

# AUCTION

**THURSDAY 17TH JULY 2014**

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on the morning of the sale to ensure that the particular lot will be offered at the Auction as a lot can be sold or withdrawn at any time prior to being offered.**
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 intended to be an indication of the reserve price. However, auction prices are impossible to predict accurately and the eventual price can 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 £500 (including VAT) or such amount specified on the Particulars of Sale. This Fee will be payable on exchange of contracts.
14. Energy Performance Certificates (EPCs) – The Asset Rating for the EPCs that were available for lots at the time the catalogue was printed are displayed in the 'EPC Appendix' at the rear of the catalogue. EPCs for all lots can be viewed by accessing the 'Request Legal Pack & EPC' facility displayed on each lot page on our On-line Catalogue.
15. **PROOF OF IDENTIFICATION – The purchaser and/or bidder is to provide original documentation to confirm proof of name and address. Please refer to Page 1 opposite for acceptable documentation.**

## Proof of Identity

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

### Proof of name

- Passport
- Photocard Driver's Licence

### Proof of address

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

## Mailing List

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

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## 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.

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## Follow the Auction Live on the Internet

Visit **www.eigroup.co.uk** and select 'Online Auctions'. Choose 'Barnett Ross' and then 'View Auction'. You will then see details of the lot being offered and can watch the bidding as it happens.

**It is not possible to bid from the screen.**



## Auction Live Link 09067 591 404

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

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



## Auction Results FAX LINE 09067 591 147

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



## Barnett Ross Web Site

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

**www.barnettross.co.uk**

## ORDER OF SALE

COMMENCING 12 P.M.

LOT			
1	13/15 The Green	<b>Ware</b>	Hertfordshire
2	295 Wood Lane	<b>Dagenham</b>	Essex
3	297 Wood Lane	<b>Dagenham</b>	Essex
4	12/12a East Barnet Road	<b>New Barnet</b>	Hertfordshire
5	10/10a East Barnet Road	<b>New Barnet</b>	Hertfordshire
6	814/814A High Road	<b>North Finchley</b>	London N12
7	50 High Street	<b>Ruislip</b>	Middlesex
8	10-12 Palace Gates Road	<b>Alexandra Palace</b>	London N22
9	291 Kilburn Lane	<b>Queen's Park</b>	London W9
10	153 Burnt Oak Broadway	<b>Edgware</b>	Middlesex
11	1377 High Road	<b>Whetstone</b>	London N20
12	293 Wood Lane	<b>Dagenham</b>	Essex
13	289 Wood Lane	<b>Dagenham</b>	Essex
14	92 Walm Lane	<b>Willesden Green</b>	London NW2
15	34/34a Shenley Road	<b>Borehamwood</b>	Hertfordshire
16	2 Hillingdon Parade, Uxbridge Road	<b>Hillingdon</b>	Middlesex
17	108 Holders Hill Road	<b>Hendon</b>	London NW4
18	291 Wood Lane	<b>Dagenham</b>	Essex
19	24/26 Headstone Drive	<b>Wealdstone</b>	Middlesex
20	43 The Broadway	<b>West Ealing</b>	London W13
21	271-273 St Albans Road	<b>Watford</b>	Hertfordshire
22	14 Woodland Grove	<b>Bebington</b>	Merseyside
23	57 High Street	<b>Croydon</b>	Surrey
24	95/97/99 and 105/107/109/111 London Road	<b>East Grinstead</b>	West Sussex
25	121B Nelson Road, Whitton	<b>Twickenham</b>	Middlesex

**Lot**

26	The Old Town Hall, High Street
27	2 Millbrook Square, Grove
28	9/10 Temple Fortune Parade & 9/10/10a Temple Fortune Mansions, Bridge Lane
29	80 High Street
30	409 & 415 Pensby Road
31	411 & 413 Pensby Road
32	80 High Street
33	548-550 Chiswick High Road
34	167 Eastbank Street
35	130 Shenley Road
36	28 Headstone Drive
37	28-30 Robertson Street
38	323 Prescot Road
39	145 The Marlowes
40	45 The Broadway
41	11/11a Seaside Road and 2-4 Elms Road
41A	53 Prince of Wales Road
42	1 The Parade, Castle Drive
43	Unit 4 Avonmead House, 40-48 Stokes Croft
44	2 Cambridge Road
45	4 Prince William Walk
46	17 Fallow Court Avenue
47	143a New Road, Rubery, Rednal
48	Riverside, Salisbury Road
49	Rear Roadways

<b>Whitchurch</b>	Shropshire
<b>Wantage</b>	Oxfordshire
<b>Temple Fortune</b>	London NW11
<b>Battle</b>	East Sussex
<b>Heswall</b>	Wirral
<b>Heswall</b>	Wirral
<b>Sheerness</b>	Kent
<b>Chiswick</b>	London W4
<b>Southport</b>	Merseyside
<b>Borehamwood</b>	Hertfordshire
<b>Wealdstone</b>	Middlesex
<b>Hastings</b>	East Sussex
<b>Liverpool</b>	Merseyside
<b>Hemel Hempstead</b>	Hertfordshire
<b>West Ealing</b>	London W13
<b>Eastbourne</b>	East Sussex
<b>Norwich</b>	Norfolk
<b>Dinas Powys</b>	South Glamorgan
<b>Bristol</b>	Avon
<b>Hastings</b>	East Sussex
<b>Daventry</b>	Northamptonshire
<b>North Finchley</b>	London N12
<b>Birmingham</b>	West Midlands
<b>Hoddesdon</b>	Hertfordshire
<b>New Southgate</b>	London N11

# 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](http://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 & EPC'.

The Special Conditions of Sale and/or the Legal Documents, when available, are free to download.

Barnett Ross endeavour to dispatch all documents which are received by us from the Vendors' Solicitors subsequent to your initial request. 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 .....

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

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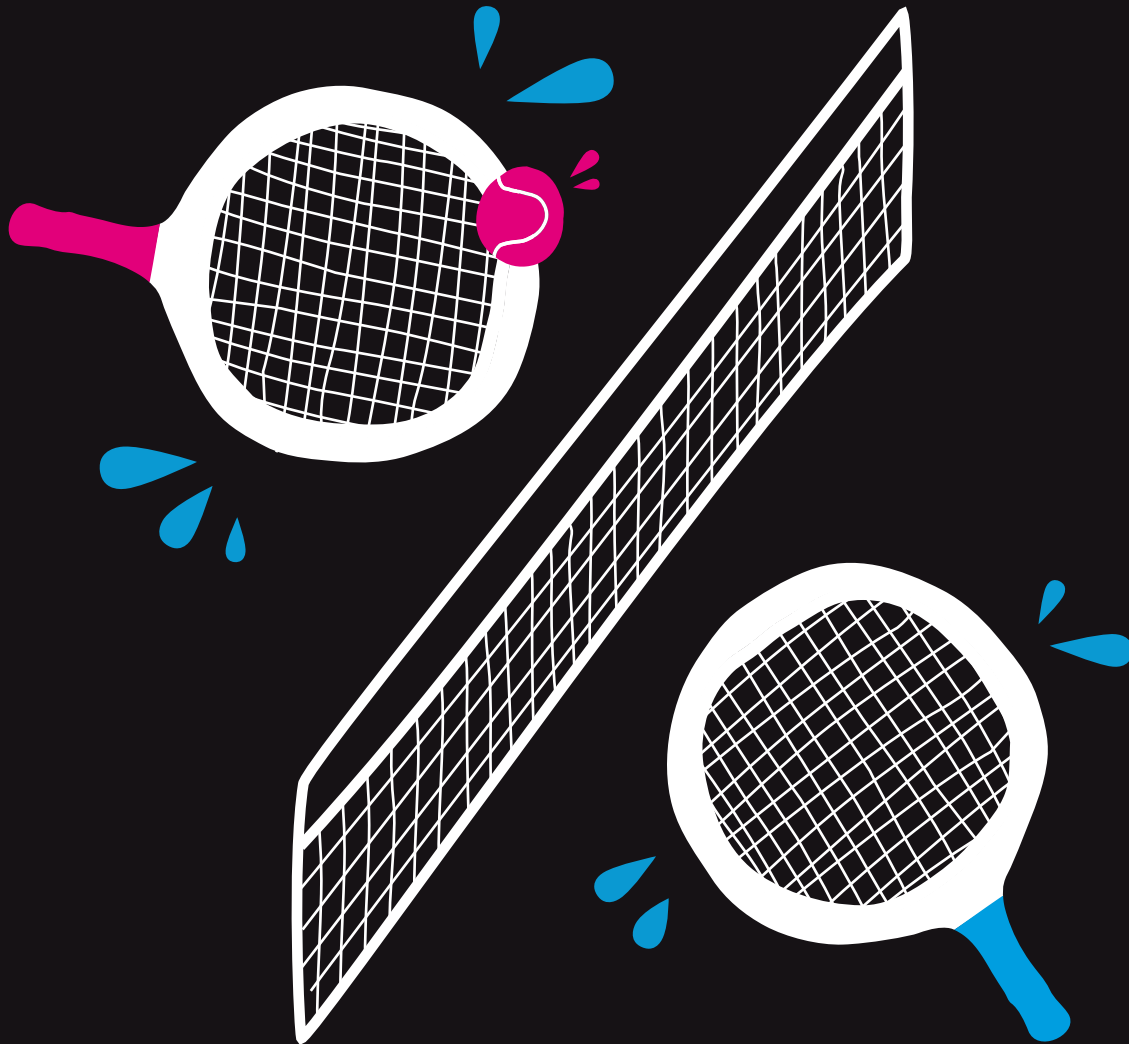
Name as it appears on the card ..... Signature .....

Expiry date ..... / .....

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Your property may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it. A rate from 0.99% will be chargeable on the amount borrowed every 30 days. However rates are subject to change and will increase or decrease in line with movements in 3m LIBOR (The London Inter-Bank Offered Rate For Three Month Sterling Deposits). Rates will be adjusted on each 30 day anniversary of the facility. The overall cost for comparison is 12.4% APR. \*A £200 admin fee will be payable on completion of the bridging loan.

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# Do you have a specific property requirement?



## RECENT ACQUISITIONS FOR CLIENTS HAVE INCLUDED:



Lloyds Chambers, Park Street, Walsall

New 10 year lease to Lloyds TSB

**Acquired**

£1,280,000 - 8.5% NIY



33 Long Row, Nottingham

Let to Sun Valley Leisure until 2021

**Acquired**

£1,250,000 - 8.7% NIY



57 Darkes Lane,

Potters Bar, Hertfordshire

Let as a Costa Coffee

**Acquired**

£310,000 - 7.7% NIY

## Please call to discuss your requirement:

**Nicholas Bord**

020 8492 9449

[nbord@barnettross.co.uk](mailto:nbord@barnettross.co.uk)

**Matthew Berger**

020 8492 9449

[mberger@barnettross.co.uk](mailto:mberger@barnettross.co.uk)

# Are you in need of a Property Valuation?



- Loans
- Sales
- Probate
- Transfers
- 1982 CGT
- Disputes
- Divorce
- Gifts (I. H. T.)

At Barnett Ross we have Auction Results dating back to the 1960's & are able to provide Property Valuation Reports for a variety of different requirements.

If you would like to discuss our Valuation services further then please contact John Barnett FRICS  
[jbarnett@barnettross.co.uk](mailto:jbarnett@barnettross.co.uk) | 020 8492 9449

# Paying too much for buildings insurance?

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Let us try to **reduce your current premium** without compromising the quality of your cover and service.

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Regards,

Jonathan Ross

Barnett Ross Insurance Services

✉ [jross@barnettross.co.uk](mailto:jross@barnettross.co.uk)

Barnett Ross Insurance Services Ltd is an appointed representative of ITC Compliance Limited which is authorised and regulated by the FCA (their registration number is 313486) and which is permitted to advise on and arrange general insurance contracts.

**6 WEEK COMPLETION**



**SITUATION**

Located just off the B158 Wadesmill Road within this established and fully occupied neighbourhood shopping centre serving the surrounding residential population, just half a mile north of the town centre.

Ware is an attractive market town situated off the A10, being approximately 21 miles north of central London and 3 miles east of Hertford.

**VAT is NOT payable in respect of this Lot**

**PROPERTY**

Comprising a **Ground Floor Shop** with separate rear access via a communal staircase to a **Self-Contained Flat** on two upper floors, together with **2 Lock-Up Garages**.

The shop incorporates a small sub-post office facility and has an ATM.

There is a front shoppers' car park and rear vehicular access for loading.

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 13 - Ground Floor Shop & 2 Garages	<b>Ground Floor Shop</b> Gross Frontage 18'6" Internal Width 17'6" Shop Depth 63'10" Built Depth 70'0" WC <b>2 Garages</b>	<b>Martin McColl Ltd</b> (Having approx. 1,300 branches) (T/O for Y/E 25/11/12 £409.1m, Pre-Tax Profit £19.7m and Net Worth £115.9m)	20 years from 25th December 1987	£7,500	FRI <b>Holding Over - No notices served</b>
No. 15 - First and Second Floor Flat	Not Inspected	2 Individuals	99 years from 29th September 1996	£100	FRI <b>Rising by £100 every 25 years</b> <b>Reversion in 81 years</b>
<b>TOTAL</b>				<b>£7,600</b>	

**£7,600 per annum**

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

**VENDOR'S SOLICITORS**  
Harold Stock & Co - Tel: 01457 836174  
Ref: P. Stock Esq - Email: aps@haroldstock.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 £500 (including VAT) upon exchange of contracts



6 WEEK COMPLETION

**SITUATION**

Located close to the junction with Weyland Road in this well established parade which includes **Lloyds Pharmacy, Post Office, Cash Generator** and **William Hill**.

Dagenham is a densely populated residential area being approximately 4 ½ miles east of Ilford and 3 miles south-east of Romford benefitting from good road links to the North Circular.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Restaurant/Take-Away** with separate rear access to a **Self-Contained Flat** on the first and second floors. The property also has a rear **2 storey building** which includes part of the Ground Floor used with the shop plus a further **Self-Contained Flat** on the first floor.

