

AUCTION



TUESDAY 16TH DECEMBER 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on the morning of the sale to ensure that the particular lot will be offered at the Auction as a lot can be sold or withdrawn at any time prior to being offered.**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. **RESERVE:**

The 'Reserve' is the minimum figure for which a property can be sold as agreed between the Seller and the Auctioneer. The 'Reserve' is not disclosed and remains confidential between the Seller and the Auctioneer.

GUIDE:

Where a 'Guide' is stated, it is an indication of the Seller's current minimum acceptable price ('Reserve') at auction. A 'Guide' is published to assist prospective buyers in deciding whether or not to pursue a purchase. A 'Guide' does not represent an anticipated sale price or a valuation and the eventual sale price may be higher or lower. The sale price is determined at auction and as such cannot be predicted in advance.

The 'Guide' can be published as follows:

- a. 'Reserve below' which means the 'Reserve' will be below the shown amount.
- b. A single price figure where the 'Reserve' is not to exceed it.
- c. A single price figure with a + symbol where the 'Reserve' is not to exceed that figure by more than 10%.
- d. A minimum and maximum price range where the 'Reserve' is to be within that range.

The Seller's expectation as to the sale price may change during the marketing period as a result of interest received from prospective Buyers. Therefore, the Seller may increase or decrease the 'Reserve' at any time up to just before bidding commences. If the 'Reserve' becomes fixed at a level that makes the 'Guide' misleading, the Auctioneers will subsequently issue a revised 'Guide' as soon as is practicable. Accordingly, prospective bidders should monitor the 'Guide' with the Auctioneers prior to the Auction taking place via our website at www.barnettross.co.uk

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. In respect of Lots 1, 2, 3, 4, 5 and 24 there is a disclosure under the Estate Agents Act 1979 contained in the Special Conditions of sale.

Proof of Identity

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

Proof of name

- Passport
- Photocard Driver's Licence

Proof of address

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

Mailing List

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

Telephone Bidding 020 8492 9449

If you wish to bid by telephone or instruct us to bid on your behalf, this can only be done by requesting a Telephone Bidding Form from us.

This must be done in good time to return to us, with your deposit cheque, three days before the Auction.

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

Follow the Auction Live on the Internet

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

Choose 'Barnett Ross' and then '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.



ORDER OF SALE

COMMENCING 12 P.M.

Lot			
1	84/84a Brighton Road	Horley	Surrey
2	86/86a Brighton Road	Horley	Surrey
3	88/88a Brighton Road	Horley	Surrey
4	90/90a Brighton Road	Horley	Surrey
5	92/92a Brighton Road	Horley	Surrey
6	58 Cricklade Road, Gorse Hill	Swindon	Wiltshire
7	39/39a/39b High Street	Ingatestone	Essex
8	2 Dig Street & 2 St John Street	Ashbourne	Derbyshire
9	39-41 High Street	Wem	Shropshire
10	20 High Street	Tring	Hertfordshire
11	4/6 Market Place & 4/6 Bridge Street	Fakenham	Norfolk
12	227/227a Broadway	Bexleyheath	Kent
13	130 Shenley Road	Borehamwood	Hertfordshire
14	135 Ballards Lane	Finchley Central	London N3
15	567 West Derby Road	Liverpool	Merseyside
16	347/349 Rayners Lane	Pinner	Middlesex
17	54C Downham Road	De Beauvoir Town	London N1
18	222 King Street, Fenton	Stoke-on-Trent	Staffordshire
19	584-594 Hertford Road	Edmonton	London N9
20	230 Coldharbour Lane	Brixton	London SW9
21	1-3 Queensway & 23-26 Eastgate	Stevenage	Hertfordshire
22	90/92 Mount Pleasant Road	Tunbridge Wells	Kent
23	Greenford Business Centre, Oldfield Lane North	Greenford	Middlesex

Lot

24	19 Bath Street
25	327-329 Ashley Road
26	36 High Street
27	4 Maurice Court, Newnham Road
28	5 Devonshire Court, Devonshire Hill Lane
29	9 Devonshire Court, Devonshire Hill Lane
30	10 Devonshire Court, Devonshire Hill Lane
31	Unit 2 Hanwell Mews, Rotary Way
32	13/13a Walton Vale
33	339 Muswell Hill Broadway
34	10/12 Shropshire Street
35	335B Caledonian Road
36	1A Wentworth Court, Wentworth Road
37	73 Waterloo Road
38	154 Shirley Road, Shirley
39	Victoria Chalet Park, Seaholme Road
40	3 Ladysmith Road
41	818 London Road
42	99 London Road
43	Flat A, 59 Camberwell Road
44	395A Bitterne Road, Bitterne Village
45	29 Hayworth Road, Sandiacre
46	37 Hayworth Road, Sandiacre

Ilkeston	Derbyshire
Poole	Dorset
Rhyl	Denbighshire
Wood Green	London N22
Tottenham	London N17
Tottenham	London N17
Tottenham	London N17
Banbury	Oxfordshire
Liverpool	Merseyside
Muswell Hill	London N10
Market Drayton	Shropshire
King's Cross	London N1
Barnet	Hertfordshire
Blyth	Northumberland
Southampton	Hampshire
Mablethorpe	Lincolnshire
Tottenham	London N17
North Cheam	Surrey
East Grinstead	West Sussex
Camberwell	London SE5
Southampton	Hampshire
Nottingham	Nottinghamshire
Nottingham	Nottinghamshire

Copy Legal Documentation

To obtain an immediate download:

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

*Delete as appropriate

Telephone Email

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

☐ Please debit £ from my ☐ Mastercard  ☐ Visa 

Card number

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

Name as it appears on the card Signature

Expiry date /

Card address (if different from above)

..... Post code

Telephone

W h o % S h .

COMPETITIVE RATES IN NO TIME AT ALL

With 32 years of short term lending experience - we know the market.

Interest charged from 0.99% per 30 days. Typically, no arrangement fees*,
no extension fees and no end fees, subject to status. Overall cost for comparison of 12.4%.
You speak to the people who make the decisions, a quick and personal service.

020 7655 3388 acceptances.co.uk

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.

Commercial Acceptances Ltd is authorised and regulated by the Financial Conduct Authority in respect of our regulated mortgage contracts.

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

Matthew Berger

020 8492 9449

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 | 020 8492 9449

Paying too much for buildings insurance?

If you own Property and place the Buildings Insurance then why not save money both for you and/or your Tenant.

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

We operate a substantial **Block Policy** with **Axa Insurance** resulting in **competitive rates** and **handsome premium rebates**.

We have a **dedicated claims line** at our disposal to ensure an immediate response in the event of a claim.

Above all, your business will be handled by a Chartered Surveyor with over 25 years Insurance experience – that would be me!



It costs you nothing to get a quote so please call me before your next renewal.

Regards,

Jonathan Ross

Barnett Ross Insurance Services

✉ 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.



SITUATION

Located close to the junction with Lumley Road within this established local shopping position on the main A23 from London to Brighton, being approx. ½ mile from Horley town centre and 1½ miles from Gatwick Airport. Horley lies some 25 miles south of London and just 2 miles from the M23 (Junction 9) which links with the M25.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate side entrance to a **Self-Contained Flat** on the first and second floors with UPVC double glazing and gas central heating. In addition, the property includes **2 Car Spaces** accessed from a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'1"
Internal Width	16'8"
Shop & Built Depth	28'4"
WC	

First & Second Floor Flat

4 Rooms, Kitchen, Bathroom/WC
Plus 2 Car Spaces

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **M & O Trading Ltd as an Off-Licence (having 42 branches)** (T/O for Y/E 30/11/13 £20m, Pre-Tax Profit **£151,000** and Net Worth **£1.02m**) for a term of 15 years from 16th May 2012 at a current rent of **£15,000 per annum** exclusive.

Rent Reviews 2017 and 2022. Tenant's Break 2017

Note: The flat has been sub-let on an AST at £10,200 p.a.



£15,000 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

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



SITUATION

Located close to the junction with Lumley Road within this established local shopping position on the main A23 from London to Brighton, being approx. ½ mile from Horley town centre and 1½ miles from Gatwick Airport.

Horley lies some 25 miles south of London and just 2 miles from the M23 (Junction 9) which links with the M25.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear entrance to a **Self-Contained Flat** on the first and second floors. In addition, the property includes a **Garage** accessed from a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'1"
Internal Width	16'8"
Shop & Built Depth	28'4"
WC	

First & Second Floor Flat

4 Rooms, Kitchen, Bathroom/WC
Plus Garage No. 1

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Ms J. Walder as a Hairdresser** for a term of 10 years from 16th February 2011 at a current rent of **£12,250 per annum** exclusive.

Rent Review 2016

Note: The flat has been sub-let on an AST.



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£12,250 per annum

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

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SITUATION

Located close to the junction with Lumley Road within this established local shopping position on the main A23 from London to Brighton, being approx. ½ mile from Horley town centre and 1½ miles from Gatwick Airport. Horley lies some 25 miles south of London and just 2 miles from the M23 (Junction 9) which links with the M25.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear entrance to a **Self-Contained Flat** on the first and second floors. In addition, the property includes **4 Garages** accessed from a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'1"
Internal Width	16'8"
Shop & Built Depth	28'4"
WC	

First & Second Floor Flat

4 Rooms, Kitchen, Bathroom/WC
4 Garages (Nos. 3, 4, 5 & 6)

VAT is NOT payable in respect of this Lot

FREEHOLD

£14,750 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

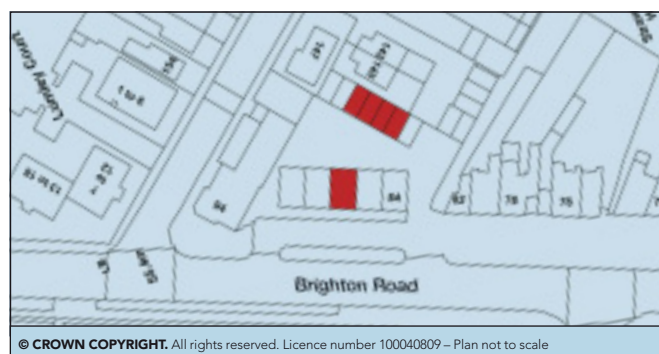
TENANCY

The entire property is let on a full repairing and insuring lease to **G. & K. Duffell as a Florist** for a term of 10 years from 25th March 2007 at a current rent of **£14,750 per annum** exclusive.

Rent Review 2016

Note 1: There is a £7,375 Rent Deposit held.

Note 2: The flat is sub-let on an AST, but an agreement has been reached with the head lessee to surrender the flat with vacant possession in December 2014 and take a new lease on the Shop and Garages for a term of 10 years at £10,000 p.a. with a 3 month rent free period.



VENDOR'S SOLICITORS

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

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SITUATION

Located close to the junction with Lumley Road within this established local shopping position on the main A23 from London to Brighton, being approx. ½ mile from Horley town centre and 1½ miles from Gatwick Airport. Horley lies some 25 miles south of London and just 2 miles from the M23 (Junction 9) which links with the M25.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear entrance to a **Self-Contained Flat** on the first and second floors with UPVC double glazing and gas central heating. In addition, the property includes a **Garage** accessed from a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'1"
Internal Width	16'8"
Shop & Built Depth	28'4"
WC	

First & Second Floor Flat

4 Rooms, Kitchen, Bathroom/WC

Plus Garage No. 7

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Genesis Enterprises Ltd as a Chemist** for a term of 10 years from 6th February 2011 at a current rent of **£12,250 per annum** exclusive.

Rent Review 2016

Note: The flat has been sub-let on an AST.



