings
Lighting	£150 over 3 years	£147 over 3 years	
Heating	£3,003 over 3 years	£1,089 over 3 years	
Hot Water	£516 over 3 years	£195 over 3 years	
Totals	£3,678	£1,431	You could save £2,247 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A+**
(81-91) **A**
(69-80) **B**
(55-68) **C**
(39-54) **D**
(21-38) **E**
(1-20) **F**
Net energy efficient - higher running costs **G**

Current: **60**
Potential: **88**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£500	Yes
2 Floor insulation	£800 - £1,200	£242	Yes
3 Increase hot water cylinder insulation	£15 - £30	£63	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

Page 1 of 4

LOT 5

Energy Performance Certificate
Non-Domestic Building

14 Church Street
RUNCORN
WAT 1LR

Certificate Reference Number:
0892-9525-9630-4300-6203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

← **101** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 128
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 135.58

Benchmarks

Buildings similar to this one could have ratings as follows:
32 If newly built
65 If typical of the existing stock

LOT 6

Energy Performance Certificate
Non-Domestic Building

42 Church Street
RUNCORN
WAT 1LR

Certificate Reference Number:
0398-9529-0730-4400-8203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

← **176** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 163
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 101.33

Benchmarks

Buildings similar to this one could have ratings as follows:
41 If newly built
110 If typical of the existing stock

LOT 7

Energy Performance Certificate
Non-Domestic Building

Le Chien Et Moi
62 Derby Road
NOTTINGHAM
NG1 5FD

Certificate Reference Number:
0270-4963-0322-3380-9064

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

← **60** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 235
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 62.72

Benchmarks

Buildings similar to this one could have ratings as follows:
25 If newly built
67 If typical of the existing stock

LOT 8

Energy Performance Certificate
Non-Domestic Building

Soul Hairdressing
52 Derby Road
NOTTINGHAM
NG1 5FD

Certificate Reference Number:
0390-0332-7219-1527-1006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

← **135** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 112
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 138.75

Benchmarks

Buildings similar to this one could have ratings as follows:
29 If newly built
77 If typical of the existing stock

LOT 10

Energy Performance Certificate
Non-Domestic Building

SHELL AND CORE
121, High Street
NEW MALDEN
KT3 4BP

Certificate Reference Number:
9020-2905-0399-8101-4054

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

← **89** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 97
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 129.3

Benchmarks

Buildings similar to this one could have ratings as follows:
26 If newly built
69 If typical of the existing stock

LOT 15

Energy Performance Certificate
Non-Domestic Building

Clinton Cards Plc
125 High Street
RICKMANSWORTH
WD3 1AN

Certificate Reference Number:
0940-1916-0382-5780-4074

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

← **68** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 91
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 82.91

Benchmarks

Buildings similar to this one could have ratings as follows:
27 If newly built
72 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

LOT 15

Energy Performance Certificate
Non-Domestic Building

FIRST FLOOR OFFICE
125 High Street
RICKMANSWORTH
WD3 1AN

Certificate Reference Number:
9157-3084-0128-0401-7695

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

← **69** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 135
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 43.79

Benchmarks

Buildings similar to this one could have ratings as follows:
20 If newly built
74 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Energy Performance Certificate (EPC) Appendix

If the EPC is not shown in this Appendix or the full EPC is required, please refer to

'Request Legal Pack & EPC' tab on each lot page on our 'On-line Catalogue' at www.barnettross.co.uk

LOT 16

Energy Performance Certificate
Non-Domestic Building

HM Government

16 Church Street
RUNCORN
WAT LIR

Certificate Reference Number:
0440-0532-7099-4892-6002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Less energy efficient

91 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 164
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 109.68

Benchmarks

Buildings similar to this one could have ratings as follows:
32 If newly built
65 If typical of the existing stock

LOT 17

Energy Performance Certificate
Non-Domestic Building

HM Government

16 Church Street
RUNCORN
WAT LIR

Certificate Reference Number:
0440-0532-7099-4892-6002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Less energy efficient