**ACCOMMODATION**

**Ground Floor Restaurant/Take-Away**

Gross Frontage 17'6"  
Internal Width 16'5"  
Shop Depth 29'6"  
**Built Depth 83'7"**

WC

**First and Second Floor Flat**

3 Rooms, Kitchen, Bathroom/WC

**Rear Self-Contained Flat (No Planning Permission Granted)**

2 Rooms, Kitchen/Diner, Shower/WC  
29'7" x 12'6"

VAT is NOT payable in respect of this Lot

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **H. Bozkina as a Fish & Chip Restaurant/Take-Away** for a term of 99 years from September 1926 at a current rent of **£12.50 per annum** exclusive.

Valuable Reversion in approx. 11¼ years



**£12.50 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

**VENDOR'S SOLICITORS**

Ref: A. Kellner Esq - Tel: 01707 667 300  
Email: anthony@panthersecuritiesplc.com

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**6 WEEK COMPLETION**



**SITUATION**

Located close to the junction with Weyland Road in this well established parade which includes **Lloyds Pharmacy, Post Office, Cash Generator** and **William Hill**.

Dagenham is a densely populated residential area being approximately 4 ½ miles east of Ilford and 3 miles south-east of Romford benefitting from good road links to the North Circular.

**PROPERTY**

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

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	17'11"
Internal Width	16'6"
Shop Depth	37'7"
<b>Built Depth</b>	<b>81'4"</b>

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 **P. J. Hart (Security Systems)** (see Note) for a term of 99 years from September 1926 at a current rent of **£12.50 per annum** exclusive.

**Valuable Reversion in approx. 11¼ years**

**Note: The Flat is believed to be sublet on an AST.**



**£12.50 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

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Ref: A. Kellner Esq - Tel: 01707 667 300  
Email: anthony@panthersecuritiesplc.com

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**6 WEEK COMPLETION**

**SITUATION**

Occupying a prominent main road position within an established local parade of shops less than 200 yards from New Barnet Station (Mainline) and serving the surrounding sought after residential area.

**VAT is NOT payable in respect of this Lot**

**PROPERTY**

Forming part of a terraced parade comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first and second floor level.

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'2" Internal Width 16'5" Shop Depth 22'2" WC		<b>VACANT</b>		
First and Second Floor Flat	5 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 28th May 2013	£13,200	AST Holding over.
<b>TOTAL</b>				<b>£13,200 plus Vacant Shop</b>	

**£13,200 p.a. Plus Vacant Shop**

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

**VENDOR'S SOLICITORS**  
Hancock Quins – Tel: 01923 650 884  
Ref: Ms Linzi van Geene – Email: lvangeene@hancockquins.co.uk

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**6 WEEK COMPLETION**

**SITUATION**

Occupying a prominent main road position within an established local parade of shops less than 200 yards from New Barnet Station (Mainline) and serving the surrounding sought after residential area.

**VAT is NOT payable in respect of this Lot**

**PROPERTY**

Forming part of a terraced parade comprising a **Ground Floor Shop** with separate rear courtyard access to a **Self-Contained Flat** at first and second floor level.

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'6" Internal Width 14'0" Shop Depth 26'7" Built Depth 39'7" WC		<b>VACANT</b>		
First and Second Floor Flat	5 Rooms, Kitchen, Utility Room, Bathroom/WC, Shower Room/WC	Individual	1 year from 28th May 2013	£13,200	AST Holding over
<b>TOTAL</b>				<b>£13,200 plus Vacant Shop</b>	

**£13,200 p.a. Plus Vacant Shop**

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

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Hancock Quins – Tel: 01923 650 884  
Ref: Ms Linzi van Geene – Email: lvangeene@hancockquins.co.uk

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**6 WEEK COMPLETION**



**SITUATION**

Located close to the junction with Torrington Park in the heart of this well known busy north London shopping centre which includes **Sainsbury's, Boots, McDonald's, River Island, Starbucks, Costa, Waterstones, NatWest** and **HSBC**. The property is within close proximity to Woodside Park Underground Station (Northern Line). North Finchley is an affluent residential area with a number of large residential developments currently under construction nearby, being located only 8 miles north of central London.

**PROPERTY**

A late Victorian terraced building comprising a **Ground Floor Shop with trap door access to a Basement** and rear access to a **Self-Contained Flat** on the 2 upper floors.

**VAT is payable in respect of this Lot**

**FREEHOLD**

**Note 1: There may be future potential to construct a rear 2 storey addition for extra Residential Use similar to the adjoining property (No. 816), subject to obtaining the necessary consents.**

**Note 2: The lessees are holding over and no s.25 or s.26 Notices have been served.**

**£36,000 per annum**

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

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	21'0"
Internal Width	19'9"
Shop Depth	31'0"
Built Depth	57'0"
GIA	Approx 990 sq ft

**2 WCs**  
**Basement** 19'0" x 29'5" (6'1" height)

**First and Second Floor Flat**

First Floor	2 Rooms, Kitchen, Bathroom/WC
Second Floor	3 Bedrooms
GIA	Approx 1,495 sq ft

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Sequence (UK) Ltd (with over 290 offices) t/a Barnard Marcus (Guaranteed by Connells Ltd – T/O for Y/E 31/12/12 £254.1m, Pre Tax Profit £36.2m & Net Worth £18m)** for a term of 10 years from 21st October 2001 at a current rent of **£36,000 per annum** exclusive.

**Note 3: The Flat is sub-let on a regulated tenancy to an individual.**



**JOINT AUCTIONEER**  
Cradick Retail – Tel: 01892 515001  
Ref: B. Cradick Esq – Email: bcradick@cradick.co.uk  
**VENDOR'S SOLICITORS**  
Streeter Marshall – Tel: 020 8680 2638  
Ref: J. Moore Esq – Email: jmoore@streetermarshall.com

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**6 WEEK COMPLETION**



**SITUATION**

In the heart of this well-known shopping centre amongst such multiples as **WH Smith, Pizza Express, Boots** and **Vodafone** serving an affluent residential area, being 9 miles from Central London and 11 miles from Heathrow Airport.

**PROPERTY**

A semi-detached building comprising a **Ground Floor Shop** with internal access to **First Floor Offices** and having a separate side entrance through to a small yard with an external staircase to the first floor.

There is a rear service road access from King Edwards Road and there is the possibility of private parking outside for at least one car.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	24'9"	
Internal Width	18'6"	
Shop Depth	53'4"	
Built Depth	71'0"	
Area	Approx.	969 sq ft

2 WCs

**First Floor Office**

Area	Approx.	816 sq ft
WC		

**Total Area** **Approx. 1,785 sq ft**

**£38,500 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

**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-Plan Insurance Group (having 70 branches)** for a term originally from 28th January 1991 to expire on 24th June 2020 at a current rent of **£38,500 per annum exclusive**.

**Rent Review 2015**



**VENDOR'S SOLICITORS**

Dixon & Templeton - Tel: 01425 476231  
Ref: Ms Deanne Edwards - Email: de@dixon-templeton.com

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**SITUATION**

Located close to the junction with Bedford Road in this established parade being within a few hundred yards of Alexandra Palace Rail Station and in close proximity to Alexandra Park Palace with its parkland and leisure facilities.

**VAT is NOT payable in respect of this Lot**

**PROPERTY**

A mid terrace property comprising **2 Ground Floor Shops (each with Yards)** and separate front access to **6 Self-Contained Flats** on the upper floors. In addition, the property also includes **Roof Space (see Note 1)** and **2 Common Part Cupboards**.

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation*	Lessee	Term	Ann. Excl. Rental	Remarks
Nos. 10 & 12 (2 Shops)	Not inspected	Various	Each 999 years from between 2011 and 2013	Peppercorn	Each FRI by way of service charge
Flats 10a & 10d (2 Flats)	Each 1 Bed, Lounge, Kitchen, Bathroom/WC	Various	Each 125 years from 25th March 2007	£500 (£250 per flat)	Each FRI by way of service charge <b>Combined rent rises to £1,000 in 2032</b>
Flats 10b & 10c (2 Flats)	Each Studio Flat with Shower Room/WC	Various	Each 125 years from 25th March 2007	£500 (£250 per flat)	Each FRI by way of service charge <b>Combined rent rises to £1,000 in 2032</b>
Flat 12a (1 Flat)	2 Beds, Lounge, Kitchen, Bathroom/WC	Individual	125 years from 8th August 2004	£150	FRI by way of service charge <b>Rent rises to £250 in 2037</b>
Flat 12b (1 Flat)	2 Beds, Lounge, Kitchen, Bathroom/WC	Individual	125 years from 8th August 2004	£250	FRI by way of service charge <b>Rent rises to £450 in 2037 and £600 in 2070</b>
Roof Space & 2 Common Part Cupboards	<b>VACANT (see Note)</b>				

\*Not inspected by Barnett Ross

<b>TOTAL</b>	<b>£1,400 plus Vacant Roof Space and 2 Cupboards</b>
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**Note 1: Planning Permission** was granted by way of an Appeal Decision dated 3rd October 2007 (now lapsed) for 'formation of 2 rear dormer windows & loft conversion to form one additional s/c flat'. The Appeal Decision and Plans (which show the layout of the flat as being 1 bed, living room, kitchen, Bathroom/WC) are available on request.

**Note 2: The Freeholder** manages and insures the property. Current Sum Insured £983,000. Current Premium £2,859.14.

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

**Note 3: In accordance with Section 5B of the Landlord & Tenant Act 1987, Notices** have been served on the Lessees and they have not reserved their rights of first refusal. Therefore, this lot cannot be sold prior to auction.

**VENDOR'S SOLICITORS**  
Cavendish Legal Group - Tel: 020 8340 0091  
Ref: N. Khurana Esq - Email: n.khurana@clglaw.co.uk

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**SITUATION**

Occupying a prominent trading position adjacent to **Ladbrokes**, close to the junction with Salusbury Road and only a short walk from Queen's Park Underground Station within this highly sought after residential area between Kensal Rise and Maida Vale, under 2 miles from the West End.

**PROPERTY**

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

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	16'1"
Internal Width	14'2"
Shop Depth	35'9"
Built Depth	64'2"
Sales Area	Approx 460 sq ft
Store & Kitchen Area	Approx 395 sq ft
WC	

**VAT is NOT payable in respect of this Lot**

**£17,000 per annum**

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

**TENURE**

**Leasehold for a term of 99 years from 16th May 1986 at a Peppercorn ground rent. (See Note 1)**

**TENANCY**

The property is let on a full repairing and insuring lease to **Omar Kullatein t/a Bargen (Household Goods/ Convenience Store)** for a term of 15 years from 15th December 2013 at a current rent of **£17,000 per annum** exclusive.

**Rent Reviews 2018 and 2023**

**Note 1: The Vendor has agreed a lease extension with the Freeholder (Brent Council) for an additional 24 years (in total 96 years unexpired) at a premium of £5,000. This is currently in solicitors hands but in the event that the Deed of Variation is not signed prior to completion then the Vendor will allow £5,000 off the purchase price and the buyer can take over the negotiations.**

**Note 2: There is an £8,500 rent deposit held.**

**VENDOR'S SOLICITORS**  
Christopher Davidson LLP - Tel: 01242 581481  
Ref: A. Raistrick Esq - Email: ar@cdlaw.co.uk

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**6 WEEK COMPLETION**



**SITUATION**

Occupying a prominent trading position close to the junction with Oakleigh Avenue in this established shopping centre amongst such multiples as **99p Stores, William Hill, Swinton, Santander, Paddy Power** and a host of established traders being within close proximity of Burnt Oak Underground Station (Northern Line).

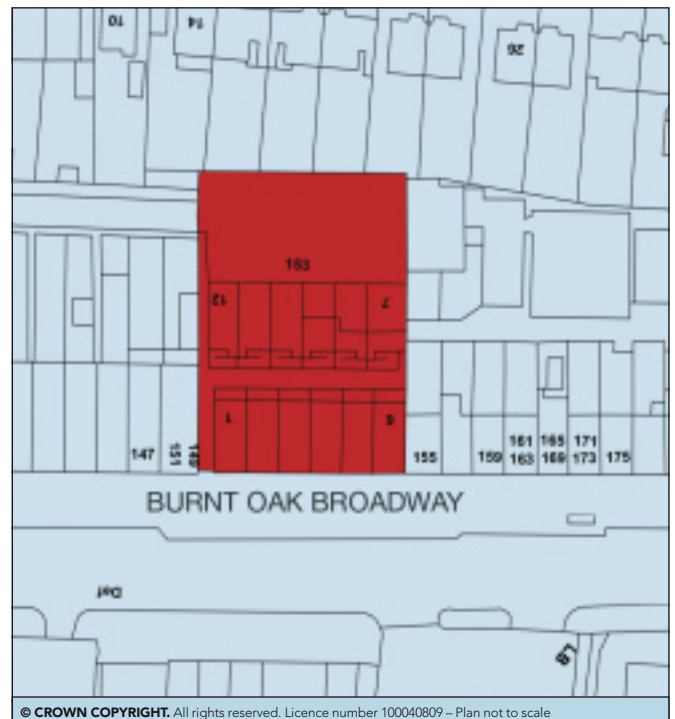
Edgware is a popular and sought after north-west London suburb located approximately 10 miles from central London with good access to the M1 and M25 motorways.