£12,250 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

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

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SITUATION

Located close to the junction with Lumley Road within this established local shopping position on the main A23 from London to Brighton, being approx. ½ mile from Horley town centre and 1½ miles from Gatwick Airport. Horley lies some 25 miles south of London and just 2 miles from the M23 (Junction 9) which links with the M25.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate side entrance to a **Self-Contained Flat** on the first and second floors. In addition, the property includes a **Garage and a side Triangular Parking Area** accessed from a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'1"
Internal Width	16'8"
Shop & Built Depth	28'4"
WC	

First & Second Floor Flat

5 Rooms, Bathroom/WC

Plus Garage No. 2 & side Triangular Parking Area

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **W. Wei as a Chinese Take-Away** for a term of 12 years from 24th June 2008 at a current rent of **£13,500 per annum** exclusive.

Rent Review 2016



£13,500 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

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

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SITUATION

Located close to the junction with Whiteman Street, opposite a large **Iceland Supermarket** within this established retail thoroughfare, amongst a variety of local and multiple traders including **Lloyds Bank, Co-Op, William Hill, a Post Office, The Salvation Army, Betfred** and being approximately 1 mile north-west of the Town centre.

Swindon is a busy commercial centre, located within the prosperous M4 corridor enjoying easy access to the motorway at Junctions 15 and 16, midway between Bristol and Reading.

PROPERTY

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

ACCOMMODATION

Ground Floor Takeaway

Gross Frontage	14'8"
Internal Width	13'3"
Built Depth	83'1"
WC	

First Floor Flat

1 Room, Kitchen, Bathroom/WC (not inspected by Barnett Ross)

£10,000 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Pizza 2 Night Limited as a Pizza Takeaway** for a term of 15 years from 29th July 2013 at a current rent of **£10,000 per annum** exclusive.

Rent Reviews 2018 and 2023



VENDOR'S SOLICITORS

Solomon Taylor Shaw – Tel: 020 7431 1912
Ref: A. Bloom Esq – Email: ari@solts.co.uk

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SITUATION

Located close to the junction with Star Lane within the heart of this attractive Village, amongst a variety of established local traders and multiples including **Barclays Bank, Martins, Budgen, Co-Operative Food, Post Office** as well as being within ½ mile from Ingatestone Railway Station. Ingatestone is a prosperous residential community located off the A12 which links to the M25 (J28), midway between Brentwood and Chelmsford and approx. 25 miles north-east of Central London.

PROPERTY

A detached Grade II Listed building comprising **2 Ground Floor Shops** with separate rear access to a **Large Self-Contained Flat** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 39 (Ground Floor Shop)	Internal Width 13'8" (max) Shop Depth 42'6" WC	R P Meadows (Hair Salon) <i>(In occupation for 9 years)</i>	10 years from 30th April 2009	£11,750	FRI Rent Review 30th April 2014 – Outstanding. <i>The shop has been used as a Hair Salon for over 50 years.</i>
No. 39a (Ground Floor Shop and Part First Floor)	Ground Floor Shop Internal Width 14'5" (max) Shop Depth 18'0" Built Depth 28'6" Part First Floor Kitchen/Staff Room Area Approx 75 sq ft WC	H De Lemos & C De Lemos (Gallivant Travel Agency) <i>(In occupation for 8 years)</i>	21st May 2013 to 29th April 2019	£8,000	FRI Rent Review 30th April 2014 – Outstanding Tenant's Break on or after 6th April 2016 on 6 months notice. <i>The shop has been used as a Travel Agent for over 50 years.</i>
No. 39b (Part First & Second Floor Flat)	4 Rooms, Kitchen/Breakfast Room, Bathroom/WC & separate WC GIA Approx 1,165 sq ft	Individual	6 months from 1st November 2014	£9,600	AST In occupation 7 years. Gas CH.
TOTAL				£29,350	

£29,350 per annum

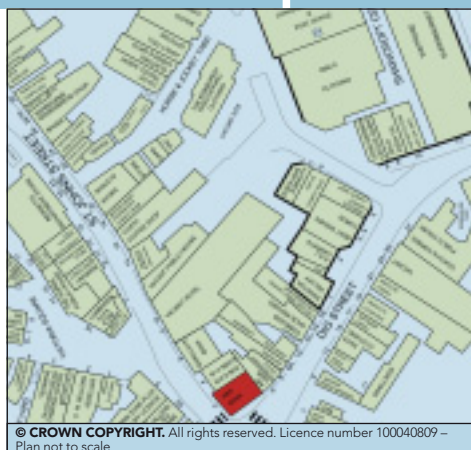
The Surveyors dealing with this property are
JONATHAN ROSS and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Capstick Dale & Partners - Tel: 01708 722 466
Ref: A. Lutterloch Esq - Email: apl@capstick-dale.com

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**PART LET TO ROYAL BANK OF SCOTLAND
WITH 13 YEARS UNEXPIRED
PLUS VACANT UPPERS**



SITUATION

Occupying a prominent corner position at the junction with Church Street, opposite **Dorothy Perkins**, adjacent to **WH Smith** and amongst other national multiple retailers such as **Costa Coffee**, **Barclays**, **M&Co**, **Waitrose** and a variety of specialist traders.

Ashbourne is a prosperous Market Town and Tourist Centre in the Derbyshire Dales located on the southern edge of the Peak District, 21 miles south of Buxton, 12 miles north-west of Derby and 15 miles east of Leek and benefiting from good road links via the A52 which connects to the M1 (Junction 25).

TENANCIES & ACCOMMODATION

Not inspected internally by Barnett Ross – Floor areas supplied by Vendor.

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Bank, Part First, Part Second Floor & Basement	Ground Floor Bank Area 860 sq ft ITZA 466 units Part First Floor Area 226 sq ft Part Second Floor Area 155 sq ft Basement Area 352 sq ft	Royal Bank of Scotland plc (Royal Bank of Scotland Plc has a market capitalisation of £43bn and are 81% owned by HM Government).	21 years (less 1 day) from 13th December 2006	£11,000	FRI (service charge cap rising annually in line with RPI) Rent Reviews 2021 to higher of OMV or 3.75% uplift.
Part First & Part Second Floor	Area 950 sq ft	VACANT (Planning Permission was granted on 14/2/14 for 2 x 1 Bed Flats. Copy of consent available from Auctioneers).			No empty rates payable on Listed Buildings

PROPERTY

An attractive corner Grade II Listed building comprising a **Ground Floor Bank with Basement** and **Storage/Ancillary Areas on Part First and Part Second Floors**. In addition, there is separate front access from St John Street to an **Upper Part** on Part First and Part Second Floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

Note: This lot will not be sold prior to the auction.

**£11,000 p.a. Plus
Vacant Upper Part**

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

* Refer to Point 9 in the 'Notice to all Bidders' page

TOTAL

**£11,000 plus
Vacant Upper Part**

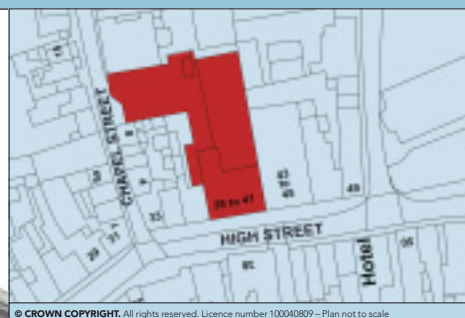
VENDOR'S SOLICITORS

Shepherd and Wedderburn LLP – Tel: 020 7429 4900
Ref: Ms Lauren McLeod – Email: lauren.mcleod@shepwedd.co.uk

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6 WEEK COMPLETION



SITUATION

Occupying a prominent position on the High Street, within 100 yards from Wem Town Hall, close to the junction with Mill Street and amongst a variety of local specialist shops together with a **Barclays** and a **Co-op**.

Wem is a long established Shropshire town with a population of 5,000, 9 miles north of Shrewsbury. It has been a market town since 1202 A.D.

PROPERTY

An attractive Grade II Listed period building comprising a **Ground Floor Bank and Basement** together with separate front access to a **Self-Contained Flat** on the two Upper Floors. In addition, the property benefits from an extensive rear garden and an adjacent parking area for at least 8 cars.

FREEHOLD

VAT is NOT payable in respect of this Lot

TENANCIES & ACCOMMODATION

Not inspected internally by Barnett Ross – Floor areas supplied by Vendor.

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Bank & Basement	Ground Floor Bank Area 1,617 sq ft ITZA 1,056 units Basement Area 322 sq ft Plus 5 car spaces	Royal Bank of Scotland plc (trading as NatWest) (see Note 1)	22 years (less 1 day) from 13th December 2006	£13,268	FRI (service charge cap rising annually in line with RPI) Rent Review 2021 to the higher of OMV or 3.75%
First & Second Floor Flat	Residential Accommodation Plus 3 car spaces	Novo Estates Ltd	125 years from 31st August 2006	£100	FRI by way of service charge. Rent rising by £50 every 25 years
TOTAL				£13,368	

Note 1: Royal Bank of Scotland Plc has a market capitalisation of £43bn and are 81% owned by HM Government.

Note 2: This lot will not be sold prior to the Auction.

£13,368 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Shepherd and Wedderburn LLP - Tel: 020 7429 4900
Ref: Ms Lauren McLeod - Email: lauren.mcleod@shepwedd.co.uk

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6 WEEK COMPLETION



SITUATION

Located in the heart of this prosperous Market Town, adjacent to a **Post Office** and **HSBC** with other occupiers including **Marks & Spencer**, **Lloyds Pharmacy**, **Costa**, **Prezzo**, **Thomas Cook** and **Martin's** nearby. The town also hosts a number of pubs, cafés and restaurants. Tring is located on the A41 approximately 7 miles from Aylesbury with the affluent town of Berkhamsted 6 miles to the south-east.

PROPERTY

A substantial Grade II Listed building comprising a **Ground Floor Bank with Basement Storage**. In addition, there is separate side access to **Self-Contained Offices** on the first floor and rear access to a Garden.

VAT is NOT payable in respect of this Lot

FREEHOLD

£34,200 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page



Rear of the Property



VENDOR'S SOLICITORS

Shepherd and Wedderburn LLP – Tel: 020 7429 4900
Ref: Ms Lauren McLeod – Email: lauren.mcleod@shepwwed.co.uk

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TENANCIES & ACCOMMODATION

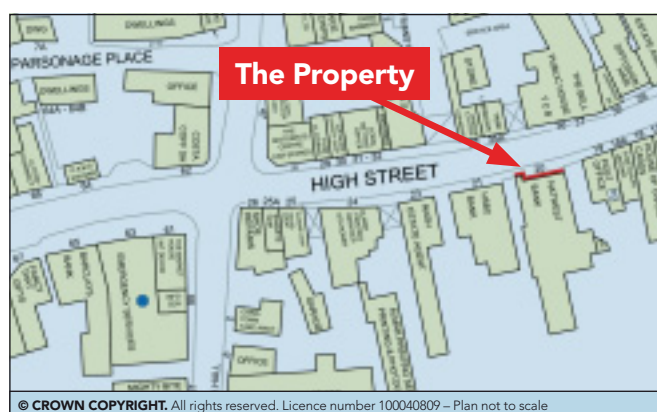
Not inspected internally by Barnett Ross – Floor areas supplied by Vendor.

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Bank & Basement	Ground Floor Bank Area 2,614 sq ft ITZA 1,171 units Basement Area 379 sq ft	National Westminster Bank Plc (NatWest Bank Plc is a wholly owned subsidiary of Royal Bank of Scotland Plc who have a market capitalisation of £43bn and are 81% owned by HM Government)	22 years (less 1 day) from 13th December 2006	£33,950	FRI (service charge cap rising annually in line with RPI). Rent Review 2021 to higher of OMV or 3.75% uplift.
First Floor Offices	GIA Approx (10 Offices) 3,000 sq ft	Howmac Homes Limited	To be for a term of 125 years**	£250	FRI by way of service charge Rent rising every 25 years
TOTAL				£34,200	

****Contracts exchanged for a premium of £175,000, conditional on planning permission for change of use to residential being obtained by 14th July 2015. The benefit of the £175,000 sale contract will be assigned to the Auction Buyer on completion. If planning permission is not obtained by the buyer of the upper parts, their £17,500 deposit will be refunded and the contract terminated.**

Note 1: Contact Auctioneers for viewing arrangements of the Offices and floor plans.