91 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 164
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 109.68

Benchmarks

Buildings similar to this one could have ratings as follows:
32 If newly built
65 If typical of the existing stock

LOT 18

Energy Performance Certificate
Non-Domestic Building

HM Government

2 Romney Court
Shepherd's Bush Green
LONDON
W12 8PY

Certificate Reference Number:
9733-3032-0204-0490-5891

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Less energy efficient

66 This is how energy efficient the building is.

Technical Information

Main heating fuel: Other
Building environment: Unconditioned
Total useful floor area (m²): 34
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 57.04

Benchmarks

Buildings similar to this one could have ratings as follows:
50 If newly built
60 If typical of the existing stock

LOT 19

Energy Performance Certificate
Non-Domestic Building

HM Government

Flat 1 Glenworth Court
Stoneware
EDGWARE
HA8 7UE

Certificate Reference Number:
7508-1011-6207-9062-6940

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Less energy efficient

67 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 90
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 60.76

Benchmarks

Buildings similar to this one could have ratings as follows:
56 If newly built
92 If typical of the existing stock

LOT 20

Energy Performance Certificate
Non-Domestic Building

HM Government

KFC
159 High Street
STANES
TW18 2PA

Certificate Reference Number:
9899-3092-0791-0900-6331

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Less energy efficient

67 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 105
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 60.76

Benchmarks

Buildings similar to this one could have ratings as follows:
56 If newly built
92 If typical of the existing stock

LOT 20

Energy Performance Certificate
Non-Domestic Building

HM Government

118a High Street
STANES
TW18 2PA

Certificate Reference Number:
0794-9544-6630-2300-2203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Less energy efficient

47 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 90
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 60.76

Benchmarks

Buildings similar to this one could have ratings as follows:
56 If newly built
92 If typical of the existing stock

LOT 22

Energy Performance Certificate
Non-Domestic Building

HM Government

Cash Converters Ltd
395 Bitterne Road, Bitterne Village
SOUTHAMPTON
SO18 5RR

Certificate Reference Number:
9980-3081-0194-0800-9201

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Less energy efficient

105 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 77
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 230.28

Benchmarks

Buildings similar to this one could have ratings as follows:
38 If newly built
102 If typical of the existing stock

LOT 23

Energy Performance Certificate
Non-Domestic Building

HM Government

397 Bitterne Road
Bitterne Village
SOUTHAMPTON
SO18 5RR

Certificate Reference Number:
0980-0539-0939-8601-9002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Less energy efficient

101 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 95
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 145.22

Benchmarks

Buildings similar to this one could have ratings as follows:
25 If newly built
66 If typical of the existing stock

LOT 24

Energy Performance Certificate
Non-Domestic Building

HM Government

390, Filton Avenue
Horfield
BRISTOL
BS7 0LJ

Certificate Reference Number:
0807-2127-4130-1290-4803

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Less energy efficient

93 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 782
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
10 If newly built
67 If typical of the existing stock

Energy Performance Certificate (EPC) Appendix

If the EPC is not shown in this Appendix or the full EPC is required, please refer to

'Request Legal Pack & EPC' tab on each lot page on our 'On-line Catalogue' at www.barnettross.co.uk

LOT 29

Energy Performance Certificate
Non-Domestic Building

HM Government

H Dahler Jewellers
389 Bitterne Road, Bitterne Village
SOUTHAMPTON
SO18 5RR

Certificate Reference Number:
0190-0015-6130-9600-9903

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+ 0-25
A 26-50
B 51-75
C 76-100
D 101-125
E 126-150
F Over 150
Less energy efficient

141 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 35
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 303.49

Benchmarks

Buildings similar to this one could have ratings as follows:
41 If newly built
109 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

LOT 30

Energy Performance Certificate
Non-Domestic Building

HM Government

381 Bitterne Road
Bitterne Village
SOUTHAMPTON
SO18 5RR

Certificate Reference Number:
0010-7913-0369-2900-5080

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+ 0-25
A 26-50
B 51-75
C 76-100
D 101-125
E 126-150
F Over 150
Less energy efficient