**PROPERTY**

Forming part of a terraced building comprising a **Ground Floor Supermarket** with separate rear access to **12 Self-Contained Flats** at first floor level. The property includes a large rear car park for 20 cars.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**



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**£71,740 p.a. Plus  
4 Valuable Reversions**

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



### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Supermarket	Gross Frontage 104'11" Internal Width 104'4" Built Depth 91'10" WC <b>GIA Approx 8,750 sq ft</b>	<b>Iceland Foods Ltd (Having over 800 branches) (T/O for Y/E 29/03/13 £2.6bn, Pre-Tax Profit £188.1m and Net Worth £516.9m)</b>	15 years from 29th September 2007	£71,500	FRI <b>Rent Review &amp; Tenant's Break 2017</b>
Nos. 2, 4, 5, 6, 8, 10, 11 & 12 (8 First Floor Flats)	8 Flats – Not Inspected	Various	Each 189 years from 29th September 1975	Peppercorn	Each FRI
Nos. 1, 3, 7 & 9 (4 First Floor Flats)	4 Flats – Not Inspected	Various	Each 99 years from 29th September 1975	£240 (£60 per flat)	Each FRI <b>Rent rises to £360 in 2035</b> <b>4 Valuable Reversions in approx 60 years</b>
<b>TOTAL</b>				<b>£71,740</b>	

**VENDOR'S SOLICITORS**  
LMK Solicitors - Tel: 020 8954 7474  
Ref: R. Sthalekar Esq - Email: rs@lmklaw.co.uk

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6 WEEK COMPLETION

**SITUATION**

Occupying a desirable position in the heart of this busy parade amongst a variety of restaurants, cafes and established shops including **HSBC, Waitrose, NatWest, Boots, Santander** and **Pizza Express**. Totteridge and Whetstone Underground Station (Northern Line) and Oakleigh Park Mainline Station are both in walking distance. In addition, the property is adjacent to **Northway House which is due to undergo a major mixed commercial/residential redevelopment**.

**PROPERTY**

An end of terrace building comprising a **Ground Floor Shop** with a trap door to a **Basement** together with separate rear access by way of a service road from St Margaret's Avenue to **4 Self-Contained Flats**. In addition there is rear car parking for up to 4 cars.



Rear of Property

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**£56,556 per annum**

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





### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	<b>Ground Floor Shop</b> Gross Frontage 20'9" Internal Width 18'3" Shop Depth 28'5" <b>Basement</b> Area Approx 190 sq ft WC	<b>S. Sabaratnam</b> <b>(Convenience Store)</b>	15 years from 14th November 2005	£15,500	FRI <b>Rent Review 2017</b>
No. 1377A (Rear First Floor)	Living Room/Kitchen, Bedroom with en-suite Shower Room/WC <b>(Area Approx 432 sq ft)</b>	2 Individuals	1 year from 27th September 2013	£10,500	AST <b>£1,215 Rent Deposit held</b>
No. 1377B (Front First Floor)	Living Room/Kitchen, 2 Bedrooms, one with en-suite Bathroom/WC <b>(Area Approx 428 sq ft)</b>	Individual	1 year from 18th December 2012	£10,800	AST Holding over <b>£1,200 Rent Deposit held</b>
No. 1377C (Front Second Floor)	Living Room/Kitchen, Bedroom with en-suite Shower Room/WC <b>(Area Approx 425 sq ft)</b>	2 Individuals	1 year (less 1 day) from 19th March 2014	£10,500	AST Tenant's Break Sept 2014 <b>£1,212 Rent Deposit held</b>
No. 1377D (Rear Ground Floor)	Living Room/Bedroom incl. Kitchen & sep. Shower/WC <b>(Area Approx 406 sq ft)</b>	Individual	1 year from 22nd March 2013	£9,256	AST Holding over <b>See Note</b>
<b>TOTAL</b>				<b>£56,556</b>	

**Note: In respect of Flat 1377D only, there is no Planning for residential, but the Vendor believes it has been let as residential since 2003 and this is supported by the continuous demand for Council Tax since that date.**

#### VENDOR'S SOLICITORS

Aubrey David - Tel: 020 7224 4410  
Ref: G. Bayliss, Esq - Email: glenb@aubreydavid.com

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**SITUATION**

Located close to the junction with Weyland Road in this well established parade which includes **Lloyds Pharmacy, Post Office, Cash Generator** and **William Hill**.

Dagenham is a densely populated residential area being approximately 4 ½ miles east of Ilford and 3 miles south-east of Romford benefitting from good road links to the North Circular.

**PROPERTY**

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

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	17'6"
Internal Width	16'9"
Shop Depth	43'2"
<b>Built Depth</b>	<b>83'4"</b>

WC

**First and Second Floor Flat**

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

**VAT is NOT payable in respect of this Lot**

**£12.50 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **R & K Patel (see Note)** for a term of 99 years from September 1926 at a current rent of **£12.50 per annum** exclusive.

**Valuable Reversion in approx. 11¼ years**

**Note: The shop has been sublet as an Afro Grocer and the Flat is believed to be sublet on an AST.**



**VENDOR'S SOLICITORS**

Ref: A. Kellner Esq - Tel: 01707 667 300  
Email: anthony@panthersecuritiesplc.com

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**SITUATION**

Located close to the junction with Weylond Road in this well established parade which includes **Lloyds Pharmacy, Post Office, Cash Generator** and **William Hill**.

Dagenham is a densely populated residential area being approximately 4 ½ miles east of Ilford and 3 miles south-east of Romford benefitting from good road links to the North Circular.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** on the first and second floors. The property also has a rear store forming part of the Ground Floor used with the shop plus a separate **store building**.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage 17'6"  
Internal Width 16'9"  
Shop Depth 29'10"  
**Built Depth 88'10"**

Rear Store & Separate Store  
WC

**First Floor Flat** - Not Inspected  
**Second Floor Flat** - Not Inspected

**VAT is NOT payable in respect of this Lot**

**£12.50 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **M. Temur (see Note)** for a term of 99 years from September 1926 at a current rent of **£12.50 per annum** exclusive.

**Valuable Reversion in approx. 11¼ years**

**Note: The Shop has been sub-let to A. Caglar as a Kebab and Pizza Restaurant. The first and second floor Flats and the separate store building are sublet until September 2025 at a ground rent of £50 p.a.**



**VENDOR'S SOLICITORS**

Ref: A. Kellner Esq - Tel: 01707 667 300  
Email: anthony@panthersecuritiesplc.com

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6 WEEK COMPLETION



**SITUATION**

Located close to the corner with Chatsworth Road and diagonally opposite Willesden Green Underground Station (Jubilee Line). The property sits adjacent to a **Winkworth** and amongst other nearby multiples including **NatWest**, **Costa Coffee** and **Foxtons** as well as a variety of local shops, estate agents and restaurants serving the surrounding highly sought after residential area.

Willessden Green is located approximately 7 miles north-west of central London and benefits from good road links via the M1 (Junction 1) just over 2 miles away.

**PROPERTY**

A **Ground Floor Supermarket** with excellent window frontage forming part of a large modern detached residential development. In addition, the property includes a **Front Store Area**.

**VAT is payable in respect of this Lot**

**TENURE**

Leasehold for a term of 999 years from 23rd February 2005 at a peppercorn ground rent.

**£65,000 per annum**

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

**ACCOMMODATION**

**Ground Floor Supermarket**

Gross Frontage	49'4"
Internal Width	43'10" (max)
Shop Depth	69'4"
Built Depth	99'9"
Sales Area	Approx 2,100 sq ft
Front Store Area	Approx 175 sq ft
Rear Store Area	Approx 700 sq ft
WC	
<b>Total Area</b>	<b>Approx 2,975 sq ft</b>

**TENANCY**

The property is let on a full repairing and insuring lease to **Sainsbury's Supermarkets Limited (having over 1,203 supermarkets and convenience stores) (T/O for Y/E 16/03/2013 £23.29bn, Pre-Tax Profit £616m and Net Worth £4.51bn)** for a term of 20 years from 29th September 2004 at a current rent of **£65,000** per annum exclusive.

**Rent Reviews September 2014 and 2019**

**Note: The sale is by Fixed Charge Receivers and no warranties or guarantees in any respect can be given.**

View from the Property



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**VENDOR'S SOLICITORS**  
DWF LLP - Tel: 0845 404 2378  
Ref: R. Holmes Esq - Email: richard.holmes@dwf.co.uk

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**SITUATION**

Located on the south side of this busy retail thoroughfare close to the junction with Drayton Road, within 250 yards of Elstree and Borehamwood Mainline Station and amongst such multiples as **Pizza Hut Delivery, Nandos, Starbucks** and a **Post Office**.

Borehamwood links in with Elstree and has excellent road communications being only 2 miles from the A1 with Central London 12 miles to the south.

**PROPERTY**

A mid terrace property comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first and second floor levels. The property benefits from a rear yard.

**VAT is NOT payable in respect of this Lot**



**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 34 (Ground Floor Shop)	Gross Frontage 17'6" Internal Width 16'8" Shop Depth 42'1" Built Depth 50'4" WC	<b>Macius Ltd</b> <b>(Polish Delicatessen)</b>	10 years from 31st October 2013	£18,000 <b>(rising to £19,000 in 2015 and £20,000 in 2016)</b>	FRI <b>Rent Review 2018</b>
No. 34a (First and Second Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from June 2014	£12,600	AST
<b>TOTAL</b>				<b>£30,600</b>	

**£30,600 per annum**

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

**VENDOR'S SOLICITORS**  
Hancock Quins - Tel: 01923 650 884  
Ref: Ms Linzi van Geene - Email: lvangeene@hancockquins.co.uk

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**SITUATION**

The property lies on the busy Uxbridge Road (A4020) close to the junction with Lees Road and amongst a variety of local traders and multiples such as **Dominos, Enterprise Car Rental, ATS** and **KFC** and being within close proximity to a **Texaco Garage** which houses a **Co-operative Food**. Hillingdon lies approximately 15 miles west of Central London with good road links via the M4 (Junction 4) and under 5 miles from Heathrow Airport.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Annual Rental	Remarks
No. 2 (Ground Floor Shop)	Gross Frontage 19'5" Internal Width 15'5" widening to 18'11" Shop Depth 33'5" WC	<b>Thao Thi Nguyen (Computer Repairs)</b>	10 years from 9th May 2014	£11,000	FRI Rent Review 2019
No. 2a (Front First Floor Flat)	Living/Bedroom Area, Kitchen, Shower Room/WC	<b>Individual</b>	1 year from 30th January 2014	£6,000	AST
No. 2b (Rear First Floor Flat)	Living/Bedroom with open plan Kitchen Area, Shower Room/WC	<b>Individual</b>	1 year from 1st September 2013	£6,552	AST Holding over
No. 2c (Second Floor Flat)	Bedroom, Living Area/Kitchen, Shower Room/WC	<b>Individual</b>	1 year from 1st July 2012	£8,700	AST Holding over. In occupation since 2010.
No. 2d (Rear Ground Floor Flat)	Living/Bedroom with open plan Kitchen Area, Shower Room/WC	<b>2 Individuals</b>	1 year from 1st April 2014	£7,800	AST
<b>TOTAL</b>				<b>£40,052</b>	

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with separate front and rear access to **4 Self-Contained Flats** on rear ground, first and second floors. In addition, there is parking at the rear.

**Note: The flats were converted in 2006 without planning consent. Flats A, B & C are registered for Council Tax, Flat D is not registered.**

**The Landlord currently contributes 60% towards the water bill (Shop lessee contributes 40%) for the entire building (approx £800 p.a.) and the rents for Flats B & D are inclusive of electricity (approx £720 p.a.).**

**£40,052 per annum**

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

**VENDOR'S SOLICITORS**  
Shergill & Co – Tel: 020 8570 2323  
Ref: S. Viring Esq – Email: ssviring@gmail.com

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**FIRST TIME ON MARKET  
FOR APPROX. 30 YEARS**



**SITUATION**

Located opposite the junction with Foreland Court in this popular and sought after area being only a few hundred yards from the local shopping facilities further along Holders Hill Road and with Mill Hill East Underground Station (Northern Line) approximately 0.6 miles distant. Hendon is a popular and sought after north-west London suburb being approximately 8 miles from central London and benefitting from easy access to the M1 (Junction 2), the A406 North Circular Road and Brent Cross Shopping Centre.

**PROPERTY**

Comprising a **3 Bedroom semi-detached house in need of modernisation**. The property has been extended at the rear at ground floor level and the garage has been converted into additional accommodation. There is off street parking at the front, uPVC double glazing to the rear, gas central heating (not tested), and a 90ft Rear Garden.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD offered with FULL VACANT POSSESSION**

**Note 1: There may be potential to extend at the rear, side and into the loft to create additional living space, subject to obtaining the necessary consents.**

**ACCOMMODATION** (measurements to maximum points)

**Ground Floor**

Front Room	14'2" x 16'8"
<i>interconnects with</i>	
Rear L-shaped Room	12'8" (widening to 20'4") x 22'4"
Kitchen	9'3" x 10'11"
Additional Room	
incl. Shower Room/WC	7'6" x 13'8"
Sep. WC	

GIA Approx 935 sq ft

**First Floor**

Bedroom 1	14'1" x 16'11"
Bedroom 2	13'2" x 11'10"
Bedroom 3	8'2" x 10'0"
Bathroom/WC	
incl sep. Shower	8'2" x 8'8"

GIA Approx 580 sq ft

**Total GIA Approx 1,515 sq ft**

**Note 2: Completion will be 30th October 2014 or sooner – Refer to Special Conditions of Sale.**

**Vacant 3 Bed House**

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

**VENDOR'S SOLICITORS**

Layzells – Tel: 020 8444 0202  
Ref: I. Cohen, Esq – Email: [ian@layzellslaw.co.uk](mailto:ian@layzellslaw.co.uk)

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6 WEEK COMPLETION

**SITUATION**

Located close to the junction with Weylond Road in this well established parade which includes **Lloyds Pharmacy, Post Office, Cash Generator** and **William Hill**.

Dagenham is a densely populated residential area being approximately 4 ½ miles east of Ilford and 3 miles south-east of Romford benefitting from good road links to the North Circular.

**PROPERTY**

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

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage 17'6"  
Built Depth 40'0"

**First and Second Floor Flat**

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

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**£12.50 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Mesdames Fraley, Fraley and Hayes as a Florist (see Note)** for a term of 99 years from September 1926 at a current rent of **£12.50 per annum** exclusive.

**Valuable Reversion in approx. 11¼ years**

**Note: The Flat is believed to be sublet on an AST.**



**VENDOR'S SOLICITORS**  
Ref: A. Kellner Esq - Tel: 01707 667 300  
Email: anthony@panthersecuritiesplc.com

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**6 WEEK COMPLETION**

**SITUATION**

Located within this established local shopping parade just off the High Street, close to the Wealdstone Centre and branches of a **Post Office, Santander, Sainsbury's Local, McDonalds, Nationwide, Boots, Shoezone, Subway** and many others.