Note 2: There are no empty rates payable on Listed Buildings.



View of Market Square

6 WEEK COMPLETION



SITUATION

Occupying the best trading position in the heart of the Town Centre with frontages to both the Market Square and also the modern **Millers Walk Shopping Centre**, amongst such multiples as **Boots (2 branches), M&Co, Greggs, Superdrug, Carphone Warehouse, Argos, HSBC, Barclays** and many others.

Fakenham is an attractive Market Town lying some 24 miles north-west of Norwich and 23 miles east of Kings Lynn with excellent road access via the A148 trunk road.



PROPERTY

A substantial corner Grade II Listed building comprising the following:

- No. 4 Market Place - Ground Floor Banking Hall with Ancillary Office/Staff accommodation at First Floor Level (also running above No. 4 Bridge Street).**
- No. 6 Market Place - Ground Floor Shop with internal access to Ancillary Storage/Prep Areas at First & Second Floor Level.**
- No. 4 Bridge Street - Ground Floor Building Society (recently refurbished).**
- No. 6 Bridge Street - Ground Floor Shop.**

There is rear access for unloading and parking via Bridge Street.

VAT is NOT payable in respect of this Lot

FREEHOLD

£67,305 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page



TENANCIES & ACCOMMODATION

Not inspected internally by Barnett Ross – Floor areas supplied by Vendor.

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 4 Market Place & First Floor of No 4 Bridge Street	Ground Floor Banking Hall Area 1,845 sq ft ITZA 1,141 units First Floor Office/Staff Area 772 sq ft	National Westminster Bank Plc (See Note 1)	21 years (less 1 day) from 13th December 2006	£31,355	FRI (service charge cap rising annually in line with RPI) Rent Review 2021 to higher of OMV or 3.75% uplift.
No 6 Market Place	Ground Floor Shop Area 248 sq ft First Floor Store/Prep Area 790 sq ft Second Floor Storage Area 224 sq ft	Newstar Bakery Ltd (guaranteed by Newstar Retail Ltd t/a Flour & Bean (Bakers having 12 branches)	10 years from 20th October 2011	£9,500	FRI by way of service charge Tenant's Break 2016
No 4 Bridge Street	Ground Floor Building Society Area 903 sq ft ITZA 867 units	Norwich & Peterborough Building Society (See Note 2)	10 years from 7th December 2007	£20,450	FRI by way of service charge Rent Review 2012 (Outstanding)
No 6 Bridge Street	Ground Floor Shop Area 295 sq ft	D Rust (Carpets & Blinds)	5 years from 13th July 2006	£6,000	FRI Holding Over.
TOTAL				£67,305	

Note 1: Nat West Bank Plc is a wholly owned subsidiary of Royal Bank of Scotland Plc who have a market capitalisation of £43bn and are 81% owned by HM Government.

Note 2: Norwich & Peterborough B.S. operate from 47 branches and merged in 2011 with Yorkshire B.S. who are the UK's second largest Building Society with a combined total of 224 branches. 2014 Interim Results for Yorkshire B.S. showed a pre-tax profit of £117.1m with Total Mortgage Balances of £30.8bn.

Visit: www.ybs.co.uk

VENDOR'S SOLICITORS

Shepherd and Wedderburn LLP - Tel: 020 7429 4900
Ref: Ms Lauren McLeod - Email: lauren.mcleod@shepwwed.co.uk

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SITUATION

Located close to the junction of Albion Road and occupying a busy trading position on the High Street, close to multiples such as **The Money Shop, HSBC, Wimpey, KFC, Pizza Express, William Hill** and a **Job Centre Plus** and just a few hundred yards from a large **Asda**.

Bexleyheath is located some 12 miles south-east of central London with excellent road links being only 6 miles from the M25 (Junction 2) via the A2.

PROPERTY

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

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'4" Internal Width 16'0" Shop Depth 68'6" Built Depth 77'0" Area Approx 1,200 sq ft	VACANT			
First & Second Floor Flat	3 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 26th April 2014	£11,400	AST
TOTAL				£11,400 plus Vacant Shop	

£11,400 p.a. Plus Vacant Shop

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

* Refer to Point 9 in the 'Notice to all Bidders' page

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

View opposite
the property

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	Ground Floor Shop Gross Frontage 20'2" Internal Width 19'8" Built Depth 73'2" WC First Floor Not inspected – believed to be circa 490 sq ft	Suleyman Cicek (Grocery)	15 years from 17th May 2005	£28,250 (see Note)	FRI Rent Reviews May 2014 (Outstanding) and 2019 Note: The rent increased from £25,000 at the 2010 Rent Review.
Part Rear Ground, First and Second Floor Flat	Not Inspected	Individual	125 years from 29th September 1987	Peppercorn	FRI
TOTAL				£28,250	

£28,250 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

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

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DEVELOPMENT OPPORTUNITY - VACANT POSSESSION AVAILABLE APRIL 2015



SITUATION

Located close to the corner of Cornwall Avenue within this busy and popular shopping centre amongst such multiples as **Superdrug, Tesco, Morrisons, Nationwide, William Hill, Anglian, Subway** and **Coral** and only a few minutes' walk from Finchley Central Underground Station (Northern Line). Finchley is a highly desirable north London suburb with excellent transportation, schools and recreational facilities, some 8 miles from central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** extending to a rear **Workshop**.

There is rear service access for unloading via Wentworth Park .

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'2"
Internal Width	19'4"
Shop Depth	41'3"
Built Depth	63'6"
Sales Area	Approx 800 sq ft
Workshop Area	Approx 415 sq ft
WC	



VAT is NOT payable in respect of this Lot

FREEHOLD

PLANNING

Planning consent was granted on the 29th August 2014 for the construction of new first and second floor to contain 2 self-contained flats plus alterations to the front and rear ground floor elevations.

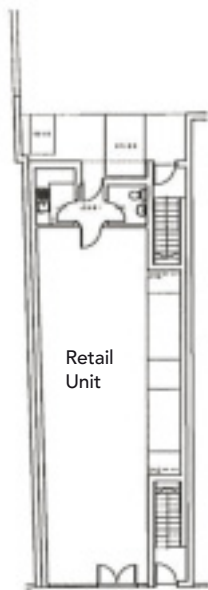
Each flat is 2 bed/2 bath – sizes are approx. 825 sq ft & 710 sq ft – each will have front and rear access.

Copy consent available from the Auctioneers.

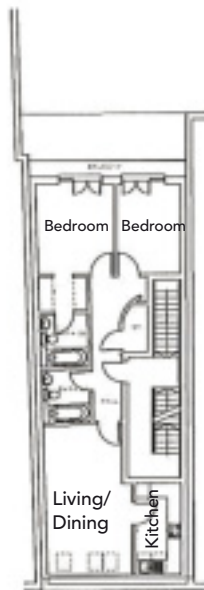
Development Opportunity

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

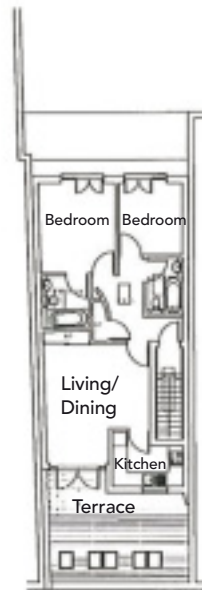
* Refer to Point 9 in the 'Notice to all Bidders' page



GROUND FLOOR
Retail @ 87m²



FIRST FLOOR
2 Bedroom @ 77m²



SECOND FLOOR
2 Bedroom @ 66m²



ROOF PLAN



FRONT ELEVATION



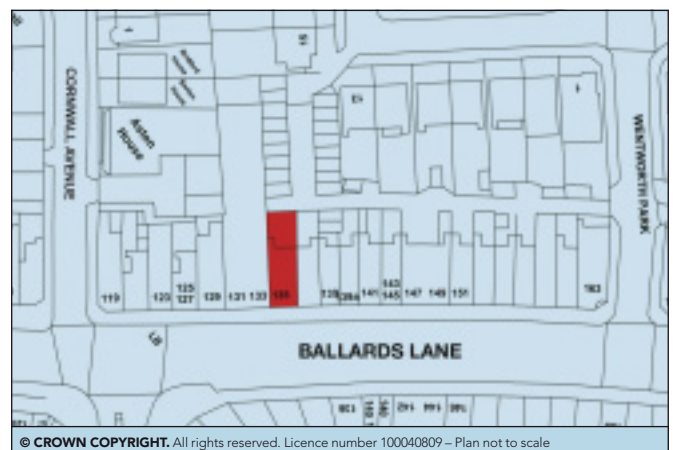
REAR ELEVATION

Proposed Plans

TENANCY

The entire property is let on a licence to **Mistry Trading Ltd t/a Geomoto (Scooter Sales)** for a term from the 1st September 2014 until 30th April 2015 (**no renewal rights**) at a current licence fee of **£20,000 per annum** exclusive (annualised).

Note: 6 WEEK COMPLETION



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VENDOR'S SOLICITORS

Harold Benjamin - Tel: 020 8422 5678
Ref: V. Parikh Esq - Email: vijay.parikh@haroldbenjamin.com

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6 WEEK COMPLETION



SITUATION

Located on the main West Derby Road (A5049) close to the junction with Marlborough Road, adjacent to **Greggs** and amongst other multiple retailers as **Marie Curie**, **William Hill** and **Post Office**.

The property lies approximately 2 ½ miles from Liverpool City Centre and benefits from excellent road links via the A5058 and the A7 to the M62 (Junction 5) and the M57 (Junctions 2 and 3).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with **Ancillary Storage** on first and second floors (currently no access).

ACCOMMODATION

Ground Floor Shop

Gross Frontage	14'5"
Internal Width	13'9"
Built Depth	58'0"
2 WCs	

First & Second Floor Ancillary

Not Inspected

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Ladbrokes Betting and Gaming Ltd** (having approx. **2,200 branches**) (T/O for Y/E 31/12/13 **£818.6m**, **Pre-Tax Profit £87.7m** and **Net Worth £994.6m**) for a term of 10 years from 1st January 2015 (see **Note 1**) at a current rent of **£8,750 per annum** exclusive (see **Note 2**).

Rent Review 2020

Note 1: We understand that the tenant has been in occupation for at least 40 years.

Note 2: The rent in years 1 & 2 will be **£4,375 p.a.** and the Vendor will make up the rent shortfall on completion.

£8,750 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

PLS Solicitors - Tel: 0844 8111 410
Ref: A. Dhand, Esq - Email: adhand@pls-solicitors.co.uk

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SITUATION

In the heart of this well known shopping centre, close to Rayners Lane Underground Station and amongst such multiple retailers as **NatWest**, **Iceland**, **Coral**, **Betfred**, **Costa Coffee** and a **Sainsbury's Local**.

Rayners Lane lies midway between North Harrow and Northolt with easy access to the A40 which links directly to central London and the M40.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with **Lower Ground Floor Storage** plus separate front access to a **Self-Contained Flat** on the first and second floors with UPVC double glazing. In addition, there is rear **Parking for 6 cars** accessed from a rear service road.