75 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 65
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 78.02

Benchmarks

Buildings similar to this one could have ratings as follows:
25 If newly built
66 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

LOT 31

Energy Performance Certificate
Non-Domestic Building

HM Government

Ferguson Interiors Ltd
48 Derby Road
NOTTINGHAM
NG1 5FQ

Certificate Reference Number:
0970-0332-2349-1094-6006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+ 0-25
A 26-50
B 51-75
C 76-100
D 101-125
E 126-150
F Over 150
Less energy efficient

83 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 180
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 115.22

Benchmarks

Buildings similar to this one could have ratings as follows:
27 If newly built
73 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

LOT 32

Energy Performance Certificate
Non-Domestic Building

HM Government

Flooring Trends
50 Derby Road
NOTTINGHAM
NG1 5FD

Certificate Reference Number:
9421-3067-0524-0400-3521

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+ 0-25
A 26-50
B 51-75
C 76-100
D 101-125
E 126-150
F Over 150
Less energy efficient

147 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 122
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 127.9

Benchmarks

Buildings similar to this one could have ratings as follows:
30 If newly built
81 If typical of the existing stock

LOT 33

Energy Performance Certificate
Non-Domestic Building

HM Government

229a, Turners Hill
Cheam
WALTHAM CROSS
S18 5DG

Certificate Reference Number:
0607-2709-2330-2090-8103

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+ 0-25
A 26-50
B 51-75
C 76-100
D 101-125
E 126-150
F Over 150
Less energy efficient

46 This is how energy efficient the building is.

Technical Information

Main heating fuel: Other
Building environment: Unconditioned
Total useful floor area (m²): 63
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
50 If newly built
82 If typical of the existing stock

LOT 34

Energy Performance Certificate
Non-Domestic Building

HM Government

Perfect Place
4 Chelmsford Road
KIDDERMINSTER
DY18 3JJ

Certificate Reference Number:
9106-3079-0022-0700-9675

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+ 0-25
A 26-50
B 51-75
C 76-100
D 101-125
E 126-150
F Over 150
Less energy efficient

96 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 168
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 80.82

Benchmarks

Buildings similar to this one could have ratings as follows:
50 If newly built
81 If typical of the existing stock

LOT 35

Energy Performance Certificate
Non-Domestic Building

HM Government

383, Bitterne Road
Bitterne Village
SOUTHAMPTON
SO18 5RR

Certificate Reference Number:
0010-7900-0339-9930-2080

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+ 0-25
A 26-50
B 51-75
C 76-100
D 101-125
E 126-150
F Over 150
Less energy efficient

136 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 131
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 311.69

Benchmarks

Buildings similar to this one could have ratings as follows:
39 If newly built
103 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

LOT 36

Energy Performance Certificate
Non-Domestic Building

HM Government

15 The Limes
Bridge Road
Hunton Bridge
KINGS LANGLEY
WD4 8JF

Certificate Reference Number:
0370-0432-8829-8494-5006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+ 0-25
A 26-50
B 51-75
C 76-100
D 101-125
E 126-150
F Over 150
Less energy efficient

73 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 56
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 58.7

Benchmarks

Buildings similar to this one could have ratings as follows:
37 If newly built
100 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

LOT 39

Energy Performance Certificate
Non-Domestic Building

HM Government

74, Springbank Road
LONDON
SE15 6SK

Certificate Reference Number:
9504-3014-0524-0800-7391

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+ 0-25
A 26-50
B 51-75
C 76-100
D 101-125
E 126-150
F Over 150
Less energy efficient

77 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 34
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 111.39

Benchmarks

Buildings similar to this one could have ratings as follows:
28 If newly built
74 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Energy Performance Certificate (EPC) Appendix

If the EPC is not shown in this Appendix or the full EPC is required, please refer to

'Request Legal Pack & EPC' tab on each lot page on our 'On-line Catalogue' at www.barnettross.co.uk