Wealdstone is a densely populated residential area served by Harrow and Wealdstone Station (Bakerloo Line and Mainline Station) approx. 2 miles north of Harrow Town Centre and 13 miles from central London.

**PROPERTY**

A mid terrace property comprising a **Large Ground Floor Restaurant (53 covers)** benefitting from a rear service road and parking for 2 cars.

**ACCOMMODATION**

**Ground Floor Restaurant**

Gross Frontage		26'2"
Internal Width		26'1"
Restaurant Depth		42'3"
Built Depth		48'3"
Restaurant Area	Approx	935 sq ft
Kitchen Area	Approx	420 sq ft
2 WCs		

**VAT is NOT payable in respect of this Lot**

**TENURE**

**Leasehold for a term of 999 years from completion at a fixed ground rent of £100 p.a.**

**TENANCY**

The property is let on a full repairing and insuring lease to **Messrs A Ghaffari & S Habib t/a Masa (Middle Eastern Cuisine)** for a term of 15 years from 16th August 2005 at a current rent of **£22,500 per annum** exclusive.



**£22,500 per annum**

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

**VENDOR'S SOLICITORS**

Teacher Stern LLP – Tel: 020 7242 3191  
Ref: O. Azzuri Esq – Email: o.azzuri@teacherstern.com

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The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts



**6 WEEK COMPLETION**

View opposite the property

**SITUATION**

Occupying a prominent corner position at the junction with Leeland Road, opposite **Barclays** and close to such multiple occupiers as **Costa, Wilko, Lidl, Boots, Iceland, Nationwide, Superdrug, Holland & Barrett** and many others.

West Ealing is a popular and prosperous suburb which lies some 7 miles from central London and 8 miles from Heathrow airport via the M4.

**PROPERTY**

Comprising a **Ground Floor Corner Shop with Basement Storage and Part First Floor Ancillary** all of which forms part of a larger building, the remainder of which is not included in the sale.

**VAT is NOT payable in respect of this Lot**

**TENURE**

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

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	25'0" (including splay)
Internal Width	21'4"
Shop Depth	53'1"
Built Depth	63'0"
2 WCs	

**Basement**

Not Inspected – Believed to be Area Approx 540 sq ft WC

**First Floor**

Not Inspected – Believed to be Area Approx 460 sq ft

**TENANCY**

The property is let on a full repairing and insuring lease to **Ganton House Investments Ltd (t/a Ladbrokes) (T/O for Y/E 31/12/12 £12.03m, Pre-Tax Profit £1.67m, and Net Worth £21.65m)** for a term of 10 years from 14th March 2010 at a current rent of **£40,000 per annum exclusive (see Note 1).**

**Rent Review and Tenant's Break March 2015**

**Note 1: The rent increased from £33,000 p.a. in 2010.**

**Note 2: The tenant has been in occupation since 1995.**

**£40,000 per annum**

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

**VENDOR'S SOLICITORS**  
Hancock Quins – Tel: 01923 650 884  
Ref: Ms Linzi van Geene – Email: lvangeene@hancockquins.co.uk

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**6 WEEK COMPLETION**



**SITUATION**

Located at the junction with Ridge Street amongst such multiples as **Santander, Tesco, Boots** and **William Hill** approximately 1 ½ miles from Watford Town Centre and the **intu Watford (Harlequin Shopping Centre)**. The property is within easy walking distance of Watford Junction Station and benefits from good road links via the A41 to the M1 (Junction 5) and the M25 (Junction 19) motorways.

**PROPERTY**

A prominent corner building comprising a **Ground Floor Shop** with separate side access to **2 Self-Contained Flats** 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
Nos. 271-273 (Ground Floor Shop)	Gross Frontage 23'11" Return Frontage 29'10" Shop Depth 37'1" Built Depth 40'1" WC	<b>Mala Polska Ltd (Polish Grocer)</b>	5 years from 22nd November 2012	£18,000	FRI <b>Tenant's Break November 2015</b>
Nos. 271a and 271b (First & Second Floor Flats)	2 Flats - Not inspected	Various	Each 99 years from 14th March 1988	£100	FRI <b>Valuable Reversions in approx. 72 ¾ years</b>
<b>TOTAL</b>				<b>£18,100</b>	

**Note: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have reserved their rights of first refusal. Therefore, this Lot cannot be sold prior to the Auction.**

**£18,100 per annum**

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

**VENDOR'S SOLICITORS**

Hancock Quins - Tel: 01923 650 884  
Ref: Ms Linzi van Geene - Email: lvangeene@hancockquins.co.uk

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**6 WEEK COMPLETION**

**SITUATION**

Located in this pleasant residential area of Bebington midway between Bebington and Rock Ferry enjoying excellent road access via the A41.

Birkenhead sits on the Wirral Peninsula enjoying easy access to the M53 which joins the M56 at Junction 15, only 2 miles from Liverpool city centre via the Mersey Tunnel.

**PROPERTY**

A substantial semi-detached **Assisted Living Residential Property** benefiting from a front driveway and large rear garden.

**ACCOMMODATION**

**Ground Floor**

Kitchen/Breakfast Room, Dining Room, Utility Room, Lounge, WC                      Approx     940 sq ft

**Cellar** (restricted head height)                      Approx     280 sq ft

**First Floor**

3 Bedrooms (1 with en-suite Bath/WC), Bathroom/WC                      Approx     570 sq ft

**Second Floor**

3 Bedrooms                      Approx     470 sq ft

**Total Area**                      **Approx 2,260 sq ft**  
**(GIA Approx 2,637 sq ft)**

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

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

**TENANCY**

The entire property is let on a full repairing and insuring lease to **The Wirral Autistic Society as a Care Home (see Tenant Profile)** for a term of 10 years from 2nd June 2014 at a current rent of **£40,000 per annum** exclusive.

**Rent Review 2019 index linked to RPI**

**TENANT PROFILE**

**Founded in 1968, The Wirral Autistic Society is today one of the Country's leading providers of services and support to people with Autism to include residential care, community & vocational services and children & family services (Source: www.autistic.org).**

**T/O for Y/E 31/3/2013 £13.48m, Pre-Tax Profit £267,000 and Net Worth £1.75m.**



**VENDOR'S SOLICITORS**  
Pinsent Masons LLP – Tel: 0161 234 8234  
Ref: Ms Barnfield – Email: laura.barnfield@pinsentmasons.com

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The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts



**SITUATION**

Located in the town centre at the junction with Minit Walk which in turn runs alongside the **Town Hall, Civic Centre and the Council Offices (Bernard Weatherill House)**. Nearby multiple retailers include **Millets, Greggs, Subway, Toni & Guy, Snappy Snaps** and **Cash Generator**.

The pedestrianised shopping centre and George Street Tramlink Station are within close proximity .

Croydon is a principal retail centre approximately 10 miles to the south of central London being adjacent to the A23 which gives direct access to the National Motorway Network via the M23 and M25.

**PROPERTY**

Forming part of a modern end of terrace building comprising a **Large Ground Floor Retail Unit with an ATM** together with a **Plant Area** on part first floor.

**VAT is payable in respect of this Lot**

**TENURE**

**Leasehold for a term from completion and expiring on 25th September 2122 (approx 108 years unexpired) at a peppercorn ground rent.**

**ACCOMMODATION**

**Ground Floor Retail Unit**

Gross Frontage	85'6"
Return Window Frontage	24'2"
Internal Width	71'0"
Shop Depth	37'5"
Built Depth	73'10"
Sales Area	Approx 2,712 sq ft*
Store/Ancillary Areas	Approx 2,239 sq ft*
2 WCs	
<b>Total Area</b>	<b>Approx 4,951 sq ft*</b>

**Part First Floor**

Plant Area - Not inspected

\* Area specified on lease plan

**TENANCY**

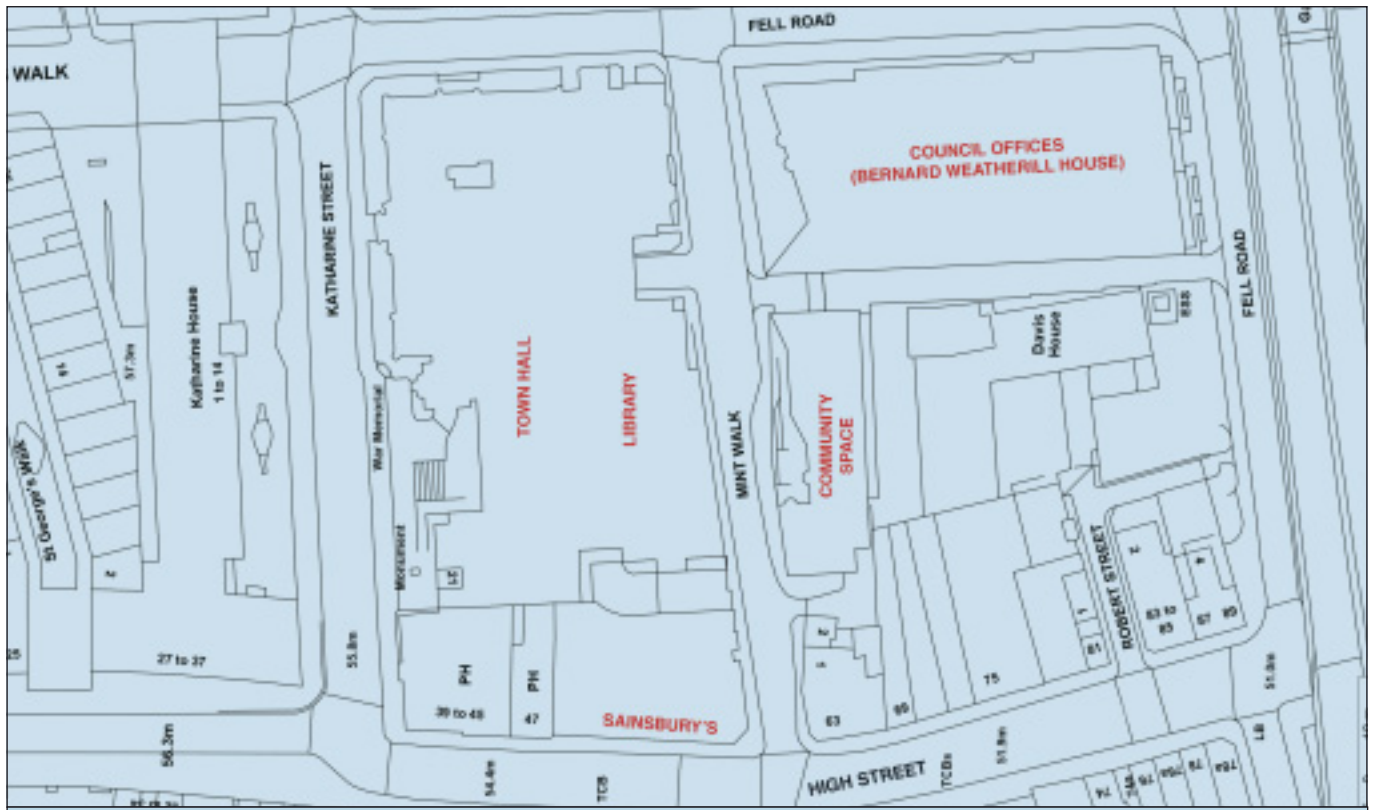
The property is let on a full repairing and insuring lease to **Sainsbury's Supermarkets Ltd (having over 1,203 supermarkets and convenience stores) (T/O for Y/E 16/03/2013 £23.29bn, Pre-Tax Profit £616m and Net Worth £4.51bn)** for a term of 15 years from 24th July 2012 at a current rent of **£55,668 per annum** exclusive.

**Rent Reviews linked to RPI in 2017 (subject to a minimum increase to £58,507.62) and 2022.**

**Tenant's Break July 2022**

**£55,668 per annum**

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



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**VENDOR'S SOLICITORS**  
Fox Williams LLP - Tel: 020 7628 2000  
Ref: Ms Elizabeth Ruff - Email: eruff@foxwilliams.com

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The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts



**SITUATION**

Located close to the junction with King Street and backing on to one of the town’s main car parks, in a busy trading position within the principal retail thoroughfare amongst such multiples as **Superdrug, Specsavers, Bathstore, Post Office, Nationwide, Robert Dyas, KFC, Carphone Warehouse** and many others.

East Grinstead lies approximately 9 miles east of Gatwick Airport and is served by the A22 and A264 which provide easy access to the M25 (J6) and the M23 (J10).

**PROPERTY**

Forming part of an attractive parade comprising **3 Ground Floor Shops** with separate front access to **4 Self-Contained Flats** on two upper floors.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 95 (Shop)	Internal Width 11'10" Shop Depth 33'5"	<b>VACANT</b>			
No. 97 (Shop)	Gross Frontage 12'7"	<b>Individual</b>	999 years from 24th June 1991	Peppercorn	FRI
No. 99 (Shop)	Internal Width 11'10" widening to 15'4" Shop Depth 39'10" Built Depth 46'4"	<b>United Cars (Crawley) LLP (Mini-Cab Office) (Not in Occupation)</b>	10 years from 11th September 2013	£12,000	FRI <b>Rent Review &amp; Tenant's Break 2018</b>
Nos. 105 & 111 (2 Flats)	Each 3 Rooms, Kitchen, Bathroom/WC	<b>Various</b>	Each 125 years from 29th September 1991	£100	Each FRI <b>Rent rises to £200 in 2016</b>
No. 107 (Second Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	<b>Individual</b>	99 years from 2004	£150	FRI <b>Reversion in 89 years.</b>
No. 109 (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC Gas CH – Not Tested	<b>VACANT</b>			

**TOTAL** £12,250 plus Vacant Shop & Flat

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

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

**VENDOR'S SOLICITORS**  
Hancock Quins – Tel: 01923 650884  
Ref: Ms Linzi van Geene – Email: lvangeene@hancockquins.co.uk

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**6 WEEK COMPLETION**

**SITUATION**

Occupying a prominent trading position within this established retail parade next to the intersection with High Street, amongst such multiples as **Iceland, William Hill, Lidl, Coral** and **Ladbrokes** with Whitton Mainline Station in close proximity. Twickenham is located 11 miles west of Central London, with good road links via the A316.