FREEHOLD

VAT is NOT payable in respect of this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Lower Ground Storage	Ground Floor Shop Gross Frontage 20'5" Internal Width 13'8" Shop Depth 32'0" WC Lower Ground Storage Area Approx 440 sq ft	St. Luke's Hospice (having 13 branches)	10 years from 1st July 2014 (see Note) (in occupation for over 15 years)	£14,250	FRI Rent Review & Tenant's Break 2019 Note: The lease has been agreed and is with the Vendor's Lenders for approval. It is anticipated this will be completed before the auction. Please refer to the special conditions of sale.
First & Second Floor Flat	4 Rooms, Kitchen, Bathroom/WC	2 Individuals	6 months from 18th July 2014	£14,700	AST
TOTAL				£28,950	

£28,950 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

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 popular and affluent residential area of De Beauvoir Town, adjacent to a **Loco Convenience Store**, near to Mortimer Road and within close proximity of the many shopping facilities and restaurants of Kingsland Road and Haggerston Mainline Station.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	27'1"
Internal Width	24'1"
Shop and Built Depth	29'5"
Area incl. 2 WC's	Approx 708 sq ft

PROPERTY

A single storey building comprising a **Ground Floor Shop** (see Note).

FREEHOLD offered with FULL VACANT POSSESSION

VAT is NOT payable in respect of this Lot

Note: There may be potential to create a Mixed-Used scheme or Residential scheme with the addition of an extra floor, subject to obtaining the necessary consents.

Vacant Shop with Residential Development Potential (see Note)

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Harold Benjamin - Tel: 020 8422 5678
Ref: A. Farnell Esq - Email: andrew.farnell@haroldbenjamin.com

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SITUATION

Occupying a prominent location at the corner of Oldfield Street serving the surrounding residential population. Stoke-on-Trent lies on the junction of the A50 and the A500 some 40 miles south of Manchester and close to the M6 motorway (Junctions 15 and 16).

PROPERTY

A corner property comprising a **Ground Floor Betting Shop** with separate rear access to a **Self-Contained Flat** above which has recently been refurbished.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'11" Internal Width 15'3" Shop Depth 34'6" Built Depth 48'3" WC	Coral Racing Ltd (Having approx. 1,600 branches) (T/O for Y/E 28/09/13 £628.2m, Pre-Tax Profit £81.6m and Net Worth £93.5m)	6 years from 23rd October 2013 (in occupation for approx. 20 years)	£3,500	FRI
First and Second Floor Flat	3 Rooms, Kitchen, Bathroom/WC (recently refurbished)	Individual	6 months from 6th November 2013	£3,600	AST
TOTAL				£7,100	

£7,100 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

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



SITUATION

Located close to the junction with Nightingale Road on the busy A1010 (Hertford Road), some ¾ mile south of the A110 (Nags Head Road) and within close proximity to Ponders End Mainline Station.

TENURE

Leasehold for a term of 89 years (less 1 day) from 1st January 1946 (thus having approx. 20 years unexpired) at a fixed ground rent of £1,320 p.a.

PROPERTY

Forming part of a parade comprising **6 Ground Floor Shops (one of which is a Triple Shop)** and separate rear access to **6 Self-Contained Flats (see Note)** on the first and second floors with UPVC windows and one flat has a balcony. In addition, there is rear parking.

VAT is payable in respect of this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 584-588 (Triple Shop)	Gross Frontage 63'0" Internal Width 58'8" Built Depth 38'9"	M. Sigirmac & M. Gok (Supermarket/Fishmonger)	20 years from 28th June 1996	£32,000	FRI
No. 590 (Shop)	Gross Frontage 21'0" Internal Width 19'2" Built Depth 40'0"	P. Eze (Hairdressers)	7 years from 22nd May 2012	£12,000	FRI Rent Review 2016
No. 592 (Shop)	Gross Frontage 21'0" Internal Width 19'2" Built Depth 40'0"	M. Ucku (Beauty Salon)	7 years from 15th February 2011	£11,000	FRI Rent Review 2016
No. 594 (Shop)	Gross Frontage 21'0" Internal Width 19'2" Built Depth 45'0"	M. Dalley (Bridalwear)	7 years from 10th September 2014	£12,000	FRI Rent Review 2018
No. 584A (Flat)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	Regulated	£5,904	
No. 586A (Flat)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC	Star Estates & Lettings Ltd	3 years from 21st October 2013	£14,400	AST
No. 588A (Flat)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC	Star Estates & Lettings Ltd	3 years from 8th April 2014	£14,400	AST
No. 590A (Flat)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	Regulated	£5,954	
No. 592A (Flat)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC	Star Estates & Lettings Ltd	3 years from 1st November 2013	£14,400	AST
No. 594A (Flat)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	Regulated	£5,720	
TOTAL				£127,778	

Note: There may be potential to create sub-leases for each flat and then at the appropriate time apply to the Freeholder for 90 year lease extensions in accordance with the Leasehold Reform Housing and Urban Development Act 1993.

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Keith Flower & Co – Tel: 020 8868 1277
Ref: K. Flower, Esq – Email: property@keithflower.com

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SITUATION

Located in a prominent position on the corner of this busy road at its junctions with Loughborough Road and Ridgway Road and only a short distance from Loughborough Junction Mainline Station.

Brixton lies approximately 3 miles south of central London midway between Clapham and Peckham and well served by road and public transport.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop and Basement** with separate front access to a **Self-Contained Flat** on the first and second floors. In addition, the property includes a **Rear Yard**.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 17'4" Internal Width 15'8" Shop Depth 24'4" Built Depth 36'0" WC Basement Area Approx 375 sq ft	Shivanna Siddique (Grocery / Off Licence)	15 years from 15th April 2010	£11,960	FRI Rent Reviews 2015 and 2020
First & Second Floor Flat	Not inspected		125 years from completion	£100	FRI
TOTAL				£12,060	

£12,060 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Waller Pollins - Tel: 020 8238 5858
Ref: J. Pollins, Esq - Email: jpollins@wallerpollins.com

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

Occupying a prominent trading position at the junction with Southgate in this pedestrianised town Centre, opposite **Cash Converters** and amongst such multiple retailers as **Natwest**, **Nationwide Building Society**, **Superdrug**, **Boots**, **PDSA**, **Thomson Travel Agents**, **Primark** and many others. Stevenage is an affluent town which lies some 15 miles east of Luton and 31 miles north of central London via the A1 (M).

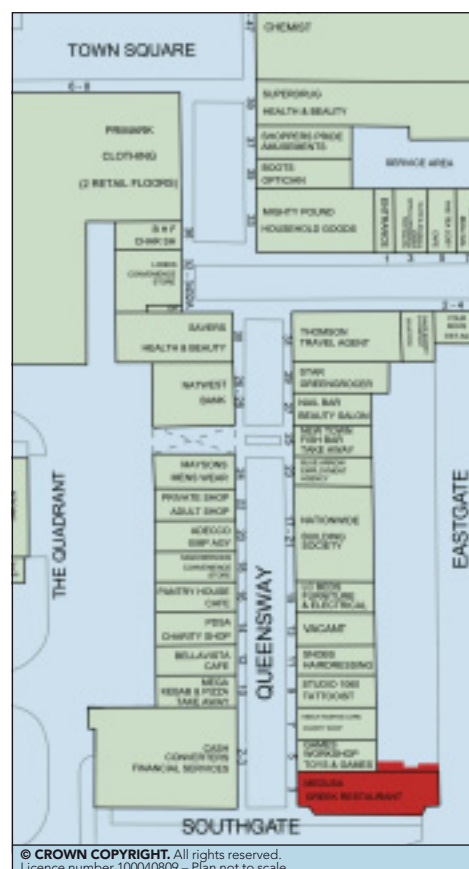
PROPERTY

Comprising a substantial **Ground Floor Corner Restaurant** with excellent window frontage plus separate rear access to **4 Self-Contained Flats** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

Note: The lessee of Flat 25 has made an application to extend the lease for a further 90 years. The Freeholder will be quoting in the region of £5,300 for the lease extension and if this has not been concluded before completion of the auction sale, the new auction Purchaser will benefit from the lease extension price.



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£38,225 per annum

The Surveyors dealing with these properties are
STEVEN GROSSMAN and **JONATHAN ROSS**

* Refer to Point 9 in the 'Notice to all Bidders' page

6 WEEK COMPLETION



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant & First Floor Flat	Ground Floor Restaurant (70 covers plus) Gross Frontage (Queensway) 22'8" Gross Frontage (Southgate) 92'3" Internal Width (max) 29'8" Restaurant & Built Depth 89'2" Area Approx 2,560 sq ft Plus WCs & External Store First Floor Flat (No. 24 Eastgate) 1 Bedroom, Living Room, Kitchen, Bathroom/WC plus Balcony & External Store Room (GIA Approx 590 sq ft)	Exclusive UK Leisure Limited (with Personal Guarantor) (Mediterranean Restaurant)	25 years from 1st July 2005	£38,000	FRI Rent Reviews 2015 and 5 Yearly Note: 1 Bedroom Flat in Market Place is being marketed at £105,000
Part First & Second Floor Flats	3 Flats (Nos. 23, 25 & 26 Eastgate)	Various	Each for 99 years from 1st January 1985	£225	Each FRI 3 Valuable Reversions in approx. 69 years (see Note)
TOTAL				£38,225	



JOINT AUCTIONEERS
 Brown & Lee, Elopak House, Rutherford Close, Stevenage,
 Hertfordshire SG1 2EF Tel: 01438 316 655
 Ref: D. Musgrove, Esq
VENDOR'S SOLICITORS
 Barney & Co - Tel: 01458 270 296
 Ref: D. Barney, Esq - Email: david@barneysolicitors.co.uk

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SITUATION

Occupying an excellent trading position adjacent to **The Opera House, Wetherspoon Public House** and amongst such occupiers as **WH Smith, Thomas Cook, Specsavers, Body Shop, HSBC Bank** and many others. Tunbridge Wells is an attractive and prosperous commuter town located some 9 miles south of Sevenoaks and 15 miles south-west of Maidstone adjacent to the A21 which provides a direct link to the M25.

PROPERTY

An attractive property comprising a **Ground Floor Shop with Basement** plus separate front access to a **Self-Contained Flat** above.

VAT is payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

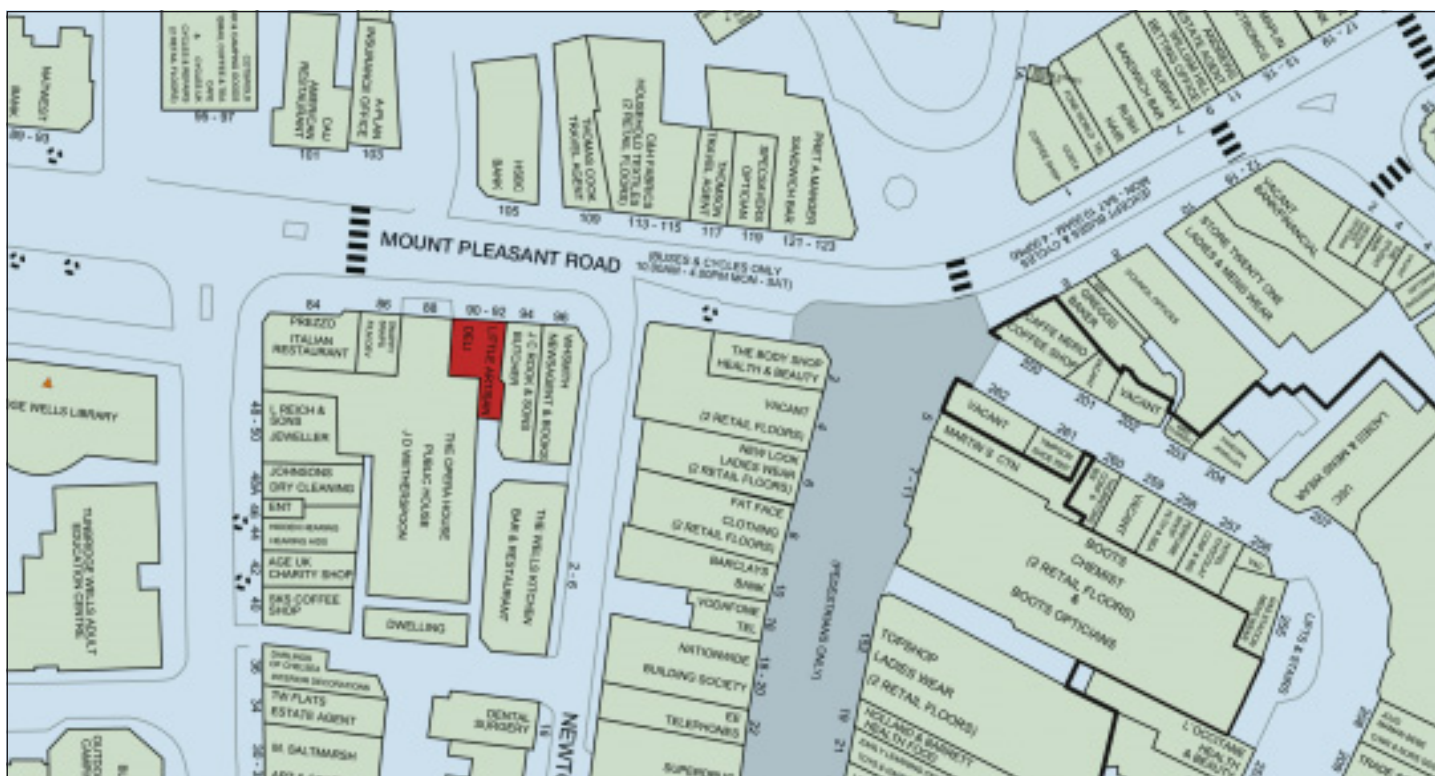
Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop and Basement	Ground Floor Shop Gross Frontage 17'4" Internal Width 19'7" (max) Shop Depth 27'3" Basement Area Approx 400 sq ft WC	North Laine Ltd (Furniture and gifts) (Having 2 branches)	5 years from 20th October 2014	£25,000	FRI
First & Second Floor Flat	Not Inspected	2 Individuals	125 years from 22nd September 2010	£100	FRI
TOTAL				£25,100	