LOT 39

Energy Performance Certificate

Ground Floor Flat, 74 Springbank Road, LONDON, SE13 6SX

Dwelling type: Ground-floor flat
Date of assessment: 13 April 2012
Date of certificate: 16 April 2012

Reference number: 9878-9007-6274-9872-4910
Type of assessment: RUSAP, existing dwelling
Total floor area: 29 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £2,016

Over 3 years you could save £1,194

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£102 over 3 years	£57 over 3 years	
Heating	£1,707 over 3 years	£651 over 3 years	
Hot Water	£207 over 3 years	£114 over 3 years	
Totals	£2,016	£822	You could save £1,194 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Current: 47
Potential: 67

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£354	
2 Floor insulation	£800 - £1,200	£144	
3 Draught proofing	£80 - £120	£30	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

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LOT 39

Energy Performance Certificate

First Floor Flat, 74 Springbank Road, LONDON, SE13 6SX

Dwelling type: Mid-floor flat
Date of assessment: 13 April 2012
Date of certificate: 16 April 2012

Reference number: 8706-4475-1729-1196-7423
Type of assessment: RUSAP, existing dwelling
Total floor area: 36 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £1,761

Over 3 years you could save £1,014

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£123 over 3 years	£98 over 3 years	
Heating	£1,418 over 3 years	£564 over 3 years	
Hot Water	£219 over 3 years	£114 over 3 years	
Totals	£1,761	£747	You could save £1,014 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Current: 61
Potential: 80

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£399	
2 Draught proofing	£80 - £120	£33	
3 Low energy lighting for all fixed outlets	£20	£42	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

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LOT 39

Energy Performance Certificate

Flat 1, 74 Springbank Road, LONDON, SE13 6SX

Dwelling type: Top-floor flat
Date of assessment: 13 April 2012
Date of certificate: 16 April 2012

Reference number: 9478-4096-6294-9872-4994
Type of assessment: RUSAP, existing dwelling
Total floor area: 25 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £2,430

Over 3 years you could save £1,329

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£93 over 3 years	£51 over 3 years	
Heating	£2,136 over 3 years	£942 over 3 years	
Hot Water	£201 over 3 years	£108 over 3 years	
Totals	£2,430	£1,161	You could save £1,329 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Current: 50
Potential: 67

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£562	
2 Draught proofing	£80 - £120	£31	
3 Low energy lighting for all fixed outlets	£20	£23	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

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LOT 39

Energy Performance Certificate

Flat 2, 74 Springbank Road, LONDON, SE13 6SX

Dwelling type: Top-floor flat
Date of assessment: 13 April 2012
Date of certificate: 16 April 2012

Reference number: 8802-6424-9120-3797-7996
Type of assessment: RUSAP, existing dwelling
Total floor area: 42 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £2,778

Over 3 years you could save £1,314

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£138 over 3 years	£78 over 3 years	
Heating	£2,409 over 3 years	£1,296 over 3 years	
Hot Water	£231 over 3 years	£123 over 3 years	
Totals	£2,778	£1,464	You could save £1,314 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Current: 56
Potential: 80

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£264	
2 Draught proofing	£80 - £120	£30	
3 Low energy lighting for all fixed outlets	£20	£48	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

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LOT 40

Energy Performance Certificate

Non-Domestic Building

Software Radio Technology Plc
Wireless House, First Avenue
Westfield Industrial Estate, Midsomer Norton
RADSTOCK
BA3 4BS

Certificate Reference Number: 0940-3998-0352-6960-6094

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £2,202

Over 3 years you could save £840

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£123 over 3 years	£98 over 3 years	
Heating	£1,788 over 3 years	£1,071 over 3 years	
Hot Water	£291 over 3 years	£201 over 3 years	
Totals	£2,202	£1,362	You could save £840 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Current: 91
Potential: 83

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£408	
2 Floor insulation	£800 - £1,200	£90	
3 Draught proofing	£80 - £120	£33	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

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LOT 43

Energy Performance Certificate

27, Northumberland Crescent, FELTHAM, TW14 9SP

Dwelling type: Semi-detached house
Date of assessment: 12 April 2012
Date of certificate: 13 April 2012