**PROPERTY**

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

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	16'10"
Internal Width	15'9"
Shop Depth	29'2"
Built Depth	49'8"
WC	

**VAT is NOT payable in respect of this Lot**

**TENURE**

**Leasehold for a term of 125 years from 24th June 2003 at a peppercorn ground rent.**

**TENANCY**

The property is let on a full repairing and insuring lease to **J. Singh as a News/Conf/Tob** for a term of 20 years from 19th June 2003 (**See Note**) at a current rent of **£14,000 per annum** exclusive.

**Rent Reviews June 2013 (Outstanding – Not yet actioned) and 2018**

**Note: The lease is outside s. 24–28 of the L & T Act 1954.**



**£14,000 per annum**

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

**VENDOR'S SOLICITORS**

Hancock Quins – Tel: 01923 650 884  
Ref: Ms Linzi van Geene – Email: lvangeene@hancockquins.co.uk

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**SITUATION**

Located in a prominent position in the Town Centre amongst such multiples as **HSBC, Boots The Chemist, WH Smith, Argos, NatWest, Timpson, Halifax, Thorntons, Hallmark** and many others

Whitchurch is an attractive town which lies just off the A41 some 14 miles south-west of Crewe and 20 miles north of Shrewsbury.

**PROPERTY**

An attractive property comprising a **Ground Floor Bank with Basement Strongroom and Part First Floor Offices** plus separate front access to **Self-Contained Offices** at part first floor.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Bank, Basement & Part First Floor Offices	<b>Ground Floor Bank</b> Gross Frontage 40'6" Internal Width 40'1" Built Depth 42'8" WC Banking Hall/Staff Area Approx. 960 sq ft <b>Mezzanine</b> Area Approx. 240 sq ft <b>Part First Floor Offices</b> Area Approx. 130 sq ft <b>Basement Strongroom</b> Area Approx. 270 sq ft	<b>Barclays Bank Plc</b> (having approx. 1,700 branches) (T/O for Y/E 31/12/13 £36.87bn, Pre-Tax Profit £2.89bn and Net Worth £53.2bn)	20 years from 15th June 2007	£19,000	FRI Rent Reviews 2017 and 2022 Tenant's Break 2022
Part First Floor Offices	Not Inspected	<b>Transworld Import Export Ltd</b>	Expiring 28th September 2130	Peppercorn	FRI
<b>TOTAL</b>				<b>£19,000</b>	

**£19,000 per annum**

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



**VENDOR'S SOLICITORS**  
Taylors Legal – Tel: 020 8501 4959  
Ref: Ms S. Karir – Email: shamma.karir@taylorslegal.co.uk

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fee of £500 (including VAT) upon exchange of contracts

**6 WEEK COMPLETION**



**SITUATION**

Located in the main shopping centre of Grove, at the junction of School Lane and Main Street, amongst such multiples as **Tesco, Lloyds Bank, McColls, Co-Op Funeral Care** and **Bretts Pharmacy** and close to **Williams Formula One HQ**. Grove is an attractive village with a large residential catchment area, being a suburb of Wantage approximately 12 miles from Oxford and 16 miles from Newbury, and benefitting from good road links via the A338 to the M4 (Junction 14).

**PROPERTY**

Forming part of a modern terraced parade comprising a **Ground Floor Shop with rear Store** and separate rear access to a **Self-Contained Flat** on the first floor with UPVC windows. In addition there is a large front shoppers' car park.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop and Rear Storage	<b>Ground Floor Shop</b> Gross Frontage 21'6" Internal Width 20'1" Shop Depth 30'6" Built Depth 41'0" WC <b>Ground Floor Rear Storage</b> Area Approx 240 sq ft	<b>A.f.P.i.C.</b> <b>(Charity shop having 4 branches)</b>	5 years from 24th June 2012 <b>(Renewal of a previous lease- in occupation for over 10 years)</b>	£9,000	FRI
First Floor Flat & Garage	3 Rooms, Kitchen, Bathroom/WC with Gas CH GIA Approx 606 sq ft <b>Plus Garage</b>	<b>Individual</b>	125 years from September 2013	£100	FRI
<b>TOTAL</b>				<b>£9,100</b>	

**£9,100 per annum**

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

**VENDOR'S SOLICITORS**

Axiom Stone - Tel: 020 8951 6989  
Ref: Ms Jaymini Ghelani - Email: jg@axiomstone.co.uk

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**SITUATION**

Located close to the junction with Finchley Road and the excellent local shopping facilities of Temple Fortune, within this highly sought after residential area, less than 1 mile from Golders Green and approximately 6 miles from the West End.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 9/10 Temple Fortune Parade (Double Shop)	Double Shop – Not Inspected	A Radnan t/a Stag of London (Wig Makers)	999 years from 24th June 1992	Peppercorn	Effectively FRI
No 9/10/10a & Understairs Cupboard	Office, 2 Flats & Cupboard – Not Inspected	Various	4 leases each 125 years from 25th March 1990	£101	Each Effectively FRI. Rising to £201 p.a. in 2015
Deed of Easement over common parts	Antenna Equipment upgraded on the 14th January 2014	Telefonica UK Ltd	15 years from 15th March 2011	£5,656.94	<b>Rising by 5%p.a. (i.e. £5,939.78 in 2015 &amp; £9,675.29 by 2025)</b> Tenants Break 2016
Third Floor Flat Roof Area	<b>Planning granted on the 10th February 2014 for a 2 Bed Flat - GIA Approx 700 sq ft.</b>	<b>VACANT</b>			<b>Copy Plans and Consent available on request. There are 2 CIL payments totalling £11,342.94</b>

<b>TOTAL</b>	<b>£5,757.94 + Planning for 2 bed flat</b>
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**Note 2: In accordance with s.5B of the Landlord and Tenant Act 1987, Notices were served on the lessees and they have not reserved their rights of first refusal. Therefore this lot cannot be sold prior to auction.**

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

**VENDOR'S SOLICITORS**  
Rae Nemazee LLP – Tel: 020 8747 0055  
Ref: Ms Y. Nemazee – Email: yn@raenemazee.co.uk

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**6 WEEK COMPLETION**



**SITUATION**

Located on this prominent High Street in this picturesque town, opposite **Battle Abbey** and amongst such multiples as **Boots, Costa, Martin's, Post Office, HSBC, Holland & Barratt, NatWest, The Co-operative Food** and **Barclays Bank** as well as a variety of local traders.

Battle is located approximately 7 miles north-west of Hastings and is a popular tourist attraction due to it being the location of the Battle of Hastings. The A21 is a short distance to the East.

**PROPERTY**

An attractive mid terrace building comprising a **Ground Floor Banking Hall with Strong Room and Ancillary Offices** together with internal access to **Storage and Staff Facilities** on the first and second floors.

There is also a separate side entrance accessed from the High Street which would make it easy to self-contain the upper floors if required in the future.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**£14,500 per annum**

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

**ACCOMMODATION**

**Ground Floor Bank**

Gross Frontage	16'1"
Internal Width	14'5"
Bank Depth	32'6"
Built Depth	77'2"
Banking Hall Area	Approx 900 sq ft (incl. Strong Room)

**First Floor**

Storage/Staff Area	Approx 300 sq ft
WC	

**Second Floor**

Storage Area	Approx 355 sq ft
WC	

**View opposite the Property**



View along the High Street



**TENANCY**

The entire property is let on a full repairing and insuring lease to **Lloyds Bank Plc** for a term of 9 years from 12th August 2011 at a current rent of **£14,500 per annum** exclusive.

**Rent Reviews August 2014 and August 2017**

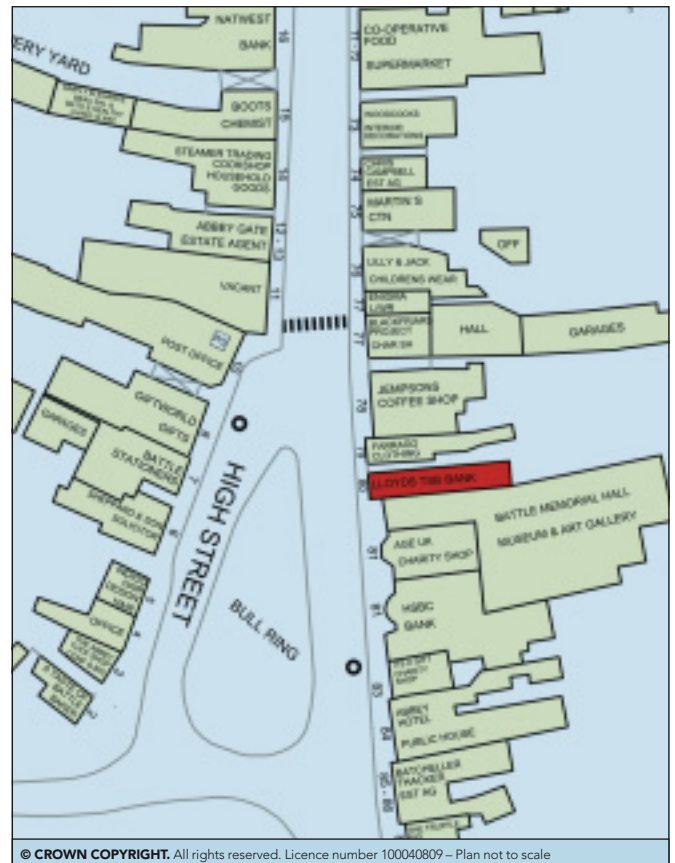
**Tenant's Break August 2017 (See Note 1)**

**Note 1: The Tenant can no longer exercise its August 2014 Break option.**

**Note 2: The Tenant recently carried out some re-fitting works to the ground floor.**

**TENANT PROFILE**

View: [www.lloydsbank.com](http://www.lloydsbank.com)



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**VENDOR'S SOLICITORS**  
Aubrey David - Tel: 020 7224 4410  
Ref: D. Freedman Esq - Email: [dfreedman@aubreydavid.com](mailto:dfreedman@aubreydavid.com)

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**SITUATION**

Occupying a prominent main road position adjacent to **Numark Pharmacy** and an established parade serving the surrounding residential area.

Heswall is located approximately 8 miles south-west of Liverpool city centre and benefits from excellent road links via the M53.

**PROPERTY**

Comprising a **Ground Floor Supermarket** with internal access to **Ancillary Accommodation** on the first floor. In addition, the property benefits from use of a rear service road for unloading and there is front forecourt customer parking.

**ACCOMMODATION**

**Ground Floor Supermarket**

Gross Frontage	65'2"
Internal Width	63'8"
Built Depth	68'2"
Sales Area	Approx 2,620 sq ft
Store Area	Approx 1,800 sq ft
WC	

**First Floor Storage**

Area	Approx 1,600 sq ft
------	--------------------

**Total Area** Approx 6,020 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 **Co-Operative Group Food Ltd (see Tenant Profile)** for a term of 10 years from 2nd February 2012 (**renewal of a previous lease**) at a current rent of **£42,500 per annum** exclusive.

**Rent Review and Tenant's Break 2017**

**TENANT PROFILE**

The Co-operative Group is the UK's largest mutual business owned by over 7 million consumer members. The group operates over 5,000 high street branches and employs more than 100,000 people and has an annual turnover of more than £13 billion. The Co-operative Group Food Limited forms part of The Co-operative Group. (Source: www.co-operative.coop).

**£42,500 per annum**

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

**VENDOR'S SOLICITORS**  
Brabners – Tel: 0151 600 3000  
Ref: S. Tobin Esq – Email: steve.tobin@brabners.com

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**6 WEEK COMPLETION**



**SITUATION**

Occupying a prominent main road position adjacent to **The Co-Operative Food** and an established parade serving the surrounding residential area. Heswall is located approximately 8 miles south-west of Liverpool city centre and benefits from excellent road links via the M53.

**PROPERTY**

Comprising **2 adjoining Ground Floor Shops**. In addition, the property benefits from use of a rear service road for unloading and there is front forecourt customer parking.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**



Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 411 (Ground Floor Shop)	Gross Frontage 13'11" Internal Width 13'6" Built Depth 39'4"	<b>Weinronk Pharmacies Ltd with Personal Guarantors</b>	10 years from 1st May 2013 <b>(Renewal of a previous lease)</b>	£6,350	FRI <b>Rent Review &amp; Tenant's Break 2018</b> The owners operate 3 other pharmacies
No. 413 (Ground Floor Shop)	Gross Frontage 13'11" Internal Width 13'6" Built Depth 39'4"		10 years from 1st May 2013 <b>(Renewal of a previous lease)</b>	£6,350	FRI <b>Rent Review &amp; Tenant's Break 2018</b> The owners operate 3 other pharmacies
<b>TOTAL</b>				<b>£12,700</b>	

**£12,700 per annum**

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

**VENDOR'S SOLICITORS**  
Brabners - Tel: 0151 600 3000  
Ref: S. Tobin Esq - Email: steve.tobin@brabners.com

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View along the High Street  
from the Property



**6 WEEK COMPLETION**



**SITUATION**

Located in a prime retail position in the town centre and close to the junction with Broadway, adjacent to **Holland & Barrett** and amongst such other multiple retailers as **Subway, Halifax, Nationwide, Boots, Ladbroke's, H Samuel, Greggs** and many others. Sheerness lies some 15 miles north-east of Maidstone and benefits from good road links via the A249 and M2 (Junction 5).

**PROPERTY**

An end of terrace property comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** on 2 upper floors (**See Note**). In addition, the property benefits from a separate rear access to the upper parts, a rear yard and rear outbuilding.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**£14,250 per annum**

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

**ACCOMMODATION**

<b>Ground Floor Shop</b>	
Gross Frontage	15'4"
Internal Width	14'0"
Shop Depth	40'11"
Built Depth	66'2"
Store Area	Approx 140 sq ft
<b>First Floor Ancillary</b>	
Area	Approx 500 sq ft
<b>Second Floor Ancillary</b>	
Area	Approx 470 sq ft

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Scope (having almost 250 branches) (T/O for Y/E 31/03/13 £102.96m, Pre-Tax Loss £349,000 and Net Worth £31.7m)** for a term of 10 years from 21st October 2011 at a current rent of **£14,250 per annum** exclusive.