£25,100 per annum

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



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VENDOR'S SOLICITORS

BPE Solicitors - Tel: 01242 224433
Ref: Ms Nicola Corner - Email: nicky.corner@bpe.co.uk

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6 WEEK COMPLETION



SITUATION

In a popular commercial area, adjacent to Greenford Station (Central Line and Mainline), and being less than ½ mile to the A40 with Hangar Lane 2 ½ miles to the east and Central London approx. 10 miles away.

PROPERTY

Comprising **3 adjoining Buildings** erected in the **1960s** on **a rectangular strip of land together with a separate long narrow car park**. Each building benefits from Gas Fired Central Heating, numerous WCs and Kitchens.

In addition, there is open parking for 115 cars.

VAT is payable in respect of this Lot

TENURE

Leasehold for a term of 50 years from 25th December 1979 (approx. 14 years unexpired) at a ground rent of £80,000 p.a. excl. (fixed 2004) with rent reviews in December 2014 and 5 yearly based on 41.66% of the Annual Market Value being the net rent of the entire property if let as a single unit (see Lease).

Gross Rent £241,741 p.a.
(less £80,000 p.a. Ground Rent) =
£161,721 p.a
(Plus Vacant 11,247 sq ft)

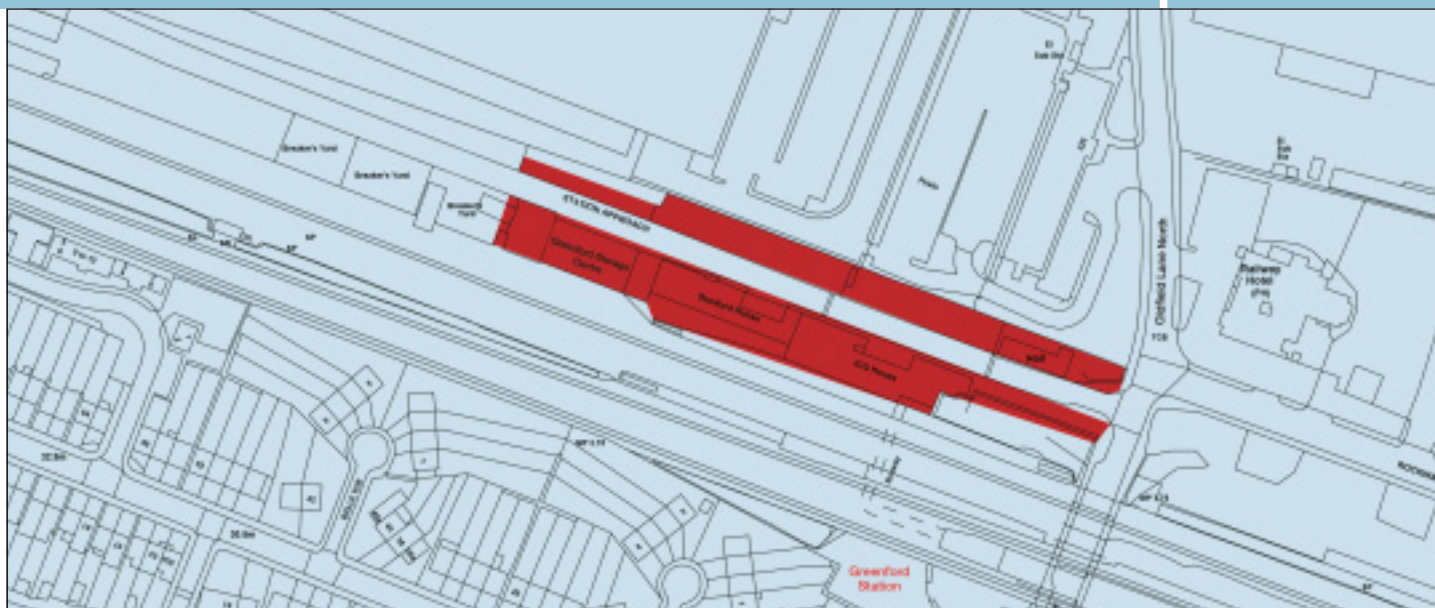
The Surveyors dealing with this property are
JOHN BARNETT and **NICHOLAS LEIGH**

ICG House



Stanford House & Greenford Storage Centre





TENANCIES & ACCOMMODATION

Property	Accommodation	Area †	Lessee	Term	Rental (Inclusive of all outgoings)
ICG House (Building 1):					
Ground Floor	Reception, Workshops & Tyre Depot	Approx. 2,793 sq ft	Various (see Note 1)	Various (see Note 1)	£32,760
	6 Units/Worshops/Rooms	Approx. 1,227 sq ft	VACANT		
First Floor	Offices – 18 Rooms	Approx. 2,835 sq ft	Various (see Note 1)	Various (see Note 1)	£65,780
	Offices – 7 Rooms	Approx. 1,121 sq ft	VACANT		
Second Floor	Offices – 6 Rooms	Approx. 1,076 sq ft	Various (see Note 1)	Various (see Note 1)	£26,468
Third Floor	Offices – 5 Rooms	Approx. 1,026 sq ft	Various (see Note 1)	Various (see Note 1)	£20,784
	Offices – 1 Room	Approx. 230 sq ft	VACANT		
Basement	Storage (Height 15'8")	Approx. 1,200 sq ft	VACANT		
2 Mobile Phone Masts			Various (see Note 1)	Various (see Note 1)	£22,659
5 Mail Boxes			Various (see Note 1)	Various (see Note 1)	£2,400
6 Mail Boxes			VACANT		
Stanford House (Building 2):					
Ground Floor	Store	Approx. 106 sq ft	See Note 1	See Note 1	£1,200
Ground Floor	Store	Approx. 91 sq ft	VACANT		
Mezzanine	2 Units	Approx. 4,429 sq ft	VACANT		
First Floor	18 Rooms	Approx 2,949 sq ft	VACANT		
Greenford Storage Centre (Building 3) and Yard:					
Ground Floor	Workshops & Storage	Approx. 3,775 sq ft	See Note 1	See Note 1	£48,000 (excl. of Business Rates, Electricity & Gas)
First Floor	Offices	Approx. 4,769 sq ft			
Secure Yard					
Miscellaneous:					
Parking, Storage & Advert Hoarding			Various (see Note 1)	Various (see Note 1)	£21,670
	TOTAL AREA APPROX	27,627 SQ FT		TOTAL	£241,721 Plus Vacant 11,247 Sq ft

† Areas provided by Vendors

Note 1: Refer to Auctioneers for a full up to date Tenancy Schedule and Plans.

Note 2: The current staff are willing to be re-employed by the Purchaser in order to effect a smooth takeover and continuation.



JOINT AUCTIONEERS
Gilmartin Ley – Tel: 020 8920 9945
Ref: C. Gilmartin Esq – Email: chrisg@gilmartinley.co.uk
VENDOR'S SOLICITORS
Wedlake Bell – Tel: 020 7395 3000
Ref: Ms R Haggis - Email: rhaggis@wedlakebell.com

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6 WEEK COMPLETION



SITUATION

Located in this town centre pedestrianised retail thoroughfare opposite **Greggs**, and amongst such multiples as **Carphone Warehouse**, **Holland & Barrett**, **New Look**, **Co-op Travel**, **Sports Direct**, **Lloyds Bank**, **Sue Ryder**, **Scrivens**, **Timpson** and **The Money Shop** and within close proximity to the entrance of the **Albion Shopping Centre**.

Ilkeston is located 8 miles north-east of Derby and 7 miles west of Nottingham with good access via the M1 motorway (Junctions 25 and 26).

PROPERTY

A mid terrace building comprising a **Ground Floor Amusement Arcade** with ladder access to **Ancillary Accommodation (currently unused)** at first floor level. In addition, the property benefits from parking for 2 cars at the rear.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	22'1"
Internal Width	18'10"
Shop Depth	35'2"
Built Depth	48'1"
WC	

First Floor Ancillary Storage

Not Inspected

£15,000 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** 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 (subject to a schedule of condition) to **Nexstar Limited** as **an Amusement Arcade (having 2 branches) (See Note)** for a term of 9 years from 15th July 2013 at a current rent of **£15,000 per annum** exclusive.

Rent Reviews and Tenant's Breaks 2016 and 3 yearly

Note: The property has been used as an Amusement Arcade for over 20 years.

View opposite the property



VENDOR'S SOLICITORS

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

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SITUATION

Located in this prominent main road position close to the junction with Salisbury Road and amongst such multiple occupiers as **Waitrose, Boots, Scope, Pizza Hut, Nationwide** and others. Poole lies approximately 3 miles west of Bournemouth and benefits from good road access via the A35 and A338.

PROPERTY

Forming part of a terraced parade comprising **3 Ground Floor Shops** (a double unit and a single unit). There is parking at the rear for each shop.

VAT is NOT payable in respect of this Lot

TENURE

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

View along Ashley Road



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 327 & 327a (2 Ground Floor Shops)	Gross Frontage 25'8" Internal Width 25'3" Shop Depth 43'10" Built Depth 49'7" 2 WCs 2 Covered Car Spaces	Lyn Edwards (Party Goods)	6 years from 11th August 2011 (in occupation for over 12 years)	£12,000	FRI
No. 329 (Ground Floor Shop)	Gross Frontage 12'6" Internal Width 12'3" Shop Depth 45'11" Built Depth 49'7" WC 1 Covered Car Space	W. Carmichael (Asian Food Store)	6 years from 8th August 2014	£6,500	FRI Tenant's Break 2017
TOTAL				£18,500	

£18,500 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Laing Law - Tel: 01202 375 330
Ref: M. Law Esq - Email: ml@lainglaw.co.uk

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6 WEEK COMPLETION

SITUATION

Occupying an excellent trading position in the heart of the pedestrianised town centre, diagonally opposite the entrance to the **White Rose Shopping Centre** and amongst such multiples as **Boots, New Look, Costa Coffee, W H Smith, Poundland, Yorkshire Building Society** and many others.