Reference number: 9328-8082-6294-9872-4970
Type of assessment: RUSAP, existing dwelling
Total floor area: 50 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £2,202

Over 3 years you could save £840

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£123 over 3 years	£98 over 3 years	
Heating	£1,788 over 3 years	£1,071 over 3 years	
Hot Water	£291 over 3 years	£201 over 3 years	
Totals	£2,202	£1,362	You could save £840 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Current: 63
Potential: 83

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£408	
2 Floor insulation	£800 - £1,200	£90	
3 Draught proofing	£80 - £120	£33	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

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LOT 44

Energy Performance Certificate

Non-Domestic Building

Barnados
393 Bitterne Road, Bitterne Village
SOUTHAMPTON
SO18 5RR

Certificate Reference Number: 0010-2960-0319-5990-1010

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £1,177

Over 3 years you could save £601

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£138 over 3 years	£78 over 3 years	
Heating	£2,409 over 3 years	£1,296 over 3 years	
Hot Water	£231 over 3 years	£123 over 3 years	
Totals	£1,177	£576	You could save £601 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Current: 147
Potential: 80

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£264	
2 Draught proofing	£80 - £120	£30	
3 Low energy lighting for all fixed outlets	£20	£48	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

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LOT 45

Energy Performance Certificate

Non-Domestic Building

Kempsons of Bitterne
385 Bitterne Road, Bitterne Village
SOUTHAMPTON
SO18 5RR

Certificate Reference Number: 0990-0739-6709-3001-9002

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £1,177

Over 3 years you could save £601

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£138 over 3 years	£78 over 3 years	
Heating	£2,409 over 3 years	£1,296 over 3 years	
Hot Water	£231 over 3 years	£123 over 3 years	
Totals	£1,177	£576	You could save £601 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Current: 67
Potential: 80

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£264	
2 Draught proofing	£80 - £120	£30	
3 Low energy lighting for all fixed outlets	£20	£48	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

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LOT 47

Energy Performance Certificate

1, Clidare Avenue
LONDON
N3 3NE

Dwelling type: Detached house
Date of assessment: 20-Nov-2010
Date of certificate: 24-Nov-2010
Reference number: 2629-0969-0279-8910-8920
Type of assessment: RUSAP, existing dwelling
Total floor area: 98 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £2,430

Over 3 years you could save £1,329

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£93 over 3 years	£51 over 3 years	
Heating	£2,136 over 3 years	£942 over 3 years	
Hot Water	£201 over 3 years	£108 over 3 years	
Totals	£2,430	£1,161	You could save £1,329 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Current: 72
Potential: 80

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£562	
2 Draught proofing	£80 - £120	£31	
3 Low energy lighting for all fixed outlets	£20	£23	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

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Energy Performance Certificate (EPC) Appendix

If the EPC is not shown in this Appendix or the full EPC is required, please refer to

'Request Legal Pack & EPC' tab on each lot page on our 'On-line Catalogue' at www.barnettross.co.uk

LOT 48

Energy Performance Certificate
Non-Domestic Building

Card Gallery
387 Bitterne Road, Bitterne Village
SOUTHAMPTON
SO18 8RR

Certificate Reference Number:
0010-3935-0329-4940-2090

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

113

Technical Information

Main heating fuel: Grid Supplied Electricity
 Building environment: Air Conditioning
 Total useful floor area (m²): 116
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 1145.21

Benchmarks

Buildings similar to this one could have rating as follows:
 50 If newly built
 132 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

LOT 52

Energy Performance Certificate

33, Almington Street, LONDON, N4 9BG

Reference number: 8242-6224-6410-1210-6996

Dwelling type: Mid-terrace house
Date of assessment: 10 April 2012
Date of certificate: 11 April 2012

Type of assessment: RdSAP, existing dwelling
Total floor area: 96 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £4,719

Over 3 years you could save: £2,715

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£261 over 3 years	£153 over 3 years	
Heating	£3,504 over 3 years	£1,365 over 3 years	
Hot Water	£954 over 3 years	£486 over 3 years	
Totals	£4,719	£2,004	You could save £2,715 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

70 | 82

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£282	
2 Internal or external wall insulation	£4,000 - £14,000	£534	
3 Floor insulation	£900 - £1,200	£114	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

Notes

Notes

Notes

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. You accept that it is possible that all bids up to, but not including, the reserve price are bids made by or on behalf of the Seller.
 - 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'.