**Rent Review and Tenant's Break October 2016**

**Note: Planning Permission (now lapsed) was previously granted for the conversion of the upper floors to 3 x 1 bed flats.**

**VENDOR'S SOLICITORS**  
BPE - Tel: 01242 224 433  
Ref: Ms Nicola Corner - Email: nicky.corner@bpe.co.uk

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**SITUATION**

Located close to the junction with Burlington Road, adjacent to **Ladbrokes** and close to such multiple traders as **Majestic Wine Warehouse** and **Wickes** and a host of modern office developments. The open green spaces of Gunnesbury Park are within easy reach to the west and Chiswick Park and Gunnesbury Underground Stations are equidistant. Chiswick is an affluent and highly sought after residential area approximately 6 miles to the west of central London and less than 1/2 mile from the Chiswick Roundabout which intersects with the North Circular Road, South Circular Road, A4 and M4.

**PROPERTY**

Forming part of a modern development comprising a **Large Ground Floor Retail Unit**.

**ACCOMMODATION**

**Ground Floor Retail Unit**

Gross Frontage	37'6"
Internal Width	52'1"
Shop Depth	50'7"
WC	
GIA	Approx 2,500 sq ft

**VAT is payable in respect of this Lot**

**£50,160 per annum**

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

**TENURE**

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

**TENANCY**

The property is let on a full repairing and insuring lease to **F W Evans Cycles (UK) Limited (having 52 branches) (T/O for Y/E 02/11/13 £114.04m, Pre-Tax Profit £2.28m and Net Worth £4.94m)** for a term of 15 years from 2nd January 2007 at a current rent of **£50,160 per annum** exclusive.

**Rent Review 2016**



**Michael Laurie Kaye**  
CHARTERED SURVEYORS

**JOINT AUCTIONEERS**

Michael Laurie Kaye – Tel: 020 7629 1177  
Ref: M. Kaye, Esq – Email: m@mlk.co.uk

**VENDOR'S SOLICITORS**

Bankside Commercial - Tel: 020 7654 0200  
Ref: A. Fenegan, Esq - Email: a.fenegan@banksidecommercial.com

6 WEEK COMPLETION



**SITUATION**

Located close to the junction with Virginia Street on this busy main road amongst such multiples as **Cash Converters, British Heart Foundation, Cancer Research** and a host of local occupiers.

Southport is a popular coastal town approximately 17 miles north of Liverpool with good road access via the A570 to the M58 motorway.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** on the first floor.

**VAT is NOT payable in respect of this Lot**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'5" Internal Width 16'1" Built Depth (max) 53'2" WC	<b>G. Tekin (Kebab &amp; Pizza House)</b>	20 years from 9th March 2007 <b>(see Note)</b>	£8,000	FRI <b>Note: The original 10 year lease was recently extended by way of a reversionary lease for a further 10 years from 2017.</b>
First Floor Flat	Not Inspected	<b>Individual</b>	999 years from 1st January 1992	Peppercorn	FRI
<b>TOTAL</b>				<b>£8,000</b>	



**FREEHOLD**

**£8,000 per annum**

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

**VENDOR'S SOLICITORS**  
Hamilton Downing Quinn – Tel: 020 7831 8939  
Ref: Ms Wendy Samuel – Email: wendys@hamd.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 £500 (including VAT) upon exchange of contracts



View opposite the property

6 WEEK COMPLETION

**SITUATION**

Occupying a prominent trading position within the main retail thoroughfare of this busy shopping location close to the junction with Theobald Street and Station Road and amongst such multiple retailers as **Cancer Research, Halifax, Lloyds Bank, Age UK, Coral, Papa Johns, Betfred** and many others. Borehamwood links in with Elstree and has excellent road communications being only 2 miles from the A1 with Central London 12 miles to the south.

**PROPERTY**

A terraced building comprising a **Ground Floor Shop** with internal access to a rear extension with **Ancillary Accommodation** at first floor level and separate rear access to a **Self-Contained Flat** arranged over part rear ground, first and second floors.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & First Floor Ancillary	<b>Ground Floor Shop</b> Gross Frontage 20'2" Internal Width 19'8" Built Depth 73'2" WC <b>First Floor</b> Not inspected – believed to be circa 490 sq ft	<b>A. Gondas (Grocery)</b>	15 years from 17th May 2005	<b>£28,250 (see Note)</b>	FRI <b>Rent Reviews May 2014 (Outstanding) and 2019 Note: The rent increased from £25,000 at the 2010 Rent Review.</b>
Part Rear Ground, First and Second Floor Flat	Not Inspected	Individual	125 years from 29th September 1987	Peppercorn	FRI
<b>TOTAL</b>				<b>£28,250</b>	

**£28,250 per annum**

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

**VENDOR'S SOLICITORS**  
Hancock Quins – Tel: 01923 650 884  
Ref: Ms Linzi van Geene – Email: lvangeene@hancockquins.co.uk

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**SITUATION**

Located within this established local shopping parade just off the High Street, close to the Wealdstone Centre and branches of a **Post Office, Santander, Sainsbury's Local, McDonalds, Nationwide, Boots, Shoezone, Subway** and many others.

Wealdstone is a densely populated residential area served by Harrow and Wealdstone Station (Bakerloo Line and Mainline Station) approx. 2 miles north of Harrow town Centre and 13 miles from central London.

**PROPERTY**

A mid terrace property comprising a **Ground Floor Restaurant (36 covers)** benefitting from a rear service road and parking for 1 car.

**VAT is NOT payable in respect of this Lot**

**TENURE**

**Leasehold for a term of 999 years from completion at a fixed ground rent of £100 p.a.**

**ACCOMMODATION**

**Ground Floor Restaurant**

Gross Frontage	17'10"
Internal Width	17'2"
Restaurant Depth	29'0"
Built Depth	48'3"
WC	

**TENANCY**

The property is let on a full repairing and insuring lease to **Li Hua Tian as a Chinese Restaurant** for a term of 20 years from 8th December 2003 at a current rent of **£15,750 per annum** exclusive.

**Rent Review 2018.**

**£15,750 per annum**

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

**VENDOR'S SOLICITORS**  
Teacher Stern LLP – Tel: 020 7242 3191  
Ref: O. Azzuri Esq – Email: o.azzuri@teacherstern.com

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View from the Property

**6 WEEK COMPLETION**



**SITUATION**

Located opposite the junction with Trinity Street close to the pedestrianised Town Centre in this popular Seaside resort being close to the Pier and Sea Front. Hastings is an attractive historic town approximately 65 miles south-east of London via the A21.

**PROPERTY**

An attractive mid terraced building comprising **2 Ground Floor Shops (one of which is a Double) each with a Basement** together with separate front access to **9 Self-Contained Flats** on the three upper floors. In addition, the Basements have access on to a rear service road.

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 28/29 (Double Café & Basement)	<b>Ground Floor Café</b> (54 covers) Gross Frontage 40'9" Internal Width 35'1" Shop & Built Depth 48'1" Area Approx 1,415 sq ft 3 WCs <b>Basement</b> Area Approx 935 sq ft plus WC	<b>Autism Sussex Ltd (Registered Charity)</b> (T/O for Y/E 31/3/13) <b>£5.4m, Pre-Tax Profit £142,000 and Net Worth £2.4m)</b>	10 years from 18th December 2008	£18,000	FRI by way of service charge <b>Rent Review December 2013 (Outstanding)</b>
No. 30 (Shop & Basement)	<b>Ground Floor Shop</b> Gross Frontage 20'4" Internal Width 18'0" Shop & Built Depth 46'7" WC <b>Basement</b> Store Room Area Approx 195 sq ft Kitchenette Area Approx 85 sq ft Bathroom/WC & sep. WC	<b>W. Martin &amp; G. Olman t/a Parisian (Nail &amp; Beauty Salon)</b>	5 years from 1st April 2014	£8,000	FRI by way of service charge <b>Tenant's Break September 2015</b> <b>£2,000 Rent Deposit held</b>
Flats 1-9 Trinity Court	Not inspected	<b>B. Markham &amp; E. Bowen</b>	99 years from 11th October 1996	Peppercorn	FRI <b>Valuable Reversion in approx. 81 ¼ years</b>
<b>TOTAL</b>				<b>£26,000</b>	

VAT is NOT payable in respect of this Lot

FREEHOLD

**£26,000 per annum**

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

BRICKMAN YALE

Ref: J. Brickman, Esq – Email: jbrickman@brickman-yale.co.uk

**VENDOR'S SOLICITORS**

Howard Schneider Spiro Steele - Tel: 020 8216 2020  
Ref: A. Moscisker Esq - Email: a.moscisker@conveyancing.co.uk

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**SITUATION**

Located on this busy main road, adjacent to the junction with Cheadle Avenue in this densely populated residential area. Liverpool is a major commercial centre with excellent transport links via the M57, M58 and M62 which connects with the M6 some 35 miles west of Manchester.

**PROPERTY**

Forming part of an end of terrace property comprising a **Ground Floor Café.**

**ACCOMMODATION**

**Ground Floor Café**

Gross Frontage	15'8"
Internal Width	15'6"
Cafe Depth	27'4"
Built Depth	35'4"
WC	

**VAT is NOT payable in respect of this Lot**

**TENURE**

**Leasehold for a term of 250 years from March 2013 at a fixed ground rent of £150 p.a.**

**TENANCY**

The property is let on a full repairing and insuring lease to **N. Evans as a Café** for a term of 5 years from October 2013 at a current rent of **£5,200 per annum** exclusive.

**Rent Review 2016**

**£5,200 per annum**

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

**VENDOR'S SOLICITORS**

KHH Law LLP - Tel: 020 8800 8866  
Ref: N. Hanan Esq - Email: nigelhanan@khhlaw.co.uk

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View opposite the property

6 WEEK COMPLETION



**SITUATION**

Occupying a busy trading position in the main shopping area of the pedestrianised town centre, close to the **Marlowes Shopping Centre** and amongst such multiples as **William Hill, Nationwide, Santander, Cash Converter, Betfred** and many more.

Hemel Hempstead serves a large residential catchment area approximately 3 miles from St Albans and close to the M1 (Junction 8) only 24 miles north of London.

**PROPERTY**

Forming part of a modern parade comprising a **Ground Floor Shop** with internal access to a rear first floor **Office** plus separate front access to **2 Self-Contained Flats** at first floor front.

There is rear vehicular access with parking for 2 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 & First Floor Offices	<b>Ground Floor Shop</b> Gross Frontage 20'4" Internal Width 18'11" Shop Depth 50'10" <b>First Floor Offices</b> Area Approx 802 sq ft Kitchen/2 WC's	<b>Swinton Group Ltd</b> (Having over 500 branches) (T/O for Y/E 31/12/12) <b>£301.5m, Pre-Tax Profit</b> <b>£28.8m and Net Worth £128m)</b>	5 years from 25th March 2011	£26,450	FRI
First Floor Flat (No. 20)	3 Rooms, Kitchen, Bathroom/WC	Individual	99 years from 25th March 1992	£100	FRI <b>Rent rises by £150 p.a. every 25 years</b> <b>Valuable Reversion in approx. 76 ¾ years</b>
First Floor Flat (No. 21)	3 Rooms, Kitchen, Bathroom/WC	Individual	125 years from 15th November 1984	Peppercorn	FRI
<b>TOTAL</b>				<b>£26,550</b>	

**£26,550 per annum**

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

**VENDOR'S SOLICITORS**  
Hancock Quins - Tel: 01923 650884  
Ref: Ms Linzi van Geene - Email: lvangeene@hancockquins.co.uk

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**SITUATION**

Occupying a prominent position close to the junction with Leeland Road, adjacent to **Ladbrokes**, opposite **Barclays** and close to such multiple occupiers as **Costa, Wilko, Lidl, Boots, Iceland** and many others.

West Ealing is a popular and prosperous suburb which lies some 7 miles from central London and 8 miles from Heathrow airport via the M4.

**PROPERTY**

Comprising a **Ground Floor Shop** which forms part of a larger building, the remainder of which is not included in the sale.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	16'9"
Internal Width	15'2"
Shop Depth	40'4"
Built Depth	63'11"
WC	

**VAT is NOT payable in respect of this Lot**

**£25,500 per annum**

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

**TENURE**

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

**TENANCY**

The property is let on a full repairing and insuring lease to **A. Razaq as a Mini-Market** for a term of 15 years from 14th October 1999 at a current rent of **£25,500 per annum** exclusive.



View opposite the property

**VENDOR'S SOLICITORS**

Hancock Quins – Tel: 01923 650 884  
Ref: Ms Linzi van Geene – Email: [lvangeene@hancockquins.co.uk](mailto:lvangeene@hancockquins.co.uk)

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**SITUATION**

Occupying a prominent trading position close to the junction with Terminus Road which is the town's principal thoroughfare, just yards from **T J Hughes Department Store** and amongst a number of other multiples and established local traders. Eastbourne is one of the main south coast resort towns enjoying excellent road links with the A27 and the A22 London Road and being 20 miles east of Brighton and 15 miles west of Hastings.

**PROPERTY**

A corner property comprising a **Ground Floor Shop and Basement** with separate side access from Elms Road to **3 Self-Contained Flats** on first, second and third floors. There is also a further **Ground Floor Shop and Basement** at the rear accessed from Elms Road.