Rhyl is a popular tourist destination located on the coast of North Wales lying 30 miles west of Chester and 16 miles east of Llandudno having good road links to the A55 (Junction 24) and the M53.

PROPERTY

A substantial terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage/Staff Accommodation** at first floor, plus separate rear access to further **Storage Accommodation** at second and third floor level which is not currently used by the tenants.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	24'7"
Internal Width	21'0"
Shop Depth	64'2"
Built Depth	98'7"
Sales / Storage Area	Approx 1,635 sq ft

First Floor Storage (not inspected by Barnett Ross)

Area	Approx 1,280 sq ft
WC	

Second Floor Storage – Not Inspected

Third Floor Storage – Not Inspected

VAT is NOT payable in respect of this Lot

FREEHOLD

PLANNING

Planning Permission was granted on 22nd December 2009 to modify and upgrade the upper floors of the existing building to provide 2 flats (Planning ref: 45/2008/0653). All enquiries to Denbighshire County Council. Currently being renewed under Planning ref: 45/2014/1273.

£47,500 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page



TENANCY

The entire property is let on a full repairing and insuring lease (subject to a Schedule of Condition) to **Game Retail Ltd (See Tenant Profile)** for a term of 15 years from 30th October 2003 at a current rent of **£47,500 per annum** exclusive (see Note).

Rent Review 2015

TENANT PROFILE

Game Retail Ltd is currently the largest retailer of Video Console Games in the UK trading from over 300 stores and reporting a 30% increase in sales in the past year. The business was publically floated in June 2014 as **Game Digital** with anticipated profits for the current year of around £44m on sales of around £800m with net cash assets of £80m.

Visit: www.game.co.uk

Note: The current rent payable is £42,500 p.a. which reverts to £47,500 p.a. on 28th October 2015. There is a rent review on 30th October 2015 to a minimum of £47,500 p.a. or OMV, whichever is greater. The Vendor will make up the rent shortfall upon completion.



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VENDOR'S SOLICITORS

Bower Cotton – Tel: 020 7353 1313

Ref: J. Jacob Esq – Email: jonathan.jacob@bowercotton.co.uk

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SITUATION

Located just off Canning Crescent and being approximately ½ mile from Wood Green Underground Station (Piccadilly Line) and the various retail and entertainment facilities in the High Road.

Wood Green is a popular residential suburb located approx. 8 miles north of central London.

PROPERTY

A first floor **Self-Contained 2 Bed Flat** forming part of a purpose built block. In addition, the flat benefits from gas central heating and UPVC windows.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom, separate WC

GIA Approx. 780 sq ft

TENURE

Leasehold for a term of 125 years from 25th March 2004 at a peppercorn ground rent.

TENANCY

The property is let on an Assured Shorthold Tenancy to 2 individuals for a term of 1 year from 28th July 2014 at a rent of **£13,800 per annum (£1,150 pcm).**

Note: There is a £1,000 Rent Deposit held.

£13,800 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Vanderpump & Sykes – Tel: 020 8370 2865
Ref: J. Porter Esq – Email: jamesporter@vanderpumps.co.uk

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SITUATION

Located in this residential area approx. 1¼ miles from White Hart Lane Mainline Station and 1½ miles from Wood Green Underground Station (Piccadilly Line) and benefitting from good road access via the A10 which links to the North Circular Road (A406).

Tottenham is a popular residential suburb lying approx. 8 miles north of central London.

PROPERTY

A rear **Ground Floor Self-Contained 2 Bed Flat** with its own street entrance and forming part of a two storey purpose built block. In addition, the flat includes a **Private rear Garden** and benefits from gas central heating and UPVC double glazing.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC plus rear Garden

GIA Approx. 600 sq ft

TENURE

Leasehold for a term of 125 years from 25th March 2004 at a peppercorn ground rent.

TENANCY

The property is let on an Assured Shorthold Tenancy to an individual for a term of 1 year from 1st April 2014 at a rent of **£11,400 per annum (£950 pcm).**

Note: There is a £628 Rent Deposit held.

£11,400 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Vanderpump & Sykes – Tel: 020 8370 2865
Ref: J. Porter Esq – Email: jamesporter@vanderpumps.co.uk

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SITUATION

Located in this residential area approx. 1¼ miles from White Hart Lane Mainline Station and 1½ miles from Wood Green Underground Station (Piccadilly Line) and benefitting from good road access via the A10 which links to the North Circular Road (A406).

Tottenham is a popular residential suburb lying approx. 8 miles north of central London.

PROPERTY

A Ground Floor Self-Contained 1/2 Bed Flat (Living Room divided into 2 Rooms) with its own street entrance and forming part of two storey purpose built block. In addition, the flat benefits from gas central heating, UPVC double glazing and entryphone.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor Flat

2 Bedrooms (Living Room divided into 2), Living Room, Kitchen, Bathroom/WC

GIA Approx. 570 sq ft

TENURE

Leasehold for a term of 125 years from 25th March 2004 at a peppercorn ground rent.

TENANCY

The property is let on a lease to **The Mayor & Burgesses of the London Borough of Haringey** for a term of 3 years from 20th November 2012 at a rent of **£10,800 per annum (£900 pcm)**.

Tenant's Break at any time on 4 weeks prior Notice.

Landlord's Break at any time on 3 months prior Notice, subject to a £500 penalty to be paid to the tenant.

£10,800 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Vanderpump & Sykes - Tel: 020 8370 2865
Ref: J. Porter Esq - Email: jamesporter@vanderpumps.co.uk

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SITUATION

Located in this residential area approx. 1¼ miles from White Hart Lane Mainline Station and 1½ miles from Wood Green Underground Station (Piccadilly Line) and benefitting from good road access via the A10 which links to the North Circular Road (A406).

Tottenham is a popular residential suburb lying approx. 8 miles north of central London.

PROPERTY

A Ground Floor Self-Contained 1 Bed Flat with its own street entrance and forming part of a two storey purpose built block. In addition, the flat benefits from gas central heating and UPVC double glazing.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor Flat

1 Bedroom, Living Room, Kitchen, Bathroom/WC

GIA Approx. 490 sq ft

TENURE

Leasehold for a term of 125 years from 25th March 2004 at a peppercorn ground rent.

TENANCY

The property is let on an Assured Shorthold Tenancy to 2 Individuals for a term of 1 year from 1st April 2014 (**see Note 1**) at a rent of **£10,500 per annum (£875 pcm)**.

Note 1: The tenants have been in occupation for approx. 12 years.

Note 2: There is a £550 Rent Deposit held.

£10,500 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Vanderpump & Sykes - Tel: 020 8370 2865
Ref: J. Porter Esq - Email: jamesporter@vanderpumps.co.uk

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SITUATION

Occupying a prominent position in this busy neighbourhood shopping centre which houses **Co-Op Supermarket, Ladbroke's, Connells, Subway, Dentist, Public House and Community Centre** serving the surrounding residential population known as Cherwell Heights – a large and popular housing development built in the 1960's and 1970's. Banbury is a busy and prosperous market town which lies some 20 miles north of Oxford and 40 miles east of Birmingham with excellent road access via the M40.

PROPERTY

Forming part of a larger property comprising a **Ground Floor Restaurant.**

VAT is payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 22nd December 2008 at a peppercorn rent.

£30,000 per annum

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

ACCOMMODATION

Ground Floor Restaurant

(Approx 75 covers)

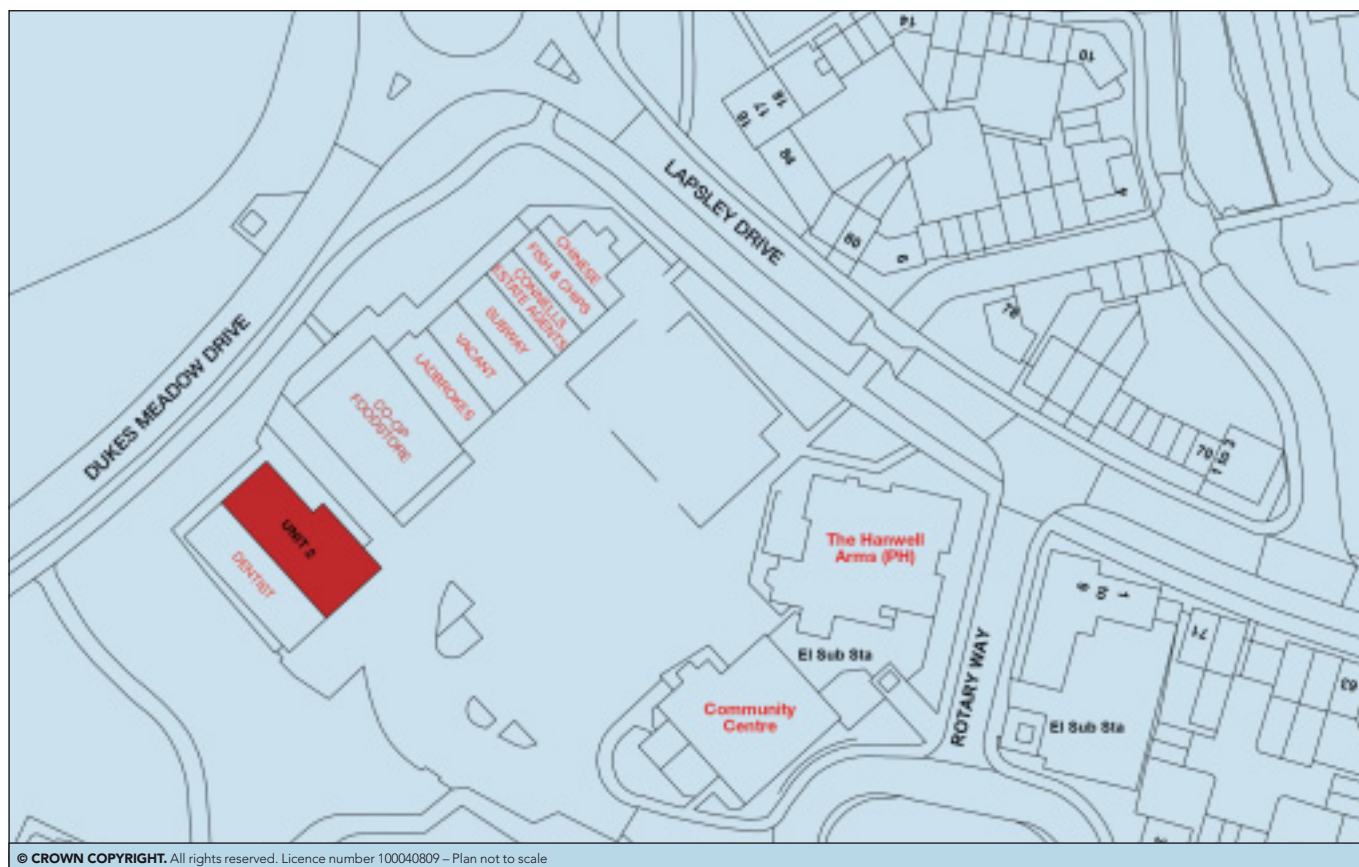
Gross Frontage	35'9"
Internal Width	32'9"
Restaurant Depth	45'5"
Built Depth	70'6"
GIA	Approx 2,620 sq ft

TENANCY

The property is let on a full repairing and insuring lease to **J. Miah and A. Korim as a Restaurant / Takeaway** for a term of 25 years from 22nd December 2008 at a current rent of **£30,000 per annum** exclusive.