RESULTS OF AUCTION HELD ON 29TH FEBRUARY 2012

Lot	Property	Sale Price (Subject to contract)	Available Price	Lot	Property	Sale Price (Subject to contract)	Available Price
A	55 High Street, Sutton, Surrey		Refer	26	The Mariners Rest, 60/62 Rotterdam Road, Lowestoft, Suffolk	Withdrawn Prior	
B	129 The Broadway, Mill Hill, London NW7	Sold Prior		27	10 Adastral Square, Canford Heath, Poole, Dorset		£110,000
C	6/6a Aldermans Hill, Palmers Green, London N13	Sold Prior		28	29 Wynyard Road, Hartlepool, Cleveland	£121,000	
1	76a Fortune Green Road, West Hampstead, London NW6	£530,000		29	73/73a Victoria Road, Scarborough, North Yorkshire	£75,000	
2	66 High Street, Hampton Hill, Middlesex	£462,000		30	11 High Street, Hucknall, Nottinghamshire	£105,000	
3	Plumb Center, 32 Shap Road, Kendal, Cumbria	£490,000		31	164 Conway Road, Llandudno, Conwy	£105,000	
4	6 Lansdowne Road, Bournemouth, Dorset	£99,500		32	46 Upton Road, Claughton, Birkenhead, Merseyside	Withdrawn Prior	
5	60/62 Drake Street, Rochdale, Lancashire	£5,600		33	72 Dalton Road Barrow-In-Furness, Cumbria	Sold Prior	
6	61/61a Station Road, Birchington, Kent	£157,500		34	6-12 Fountain Street, Manchester, Greater Manchester		£1,200,000
7	24/24a Fillebrook Avenue, Enfield, Middlesex	£145,000		35	5-7 Mill Lane, Parbold, Lancashire		£174,000
8	44 Glengall Road, Edgware, Middlesex	£285,000		36	7 Abbots Terrace, Crouch End, London N8	Sold Prior	
9	2 Station Parade, Cockfosters, Hertfordshire	£550,000		37	71/71a Victoria Road, Scarborough, North Yorkshire	£60,000	
10	14-16 High Road, Beeston, Nottinghamshire	Sold Prior		38	3-7 (odd) & 15-19 (odd) Orbital Crescent, Watford, Hertfordshire	Sold After	
11	5 Brownlow Road, Bounds Green, London N11	Sold Prior		39	13/15 High Street, Hucknall, Nottinghamshire	Withdrawn Prior	
12	13 The Parade, Pagham, West Sussex	£67,000		40	Units 1 to 5 Moilliett Court, Soho Way, Smethwick, Birmingham	£297,000	
13	29/31 Maclure Road, Rochdale, Lancashire	£900		41	17 Woodchurch Road, West Hampstead, London NW6	Sold After	
14	14 Finkin Street, Grantham, Lincolnshire		£249,000	42	Car Park at 49 West Street, Boston, Lincolnshire	Sold Prior	
15	317 Hale Lane, Edgware, Middlesex	£815,000		43	Land at North Circular Road, Park Royal, London NW10	£375,000	
16	16 Market Street, Crewe, Cheshire		£95,000	44	52 High Street, Brierley Hill, Dudley, West Midlands	£119,500	
17	11 High Street, Barnet, Hertfordshire	Withdrawn Prior		45	38 Church Street, Wolverton, Milton Keynes, Buckinghamshire	Sold Prior	
18	66 Parkhurst Road, Friern Barnet, London N11	Withdrawn Prior		46	2 North Bridge Street, Sunderland, Tyne & Wear	Withdrawn Prior	
19	Flat 22 Thanet Lodge, 10 Mapesbury Road, Cricklewood, London NW2	£275,000		47	310 Bolton Road, Blackburn, Lancashire	Sold Prior	
20	37 Kings Road, St Leonards-on-Sea, East Sussex	£59,000		48	40-52 Seaside Road, Eastbourne, East Sussex	£5,000	
21	110 Willoughby Road, Langley, Slough, Berkshire	£81,000		49	9/17 (odd) Water Street, Rochdale, Lancashire	£1,500	
22	88 Leather Lane, Clerkenwell, London EC1	£326,000		50	14/24 (even) Whittaker Lane, Prestwich, Lancashire	£975	
23	5 Dudley Street, Kidderminster, Worcestershire		£169,000	51	26/30 (even) Whittaker Lane, Prestwich, Lancashire	£975	
24	8 Pinchbeck Road, Spalding, Lincolnshire	£150,000		52	Portfolio of 12 Lock-Up Garages, St Helens, Merseyside	Sold Prior	
25	Michael House, 55/57 Chase Side, Southgate, London N14	£1,470,000					