**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 plus Rear Shop	<b>Ground Floor Shop</b> Gross Frontage 21'0" Internal Width 18'4" Shop Depth 47'3" WC <b>Basement</b> Storage Approx. 525 sq.ft  <b>Rear Ground Floor Shop</b> Internal Width 25'0" Shop Depth 17'6" <b>Basement</b> – Not Inspected	<b>Scope</b> (Having approx 250 branches) (T/O for Y/E 31/3/13 £102.96m, Pre-Tax Loss £349.000 and Net Worth £31.7m)	25 years from 24th June 1992	£10,750	FRI The rear Shop is sub-let by Scope as an Aquarium Centre.
First, Second and Third Floors (3 Flats)	Not Inspected	Each let to an Individual	Each 125 years from 1st December 1993	£75 (£25 per flat)	Each FRI
<b>TOTAL</b>				<b>£10,825</b>	

**£10,825 per annum**

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

**VENDOR'S SOLICITORS**  
 Rexton Law LLP - Tel: 020 8819 5899  
 Ref: D. Zysblat Esq - Email: daniel@rextonlaw.co.uk

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# 41A

## 53 Prince of Wales Road, Norwich, Norfolk NR1 1BL

### Reserve below £140,000

999 YEAR LEASEHOLD FOR SALE  
BY PUBLIC AUCTION  
THURSDAY 17TH JULY 2014 AT 12 PM  
(UNLESS SOLD PRIOR)  
AT THE RADISSON BLU PORTMAN HOTEL,  
22 PORTMAN SQUIRE, LONDON W1H 7BG

### 6 WEEK COMPLETION



#### SITUATION

Located close to the junction with St Vedast Street within the city centre, adjacent to **Tesco Express** with nearby occupiers including **KwikFit**, **Domino's Pizza** and **Essence**.

Norwich is an attractive City and vibrant commercial centre which lies some 19 miles west of Great Yarmouth and 45 miles north of Ipswich and enjoys good road links via the A11 and M11.

#### PROPERTY

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

#### ACCOMMODATION\*

##### Ground Floor Shop

Gross Frontage 18'0"  
Area Approx 905 sq ft  
WC

##### Basement

Area Approx 280 sq ft

\*Not inspected by Barnett Ross. Areas and measurements supplied by Vendor.

#### TENURE

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

#### TENANCY

The property is let on a full repairing and insuring lease to **Coral Estates Ltd (having approx. 1,600 branches)** for a term of 10 years from 10th May 2007 at a current rent of **£15,000 per annum** exclusive.



**VAT is payable in respect of this Lot**



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

#### VENDOR'S SOLICITORS

Freemans Solicitors - Tel: 020 7935 3522  
Ref: H. Freeman, Esq - Email: hf@freemanssolicitors.net

General Conditions and Memorandum  
As per Barnett Ross Catalogue 17th July 2014

The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts

6 WEEK COMPLETION



**SITUATION**

Located within this established parade, close to the junction with Murch Road and amongst such multiples as **Tesco Express**, serving this well populated residential area. Dinas Powys lies approx. 6 miles south of Cardiff City Centre, 3 miles west of Penarth and benefits from good road access via the A4055, which links to the A4232 providing access to the M4 (Junction 33).

**PROPERTY**

Forming part of a mid terrace property comprising a **Ground Floor Shop** with an **ATM** machine at the front, together with layby parking plus rear servicing for unloading and a rear customer car park.

**VAT is payable in respect of this Lot**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	20'6"
Internal Width	18'4"
Shop Depth	31'3"
Built Depth	40'6"
WC	

**TENURE**

**Leasehold for a term of 99 years from 25th December 1961 at a fixed ground rent of £28 p.a. (thus having approx. 46 years unexpired).**

**TENANCY**

The property is let on a full repairing and insuring lease to **Martin McColl Ltd (having approx. 1,300 branches) (T/O for Y/E 25/11/12 £409.1m, Pre-Tax Profit £19.7m and Net Worth £115.9m)** for a term of 15 years from 25th October 2007 at a current rent of **£7,354 per annum** exclusive (**see Note**).

**Note: In 2017 the rent rises to the higher of £8,320 p.a. or OMV**

**£7,354 per annum**

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

**VENDOR'S SOLICITORS**

Coley & Tilley - Tel: 0121 643 5531  
Ref: G. Griffiths Esq - Email: gg@coleyandtilley.co.uk

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**SITUATION**

Located on the busy main A38 within close proximity to St. James Barton Roundabout which fronts **Debenhams** and **Primark** and being under 1/2 mile from the Broadmead Shopping Centre which is the prime retail centre of Bristol. Bristol is one of the major commercial centres of the West of England, approximately 12 miles north-west of Bath and enjoying excellent road links via the M32 and A4 which link to the M4 and M5 respectively.

**PROPERTY**

Forming part of a mid terrace property comprising a **Ground Floor Shop** which benefits from a rear service road for unloading.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	18'6"
Internal Width	17'11"
Shop Depth	54'0"
WC	

**VAT is NOT payable in respect of this Lot**

**£6,500 per annum**

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

**TENURE**

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

**TENANCY**

The property is let to **H. Malik as a Men's Clothing Store** for a term of 5 years from 17th December 2012 at a current rent of **£6,500 per annum** exclusive.

**Tenant's Break anytime on 6 month notice**

**Note: The tenant contributes towards the buildings insurance but not repairs.**



**VENDOR'S SOLICITORS**

Spratt Endicott - Tel: 01280 730880  
Ref: Ms Nicola Muir - Email: nmuir@se-law.co.uk

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**SITUATION**

Located almost at the junction with Robertson Street, close to the pedestrianised Town Centre in this popular Seaside resort being close to the Pier and Sea Front. Nearby multiple retailers include **Debenhams, HSBC, Yates's** and **Costa Coffee**.

Hastings is an attractive historic town approximately 65 miles south-east of London via the A21.

**PROPERTY**

A terraced building comprising a **Lower Ground Floor Shop** with separate front access to an **Upper Ground Floor Shop** and **Offices** on the first, second and third floors.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Shop (Lower Ground)	Internal Width 14'1" Shop Depth 30'8" Built Depth 44'0"	<b>Rebecca Butterfly (Tattoo Parlour)</b>	5 years from 1st February 2012	£6,500	FRI In occupation over 8 years
Shop (Upper Ground)	Internal Width 10'7" widening to 12'7" Built Depth 44'0" <b>GIA Approx 425 sq ft</b>	<b>VACANT</b> Note 1: There may be potential to convert to Residential Use, subject to obtaining the necessary consents.			
Offices (First, Second & Third Floors)	<b>First Floor</b> GIA Approx 535 sq ft* <b>Second Floor</b> GIA Approx 445 sq ft* <b>Third Floor</b> GIA Approx 290 sq ft* <b>Total</b> <b>GIA Approx 1,270 sq ft*</b>	<b>VACANT</b> Note 2: A Planning Application was submitted to Hastings Borough Council on 16/04/14 for the 'change of use of first, second & third floor offices to single dwelling unit' in order to create a 3 bed flat. Planning information available from Auctioneers on request.			

\*Includes common parts

**£6,500 p.a. Plus Vacant  
1,695 sq ft Uppers with  
Residential Potential**

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

**STACE & CO** **JOINT AUCTIONEER**  
Stace & Co, 4 Cambridge Road, Hastings TN34 1DJ  
Tel: 01424 428 966 Ref: Ms Helen Usher  
**VENDOR'S SOLICITORS**  
Birketts LLP – Tel: 01245 211 211  
Ref: T. Ford, Esq – Email: terry-ford@birketts.co.uk

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**SITUATION**

Located on Prince William Walk which provides a link with one of the town centre car parks with the pedestrianised Sheaf Street which in turn hosts a variety of local traders together with an **Aldi Supermarket** and a **Post Office**. The High Street is also within a few yards where such multiples as **Argos, Barclays** and **British Red Cross** are situated. Daventry is a market town which lies some 9 miles west of Northampton and enjoys access via the M1 (Junction 16).

**PROPERTY**

Forming part of a substantial town centre property comprising a **Ground Floor Shop**.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	26'11
Internal Width	25'6 (max)
Shop Depth	19'10
WC	

**VAT is NOT payable in respect of this Lot**

**TENURE**

**Leasehold for a term of 125 years from 24th June 2009 at a fixed ground rent of £100 p.a.**

**Offered with FULL VACANT POSSESSION**

**Note: The shop was previously let at £7,000 p.a.**

**Vacant Shop**

The Surveyors dealing with this property are **NICHOLAS BORD** and **NICHOLAS LEIGH**



View into Prince William Walk from Sheaf Street

**VENDOR'S SOLICITORS**  
Rice Jones & Smith - Tel: 020 7831 2506  
Ref: S. Hayward Esq - Email: sh@londonrjs.com

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**6 WEEK COMPLETION**



**SITUATION**

Located on this popular road only a short distance from West Finchley Underground Station (Northern Line) and the multiple shopping and leisure facilities in North Finchley.

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

**PROPERTY**

An attractive building comprising **2 Self-Contained Flats** arranged at ground and first floor levels with a **Rear Garden**.

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Flat	2 Rooms, Kitchen/Reception, Bathroom/WC plus Garden	Individual	1 year (less one day) from 7th August 2013	£11,400	AST
First Floor Flat	2 Rooms, Kitchen, Bathroom/WC	Individual	Assured Tenancy	£8,060	Rent confirmed by occupier at £310 per fortnight
<b>TOTAL</b>				<b>£19,460</b>	

**2 Self-Contained Flats**

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

**Colliers** **JOINT AUCTIONEERS**  
 Colliers International Tel: 020 7935 4499  
 Ref: Daniah Al-Dulaimi - Email: daniah.al-dulaimi@colliers.com  
**VENDOR'S SOLICITORS**  
 Walker Morris Tel: 0113 283 2500  
 Ref: S. Nixon Esq - Email: steve.nixon@walkermorris.co.uk



**SITUATION**

Located close to the junction with St. Chad's Road within this established retail thoroughfare amongst a variety of multiple and local traders including **Costcutter, Barclays, Lloyds Pharmacy, William Hill** and **Greggs**. Longbridge Rail Station is approx. 2 miles to the west.

Rubery lies approximately 10 miles south-west of Birmingham city centre and benefits from good road links via the A38 Birmingham Road which links to the M5 (Junction 4) just a short distance away.

**PROPERTY**

Forming part of a mid terrace building comprising a **Self-Contained 3 Bed Flat** planned on the first and second floors accessed from the rear of the property via a communal balcony area.

**ACCOMMODATION**

**First and Second Floor Flat**

First Floor: Kitchen, Lounge  
Second Floor: 3 Bedrooms, Bathroom/WC

**Total GIA Approx 808 sq ft**

**VAT is NOT payable in respect of this Lot**

**TENURE**

**Leasehold for a term of 125 years from completion at a ground rent of £100 p.a. increasing by £25 every 25 years.**

**Offered with FULL VACANT POSSESSION**



**Vacant 3 Bed Flat**

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

**JOINT AUCTIONEERS**  
WiseMove Estate Agents, 155 New Road, Rubery,  
West Midlands B45 9JW. Tel: 0121 453 4344 Ref: Kelly Stewart  
**VENDOR'S SOLICITORS**  
Israel Strange & Conlon - Tel: 020 7833 8453  
Ref: M. Conlon Esq - Email: karen@isclawyers.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 £500 (including VAT) upon exchange of contracts

**GROUND RENT INVESTMENT  
6 WEEK COMPLETION**



**SITUATION**

Located in this residential area within close proximity of Rye House Rail Station approximately 1 mile north-east of the town centre.

Hoddesdon is located approximately 18 miles from central London, 8 miles north of Enfield and conveniently situated for the M25 and M11.

**PROPERTY**

A modern purpose built block comprising **6 Self-Contained Flats** with 10 on-site parking spaces at the front and a rear garden.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**Note 1: The Freeholder insures the property. Current Sum Insured £751,320. Current Premium £630.47.**

**Note 2: In accordance with Section 5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. Therefore, this lot cannot be sold prior to auction.**

**TENANCIES & ACCOMMODATION**

Property	Accommodation*	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Flats 1, 3, 4 & 6	<b>4 Flats:</b> Each 2 Bedrooms (one with ensuite Shower Room/WC), Lounge/Kitchen, Bathroom/WC	Various	Each 125 years from 24th June 2007	£400 (£100 per Flat)	Each FRI <b>Rents double every 25 years</b>
Flats 2 & 5	<b>2 Flats:</b> Each 1 Bedroom, Lounge/Kitchen, Bathroom/WC	Various	Each 125 years from 24th June 2007	£200 (£100 per Flat)	Each FRI <b>Rents double every 25 years</b>
<b>TOTAL</b>				<b>£600</b>	

\*Not inspected by Barnett Ross

**£600 per annum**

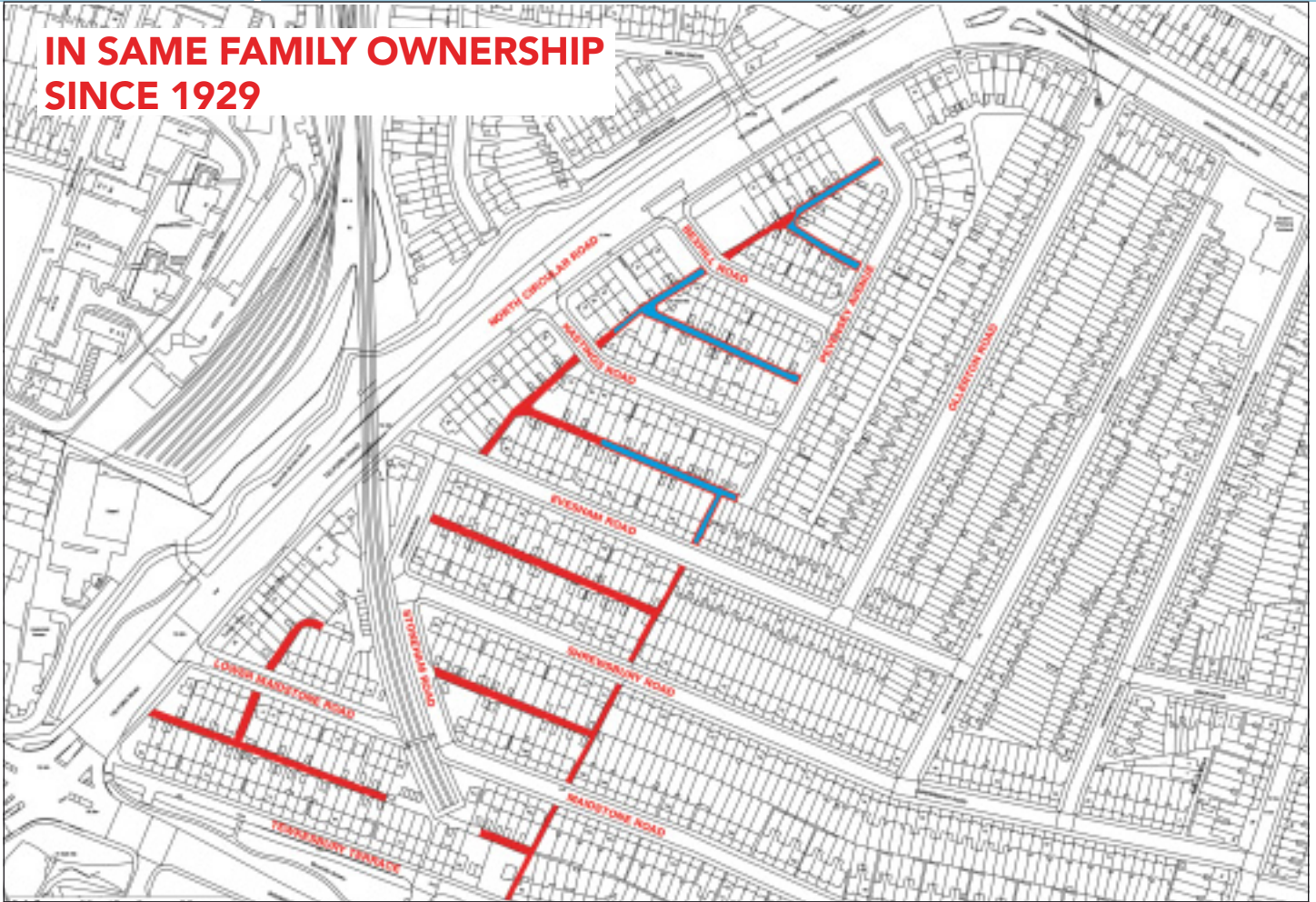
The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