Rent Reviews 2018 and 5 yearly





Attwell Solicitors LLP - Tel: 020 7722 9898
Ref: D. Bullock Esq - Email: david.bullock@attwells.com

47

6 WEEK COMPLETION



SITUATION

Located close to the junction with Park Vale Road, amongst a host of multiple traders including **Boots, Help The Aged, Hallmark, Greggs, Ladbrokes, Iceland** and many more. 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

Comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** on the first floor which benefits from new UPVC windows.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'11" Internal Width 15'6" widening to 19'6" Built Depth 63'2" WC	Ballantyne Services (NW) Ltd (with Guarantor) (Wallpaper/Paints)	6 years from 2nd May 2014	£11,000	FRI (subject to schedule of condition). One month rent deposit held. Rent Review & Tenant's Break 2017
First Floor Flat	3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 16th October 2014	£6,000 (£500 pcm)	One month rent deposit held. Refurbished in 2014 with new boiler, Kitchen units & Bathroom/WC, etc.
TOTAL				£17,000	

Note: There may be potential to erect an Advertising Hoarding on the flank wall, subject to obtaining the necessary consents.

£17,000 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Stephen D Brine Solicitors – Tel: 0151 734 5000
Ref: M. Bracey Esq – Email: martin.bracey@sdb solicitors.co.uk

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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 opposite the junction with Woodberry Crescent set within the heart of Muswell Hill, amongst a variety of multiple retailers as **Costa Coffee, Waitrose, Post Office, Boots Opticians, William Hill, 99p Stores, Specsavers, Vodafone, Côte, Carluccio's** and host of boutique retailers and eateries. Muswell Hill is an affluent and extremely popular suburb of north London between Highgate and Finchley and enjoys good road access via the A406 (North Circular Road).

PROPERTY

A mid terrace **House currently arranged as 2 Flats** planned on ground, first & second floors together with basement storage. In addition, the property benefits from gas central heating (not tested), part UPVC double glazing and a **Rear Garden**.

Note: There is potential to reinstate the property to its previous use as a single dwelling house, subject to obtaining the necessary consents.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

ACCOMMODATION (measurements to maximum points)

Ground Floor & Basement Flat

Ground Floor:

Living Room	17'5"	×	14'8"
Bedroom	17'3"	×	10'10"
Kitchen	14'4"	×	11'1"
Bathroom/WC	5'10"	×	5'7"
Plus Garden			

Basement

(Restricted head height): 14'9" × 6'10"
(GIA Approx 740 sq ft plus Basement)

First & Second Floor Flat

First Floor:

Living Room	17'5"	×	13'2"
Bedroom 1	14'2"	×	10'11"
Kitchen (not fitted out)	9'0"	×	8'8"
Bathroom/WC	7'10"	×	7'11"

Second Floor:

Bedroom 2	7'10"	×	11'3"
Plus Additional Storage (not inspected)			

(GIA Approx 695 sq ft)

Total GIA Approx 1,435 sq ft plus Basement

2 Vacant Flats

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Philip Ross Solicitors – Tel: 020 7596 8586
Ref: Ms Alicia Pattihis – Email: alicia.pattihis@philipross.com

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4 WEEK COMPLETION



SITUATION

Occupying a position in this busy town centre close to the junction with the main shopping facilities of High Street within this attractive market town located on the A53 some 20 miles from Shrewsbury and 20 miles from the M54 which leads to the national motorway network.

PROPERTY

Forming part of an attractive property comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	28'7"
Internal Width	27'9"
Built Depth	50'2" (max)
WC	

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 25th March 2011 at a peppercorn.

TENANCY

The property is let on a full repairing and insuring lease to **A. H. Mohammed as an Off-Licence and Convenience Store** for a term of 3 years from 1st June 2013 at a current rent of **£7,000 per annum** exclusive.

£7,000 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Nicholas & Co - Tel: 020 7323 4450
Ref: N. Nicholas Esq - Email: nick@nicholassolicitors.com

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SITUATION

Located opposite the junction with Offord Road within this highly sought after commercial/residential area only a short walk from Caledonian Road and Barnsbury Mainline Station and only ¾ mile north of the massive regeneration around King's Cross Station providing fast access to Central London. The recreational amenities of Bingfield Park and Thornhill Square are nearby, with fashionable Islington also within easy reach.

PROPERTY

Forming part of a terraced building comprising a **Self-Contained Flat** at lower ground floor level. The flat shares a communal front entrance and benefits from natural daylight, entryphone and gas central heating.

ACCOMMODATION

Lower Ground Floor Flat

1 Bedroom opening to a Living Room, Kitchen, Shower Room and separate WC

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 125 years from 1st January 2014 at a ground rent of £75 per annum.

TENANCY

The property is let on an Assured Shorthold Tenancy to an individual for a term of 6 months from 15th October 2014 at a rent of **£14,820 per annum (£1,235 pcm).**

Note: There is a £1,710 Rent Deposit held.

£14,820 per annum

The Surveyors dealing with this property are
STEVEN GROSSMAN and NICHOLAS LEIGH

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Douglas Wemyss LLP - Tel: 0116 2999 199
Ref: Ms Waheeda Alli - Email: waheeda.alli@d-w-s.co.uk

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SITUATION

Occupying a prominent position close to the junction with Alston Road, near to Foulde Primary School and Queen Elizabeth's School and serving the surrounding popular residential area.

Barnet lies approximately 12 miles north of Central London, with rail links via the Northern Line and with easy access to the M25 (Junction 23).

PROPERTY

Forming part of a purpose built block of flats comprising a **Ground Floor Shop**. In addition, the property benefits from a **Front Forecourt** for parking (not in Title) and an external store at the rear.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	12'10"
Internal Width	18'5" (max)
Shop Depth	25'7"
WC	

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 99 years from 25th March 1976 (60 ¼ years unexpired) at a ground rent of £75 p.a. rising to £100 p.a. in 2042 for the remainder of the term.

TENANCY

The property is let on a full repairing lease to **Jayne McShane (see Notes 1 & 2) as a Hairdresser** for a term of 5 years from 1st February 2013 at a current rent of **£7,200 per annum** exclusive.

Note 1: The tenant has been in occupation for 5 years and the current lease is a renewal of a previous lease.

Note 2: The lease is outside the security of tenure and renewal provisions of the Landlord and Tenant Act 1954 (sections 24-28).

£7,200 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Male & Wagland - Tel: 020 8449 9669
Ref: D. Saunders Esq - Email: barnet@mwlaw.co.uk

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SITUATION

Occupying a busy trading position adjacent to the former Westgate Department Store which has been earmarked for a future mixed Retail/Residential Scheme in the heart of the town centre, close to the Market Square, Keel Row Shopping Centre and the main Bus Station, with nearby multiples including **Iceland, Boots, Food Weighouse, Lloyds Bank, Greggs, Argos, William Hill, Subway** and many others. Blyth lies on the main A193 on the north-east coast of England enjoying easy access to the A19 and the A1(M) some 18 miles north-east of Newcastle City Centre.

PROPERTY

A terraced property comprising a **Deep Ground Floor Shop** with internal access to **Ancillary Storage** at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'10"
Internal Width	19'10"
Shop Depth	53'4"
Built Depth	95'0"
Sales Area	Approx 1,058 sq ft
Storage Area	Approx 683 sq ft

First Floor

Storage/Staff Area	Approx 421 sq ft
2 WC's	
Total Area	Approx 2,162 sq ft

VAT is payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Easten Trade Ltd t/a Cash Generator** for a term of 10 years from 19th July 2012 at a current rent of **£15,000 per annum** exclusive.

Rent Review & Tenant's Break 2017

View diagonally
opposite Property



£15,000 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Attwell Solicitors LLP - Tel: 020 7722 9898
Ref: D. Bullock Esq - Email: david.bullock@attwells.com

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SITUATION

Located close to the junction with Lisbon Road in this established busy main road thoroughfare being amongst a variety of residential and commercial occupiers. Shirley is a highly sought after and expanding residential suburb lying just under 2 miles from Southampton benefitting from excellent road links via the M27 (Junction 3) and the M3 (Junction 14), being within 5 miles of Southampton Airport.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop (with A2 Use)** plus internal and separate front access to **Offices/Storage** on the first floor. In addition, the property includes a **Rear Yard (39' deep) for parking up to 6 cars** which is accessed via Lisbon Road.

VAT is NOT payable in respect of this Lot

Vacant Building with Potential Residential Use

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

* Refer to Point 9 in the 'Notice to all Bidders' page

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'9"
Internal Width	12'1"
Shop Depth	24'3"
Built Depth	43'4"
WC	

GIA Approx 690 sq ft

First Floor Offices/Storage

4 Rooms plus WC	
GIA	Approx 630 sq ft

Total GIA Approx 1,320 sq ft

FREEHOLD offered with FULL VACANT POSSESSION

Note: There may be potential to convert and extend the property to form 4 Self-Contained Flats (2 at the front and 2 at the rear), subject to obtaining the necessary consents.

VENDOR'S SOLICITORS

Laing Law - Tel: 01202 375 330
Ref: M. Laing Esq - Email: ml@lainglaw.co.uk

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6 WEEK COMPLETION



SITUATION

Located close to the junction with Queens Park Close and being close to the A52 which runs directly into the town. Mablethorpe is a popular seaside town on the Lincolnshire coast approximately 16 miles north of Skegness and 10 miles east of Louth.

PROPERTY

A chalet park comprising **25 single storey holiday chalets** with pitched roofs, timber decking and double glazing. The chalets occupy a total site area of 1.32 acres.

FREEHOLD

VAT is NOT payable in respect of this Lot

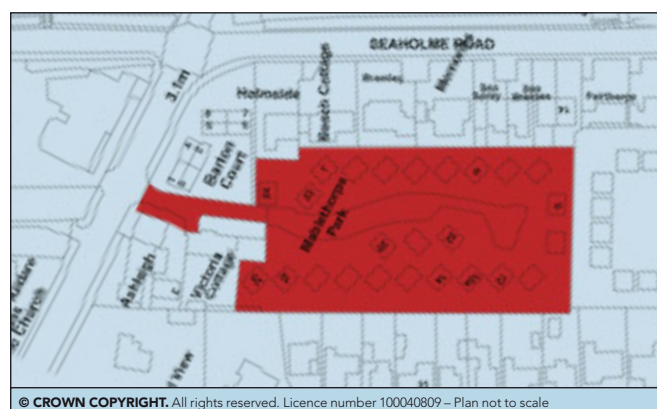
TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
25 Chalets	Each Chalet comprises: 2 Bedrooms, Open Plan Kitchen and Reception Area. Bathroom	Various	Each 99 years from between 2008 and 2013 (Full Tenancy Schedule available from Auctioneers)	£6,721.52 (with annual Rent Reviews - see Note 1)	See Notes 2-5

Note 1: 23 chalets have annual rent reviews. 2 chalets have 7 yearly rent reviews. Rents are reviewed with reference to the increase in RPI. The 2014 rent reviews for 23 of the chalets are outstanding which, when implemented, should increase the total income to circa £7,000 p.a.

Note 2: There is potential for individual sales to each lessee. One lessee paid in excess of £70,000 for a chalet.

Note 3: The leases provide for the payment of a limited maintenance charge for the upkeep of the access road and for the street lighting. The Freeholder has not recovered any contributions to date.



Note 4: Each chalet has land allocation and each lessee is responsible for cutting their own grass.

Note 5: The properties have 12 months unrestricted residential use.

£6,721.52 p.a. with Annual Rent Reviews

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

W H Matthews - Tel: 020 7251 4942
Ref: D. Bristow, Esq - Email: davidbristow@whmatthews.com

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6 WEEK COMPLETION



SITUATION

Located close to the junction with Dowsett Road which leads on to Tottenham High Road and being within close proximity to Bruce Grove Railway Station and within 1 mile from Tottenham Hale Underground Station (Victoria Line). Tottenham is a popular suburb located approximately 8 miles north of central London.