48 Lots Offered – 42 Lots Sold – Total Raised £10,867,450

MEMORANDUM AUCTION 10TH MAY 2012

LOT

Date

Property

Vendor

Purchaser

Address

Post Code Telephone

Purchase Price (excluding any VAT)	£
Deposit (subject to bank clearance)	£
<hr/>	
Balance due on Completion	£
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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 – Tuesday 17th July 2012

To enter your lots, please contact:

John Barnett FRICS

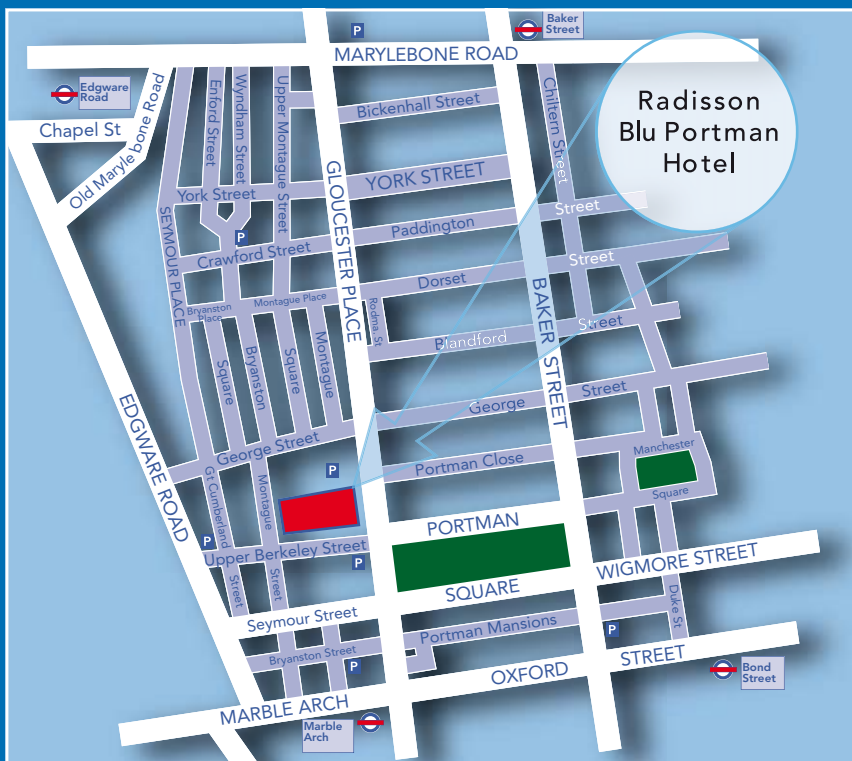
Jonathan Ross MRICS

Steven Grossman MRICS

Matthew Berger BA (Hons)

Nicholas Bord BSc (Hons)

Sophie Taylor BSc (Hons)



VENUE

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



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