**VENDOR'S SOLICITORS**

Avery Emerson Law – Tel: 020 8215 0884  
Ref: Ms Shelley Fitzpatrick – Email: shelley\_fitzpatrick@ae-law.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
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**IN SAME FAMILY OWNERSHIP  
SINCE 1929**



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**SITUATION**

In this popular residential area nearby to New Southgate Railway Station, Muswell Hill Golf Club and within close proximity to Alexandra Palace. New Southgate lies approximately 8 miles north of Central London.

**PROPERTY**

Comprising a number of Rear Roadways which provide vehicular access to the abutting houses (in excess of 320 houses).

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

(Subject to any rights of way and easements that may exist thereover from the adjoining owners some of whom may have the obligation in their Title Deeds to “pay a proportion of the costs and expenses in keeping the same in good repair and condition such proportion in case of dispute to be settled by the Transferors’ Surveyor for the time being whose decision shall be final and binding”).

**Note: The roadways shaded blue exclude mining and mineral rights.**

**Rear Roadways**

The Surveyors dealing with this property are  
**JOHN BARNETT** and **NICHOLAS LEIGH**

**VENDOR’S SOLICITORS**  
Roythornes - Tel: 01733 558 585  
Ref: J. Williams Esq - Email: jonathanwilliams@roythornes.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 £500 (including VAT) upon exchange of contracts

## Energy Performance Certificate (EPC) Appendix

If the EPC Asset Rating is not shown below or the full EPC is required, please refer to the 'Request Legal Pack & EPC' tab on each lot page on our 'On-line Catalogue' at [www.barnettross.co.uk](http://www.barnettross.co.uk)

Lot	Address	EPC Asset Rating
4	12 East Barnet Road, New Barnet, Hertfordshire EN4 8RW (Shop)	D
4	12 East Barnet Road, New Barnet, Hertfordshire EN4 8RW (Flat)	G
5	10 East Barnet Road, New Barnet, Hertfordshire EN4 8RW (Shop)	F
5	10 East Barnet Road, New Barnet, Hertfordshire EN4 8RW (Flat)	G
6	814 High Road, North Finchley, London N12 9QY	D
7	50 High Street, Ruislip, Middlesex HA4 7AN	D
9	291 Kilburn Lane, London W9 3EG	C
11	1377 High Road, Whetstone, London N20 9LN (Shop)	C
11	1377 High Road, Whetstone, London N20 9LN (4 Flats)	C, F, D, E
15	34 Shenley Road, Borehamwood, Hertfordshire WD6 1DR (Shop)	D
15	34 Shenley Road, Borehamwood, Hertfordshire WD6 1DR (Flat)	E
16	2 Hillingdon Parade, Uxbridge Road, Hillingdon, Middlesex UB10 0PE (Shop)	C
16	2 Hillingdon Parade, Uxbridge Road, Hillingdon, Middlesex UB10 0PE (Flat)	D
17	108 Holders Hill Road, Hendon, London NW4 1LJ	E
19	24/26 Headstone Drive, Wealdstone, Middlesex HA3 5QH	C
20	43 The Broadway, West Ealing, London W13 9BP	D
21	271-273 St Albans Road, Watford, Hertfordshire WD24 5BJ	E
23	57 High Street, Croydon, Surrey CR0 1QD	C
24	95/97/99 & 105/107/109/111 London Road, East Grinstead, West Sussex RH19 1EQ	F, C, D
25	121B Nelson Road, Whitton, Twickenham, Middlesex TW2 7AZ	D
35	130 Shenley Road, Borehamwood, Hertfordshire WD6 1EF	D
36	28 Headstone Drive, Wealdstone, Middlesex HA3 5QH	C
37	28-29 Robertson Street, Hastings, East Sussex TN34 1HT (Shop)	C
37	30 Robertson Street, Hastings, East Sussex TN34 1HT (Shop)	D
38	323 Prescott Road, Liverpool, Merseyside	F
39	145 The Marlowes, Hemel Hempstead, Hertfordshire HP1 1BB	D
40	45 The Broadway, West Ealing, London W13 9BP	C
43	Unit 4 Avonmead House, 40-48 Stokes Croft, Bristol BS1 3QD	C
45	4 Prince William Walk, Daventry, Northamptonshire NN11 4AB	C
47	143a New Road, Rubery, Rednal, Birmingham, West Midlands B45 9JW	G

**OUR NEXT AUCTION**

**IS ON**

**TUESDAY  
28TH OCTOBER  
2014**

**LIST STILL OPEN**

# 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 13TH MAY 2014**

Lot	Property	Sale Price (Subject to contract)	Available Price (Subject to contract)	Lot	Property	Sale Price (Subject to contract)	Available Price (Subject to contract)
A	Flat 1-54, Gwalior House, Avenue Road, Southgate, London N14	£13,750,000		25E	Part Plot 2A, Rear Roadway in East Barnet, Hertfordshire	Sold Prior	
1	10 & 11 Dover Court, Horninglow Road North, Burton-on-Trent, Staffordshire	£74,000		25F	Plot 4, Rear Roadway in East Barnet, Hertfordshire	Sold Prior	
2	26 Framfield Way, Eastbourne, East Sussex	£96,500		25G	Plot 3, Rear Roadway in East Barnet, Hertfordshire	Sold Prior	
3	13 Market Street, Marple, Cheshire	£185,000		25H	Plots 6 & 7, Rear Roadway in East Barnet, Hertfordshire	Sold Prior	
4	1-16 St Michaels Close, North Finchley, London N12	Withdrawn		26	Roadway r/o 303/319 Bowes Road, Arnos Grove, London N11	£2,500	
5	244 Brownhill Road, Catford, London SE6	Sold After		27	60/60a Castle Street, Trowbridge, Wiltshire	£144,000	
6	6/6a Kipling Place, Stanmore, Middlesex	£249,000		28	6 Victoria Square, Aberdare, Mid Glamorgan	Sold After	
7	48/48a/48b Countisbury Avenue, Llanrumney, Cardiff, South Glamorgan	£317,000		29	14 The Springs, Wakefield, West Yorkshire	Sold Prior	
8	73-75 St Johns Road, Tunbridge Wells, Kent	£308,500		30	41A High Street, Barnet, Hertfordshire		Refer
9	53/53a High Street, Sittingbourne, Kent	£160,000		31	41B High Street, Barnet, Hertfordshire		Refer
10	27 Bethcar Street, Ebbw Vale, Gwent		£184,500	32	41C High Street, Barnet, Hertfordshire		Refer
11	Unit 4, Wharf Street, Warwick, Warwickshire	Sold Prior		33	19 Bath Street, Ilkeston, Derbyshire		£124,000
12	Unit 6, Wharf Street, Warwick, Warwickshire	Withdrawn		34	Flat C, 173 Seven Sisters Road, Finsbury Park, London N4	£240,000	
13	11-12 Robertson Street, Hastings, East Sussex	Sold After		35	101 Gander Green Lane, Sutton, Surrey	Sold After	
14	27 Hayworth Road, Sandiacre, Nottingham, Nottinghamshire	Sold Prior		36	151 & 157 Highfields Road, Bilston, West Midlands	£70,000	
15	104 Heath Street, Hampstead, London NW3	£590,000		37	107/111 High Street, Hampton Hill, Middlesex	£955,000	
16	35A-35H Parsonage Street, Dursley, Gloucestershire	Withdrawn		38	50 Chapel Road, Worthing, West Sussex	Sold After	
17	Station House, 11/13 Masons Avenue, Wealdstone, Middlesex	£1,305,000		39	482 Stafford Road, Oxley, Wolverhampton, West Midlands		£230,000
18	Woodside House, Osier Drive, Sherwood Park, Annesley, Nottingham, Nottinghamshire	Withdrawn		40	Land r/o 52 Little Bushey Lane, Bushey, Hertfordshire	Sold Prior	
19	Units 1-4 West Ruislip Station, Ickenham Road, Ruislip, Middlesex	Sold Prior		41	74 Seaside Road, Eastbourne, East Sussex		£87,000
20	102 Ford Green Road, Smallthorne, Stoke-on-Trent, Staffordshire	£86,000		42	8 Sheaf Street, Daventry, Northamptonshire		£87,000
21	2 Prince William Walk, Daventry, Northamptonshire		£92,000	43	1 Prince William Walk, Daventry, Northamptonshire		£62,000
22	5 Prince William Walk, Daventry, Northamptonshire		£65,000	44	Nightingale House, 29 Hillyard Street, Kennington, London SW9	£154,000	
23	1-2 Market Place, Reading, Berkshire	£1,655,000		45	Garages at Burnley Drive, Loughton, Essex	£209,000	
24	4-10 London Road and 28-32 Norman Road, St. Leonards-on-Sea, East Sussex	Sold Prior		46	Garages at The Mall, Kingsway, Dunstable, Bedfordshire	£60,000	
25A	Plot 1, Rear Roadway in East Barnet, Hertfordshire	Sold Prior		47	Land adjacent to 7 Mount View, Mill Hill, London NW7		£315,000
25B	Plot 5, Rear Roadway in East Barnet, Hertfordshire	Sold Prior		48	31 Hayworth Road, Sandiacre, Nottingham, Nottinghamshire	£10,000	
25C	Plot 8, Rear Roadway in East Barnet, Hertfordshire	Sold Prior		49	56 Granville Road, Finchley, London N12	£10,000	
25D	Part Plot 2, Rear Roadway in East Barnet, Hertfordshire	Sold Prior		50	Garage 3, Warwick Lodge, Shoot Up Hill, Kilburn, London NW2	£21,000	
				51	Land on the South Side of Hinderton Road, Birkenhead, Wirral	Sold Prior	

**55 Lots offered – 43 Lots sold – Total raised £23,405,650**

# MEMORANDUM AUCTION 17TH JULY 2014

LOT

Date .....

Property .....

Vendor .....

Purchaser .....

Address .....

Post Code ..... Telephone .....

Purchase Price (excluding any VAT) £

Deposit (subject to bank clearance) £

Balance due on Completion £

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

We confirm this sale and receipt of the Deposit.

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

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

The **Purchaser's Solicitors** are .....

Telephone ..... Reference .....

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

Name of Bidder .....

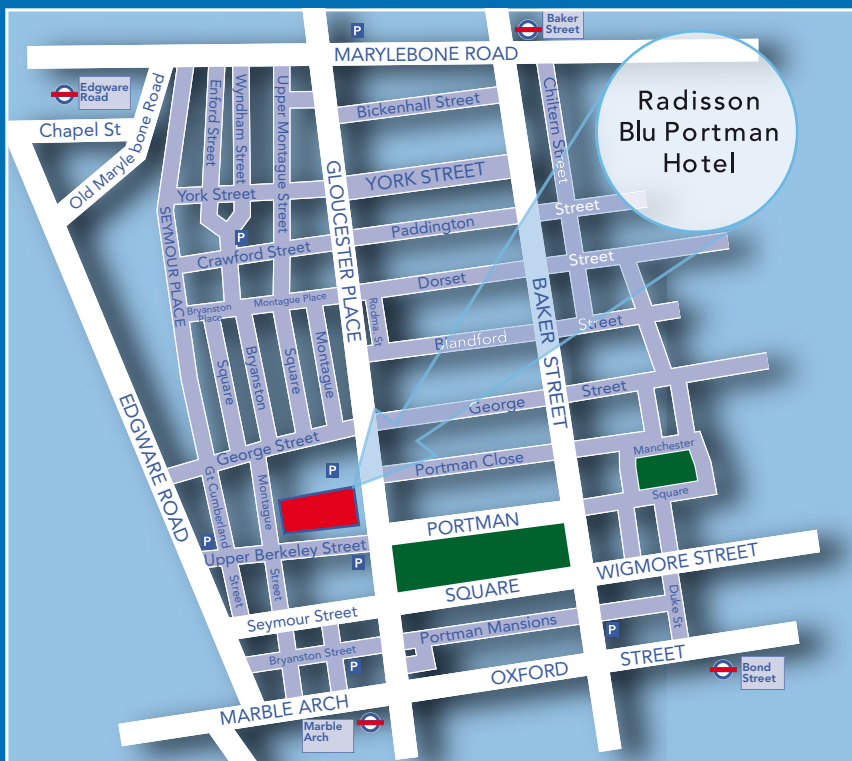
Address .....

Telephone ..... Capacity .....

# Following Auction – Tuesday 28th October 2014

To enter your lots, please contact:

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## VENUE

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