PROPERTY

A mid terrace **3 Bed House** which benefits from gas central heating, some UPVC windows and a Rear Garden.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor

2 Rooms
Kitchen
Conservatory

First Floor

Bedroom 1
Bedroom 2
Bedroom 3
Bathroom/WC

TENANCY

The property is let on an Assured Shorthold Tenancy to an individual for a term of 6 months from 15th August 2014 at a rent of **£13,500 per annum (£1,125 pcm)**.

Note: There is a £1,150 Rent Deposit held.

£13,500 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

JOINT AUCTIONEERS

George Ellis & Sons, 13 Ducketts Wharf, South Street,
Bishops's Stortford, Herts CM23 3AR
Tel: 01279 757000 Ref: M. Doyle Esq

VENDOR'S SOLICITORS

John Bays & Co - Tel: 020 8881 3509
Ref: R. McDoom Esq - Email: riyad@johnbays.co.uk

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6 WEEK COMPLETION



SITUATION

Located on the busy A24 (London Road) forming part of a well established shopping area, close to the junction with Hamilton Avenue.

North Cheam is a popular suburb of the London Borough of Sutton located 11 miles south-west of Central London and 5 miles south-east of Kingston-upon-Thames.

PROPERTY

Forming part of a terraced parade comprising a **Ground Floor Shop**. On-street parking is available to the front of the property, and a rear service road provides access for unloading and parking.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	23'0"
Internal Width	21'9"
Shop Depth	27'0"
Built Depth	43'6"

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 25th December 2001 at a ground rent of £100 p.a.

£11,500 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

TENANCY

The property is let on a full repairing and insuring lease to **Ganton House Investments t/a Ladbrokes (T/O for Y/E 31/12/13 £18.04m, Pre-Tax Profit £4.6m and Net Worth £26.3m)** for a term of 10 years from 17th August 2011 **(Renewal of a previous lease)** at a current rent of **£11,500 per annum** exclusive.

Rent Review and Tenant's Break 2016

Note: The tenant trades from the adjoining shop which intercommunicates with No. 818.



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 close to the junction with King Street and backing onto 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 a **Ground Floor Shop**.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'0"
Internal Width	11'10"
widening to	15'4"
Shop Depth	39'10"
Built Depth	46'4"

TENURE

Leasehold for a term of 125 years from completion at a ground rent of £175 p.a.

TENANCY

The property is let on a full repairing and insuring lease to **United Cars (Crawley) LLP as a minicab office** for a term of 10 years from 11th September 2013 at a current rent of **£12,000 per annum** exclusive.

Rent Review and Tenant's Break 2018

£12,000 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

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 close to the junction with Boyson Road being within walking distance to the open spaces of Burgess Park. The property is within 1 mile of Oval Underground Station (Northern Line) and just over a mile from both Elephant & Castle Underground Station (Bakerloo & Northern Line) and Elephant & Castle Overground Station.

VAT is NOT payable in respect of this Lot

TENURE

Leasehold to be for a term of 125 years from completion at a ground rent of £200 p.a.

PROPERTY

Forming part of a mid terraced building comprising a **Self-Contained 2 Bed Flat** on the first floor accessed from the rear of the property.

Offered with FULL VACANT POSSESSION

ACCOMMODATION

First Floor Flat

2 Bedrooms, Living Room with Kitchenette, Bathroom/WC

Vacant 2 Bed Flat

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

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

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SITUATION

Located within the pedestrianised retail section of Bitterne Road served by a variety of multiple shopping facilities with Bitterne Rail Station approximately 1 mile to the west. Bitterne Village lies some 2 miles east of Southampton City Centre with easy access to the M27 (Junction 7).

PROPERTY

Forming part of a mid-terraced building comprising a **2/3 Bed Self-Contained Flat (front room divided into 2 rooms)** planned on the first and second floors accessed from the rear of the property via a communal balcony and staircase.

The property has been refurbished and is in excellent condition throughout and has UPVC double glazing.

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 125 years from 1st January 2014 at a ground rent of £100 p.a. increasing by £50 every 25 years.

£7,800 per annum

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

ACCOMMODATION

First and Second Floor Flat

First Floor: Living Room, Kitchen/Dining Room
Second Floor: 3 Bedrooms (front room divided into 2), Bathroom/WC

Total GIA

Approx. 750 sq ft

TENANCY

The property is let on an Assured Shorthold Tenancy to an individual for a term of 1 year (holding over) at a rent of **£7,800 per annum (£650 pcm).**

Note 1: The lessee has been in occupation for 3 years and the rent is topped up by the Council.

Note 2: There is a £1,400 Rent Deposit held.



Enfields, 3 West End Road, Bitterne, Hampshire SO18 6TE
Tel: 02380 425 925 Ref: K. Ashley, Esq

JOINT AUCTIONEERS

VENDOR'S SOLICITORS

Footner & Ewing – Tel: 01794 512 345
Ref: A. Howorth Esq – Email: ajrh@footner-ewing.co.uk

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6 WEEK COMPLETION



SITUATION

Located close to the junction with Woodside Road in this neighbourhood parade approximately 9 miles west of Nottingham City Centre and benefitting from good road links with the M1 (Junction 25) approximately 1 mile to the west.

PROPERTY

A terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. The property benefits from front lay-by parking and use of a rear service road.

ACCOMMODATION†

Ground Floor Shop

Gross Frontage 19'2"
Built Depth 37'10"

First Floor Flat

Believed to be 3 Rooms, Kitchen, Bathroom/WC

† Not inspected by Barnett Ross

VAT is NOT payable in respect of this Lot

TENURE

Leasehold to be for a term of 800 years from completion at a peppercorn ground rent.

TENANCY

The entire property is let on a full repairing and insuring lease to **Darpan Controls Ltd (not in occupation)** for a term of 99 years (less 10 days) from 24th June 1969 (**thus having approx. 53 ½ years unexpired**) at a fixed rent of **£100 per annum** exclusive.

Note: The Shop is vacant and the Flat has been sublet on an AST.

£100 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

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

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6 WEEK COMPLETION



Photograph taken February 2014

SITUATION

Located close to the junction with Woodside Road in this neighbourhood parade approximately 9 miles west of Nottingham City Centre and benefitting from good road links with the M1 (Junction 25) approximately 1 mile to the west.

VAT is NOT payable in respect of this Lot

TENURE

Leasehold to be for a term of 800 years from completion at a peppercorn ground rent.

PROPERTY

A terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. The property benefits from front lay-by parking and use of a rear service road.

TENANCY

The entire property is let on a full repairing and insuring lease to **Mr S. Fazlanie (not in occupation)** for a term of 99 years (less 10 days) from 24th June 1969 (**thus having approx. 53½ years unexpired**) at a fixed rent of **£100 per annum** exclusive.

ACCOMMODATION[†]

Ground Floor Shop

Gross Frontage 19'2"
Built Depth 37'10"

First Floor Flat

Believed to be 3 Rooms, Kitchen, Bathroom/WC

[†] Not inspected by Barnett Ross

Note: The shop is vacant and the Flat has been sublet on an AST.

£100 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

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

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OUR NEXT AUCTION

IS ON

**TUESDAY
24TH FEBRUARY
2015**

LIST STILL OPEN

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

Lot	Address	EPC Asset Rating
1	84 Brighton Road, Horley, Surrey RH6 7JQ	C, E
2	86 Brighton Road, Horley, Surrey RH6 7JQ	C, G
3	88 Brighton Road, Horley, Surrey RH6 7JQ	E, G
4	90 Brighton Road, Horley, Surrey RH6 7JQ	C, E
5	92 Brighton Road, Horley, Surrey RH6 7JQ	C, E
8	2 Dig Street & 2 St John Street, Ashbourne, Derbyshire DE6 1GS	F
9	39-41 High Street, Wem, Shropshire SY4 5DH	D
10	20 High Street, Tring, Hertfordshire HP23 5AP	D
11	4/6 Market Place & 4/6 Bridge Street, Fakenham, Norfolk NR21 9BA	B, C, D
12	227/227A Broadway, Bexleyheath, Kent DA6 7EJ	E, D
15	567 West Derby Road, Liverpool, Merseyside L13 8AD	D
17	54c Downham Road, De Beauvoir Town, London N1 5AS	C
18	222 King Street, Fenton, Stoke-on-Trent ST4 3EN	D
19	584-594 Hertford Road, Edmonton, London N9 8AH	C, C, F, D, D, C, D
20	230 Coldharbour Lane, Brixton, London SW9 8SD	E
21	1-3 Queensway & 23-26 Eastgate, Stevenage, Hertfordshire SG1 1DA	D
22	90-92 Mount Pleasant Road, Tunbridge Wells, Kent TN1 1RT	G
23	Greenford Business Centre, Oldfield Lane North, Greenford, Middx UB6 0AL	D, D, F
24	19 Bath Street, Ilkeston, Derbyshire DE7 8AH	D
25	327-329 Ashley Road, Poole, Dorset BH14 0AP	D, C
26	36 High Street, Rhyl, Denbighshire LL18 1ET	D
27	4 Maurice Court, Newnham Road, Wood Green, London N22 5ST	D
28	5 Devonshire Court, Devonshire Hill Lane, Tottenham, London N17 7NJ	D
29	9 Devonshire Court, Devonshire Hill Lane, Tottenham, London N17 7NJ	D
30	10 Devonshire Court, Devonshire Hill Lane, Tottenham, London N17 7NJ	D
31	Unit 2 Hanwell Mews, Rotary Way, Banbury, Oxfordshire OX16 1AP	E
32	13/13a Walton Vale, Liverpool L9 4RE	C
33	339 Muswell Hill Broadway, London N10 1BX	E, G
34	10/12 Shropshire Street, Market Drayton, Shropshire TF9 3BY	D
35	335B Caledonian Road, King's Cross, London N1 1DW	C
37	73 Waterloo Road, Blyth, Northumberland NE24 1BW	G
38	154 Shirley Road, Shirley, Southampton, Hampshire SO15 3FP	D
40	3 Ladysmith Road, Tottenham, London N17 9AN	D
41	818 London Road, North Cheam, Surrey SM3 9BJ	D
43	Flat A, 59 Camberwell Road, Camberwell, London SE5 0EZ	D
44	395A Bitterne Road, Bitterne Village, Southampton, Hampshire SO18 5RR	F

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'.

January 2012

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

RESULTS OF AUCTION HELD ON 28TH OCTOBER 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)
1	5 Cavendish Parade, Clapham Common South Side, Clapham, London SW4	£1,215,000		32	18-20 West Percy Street, North Shields, Tyne & Wear	£165,000	
2	58 Villiers Road, Bicester, Oxfordshire	£100,000		33	16 Friday Street, Minehead, Somerset	£60,000	
3	268 Old Christchurch Road, Bournemouth, Dorset	£220,000		34	17 High Street, Horley, Surrey	£221,000	
4	818 London Road, North Cheam, Surrey		£150,000	35	19 High Street, Horley, Surrey	£195,000	
5	188/194 High Street, Dorking, Surrey	Sold Prior		36	74 Loampit Vale, Lewisham, London SE13	£356,000	
6	Flat 7 Claire Court, 144-146 Sussex Gardens, Lancaster Gate, London W2	£505,000		37	15/17/19 Norwich Street, Fakenham, Norfolk	Withdrawn	
7	4 Vivian Avenue & 18a & 18b Parade Mansions, Hendon, London NW4	£646,000		38	32 High Street, Taunton, Somerset		£65,000
8	48 High Street, Haverfordwest, Pembrokeshire	£258,000		39	101/101a Foxhole Road, Paignton, Devon	£60,000	
9	21 Abbotsbury Road, Morden, Surrey	£350,000		40	57 Saltersgill Avenue, Middlesbrough, Cleveland	£100,000	
10	2-8 Queensway & 11-16 The Quadrant, Stevenage, Hertfordshire	£537,000		41	55 Saltersgill Avenue, Middlesbrough, Cleveland	Withdrawn	
11	5/5a Village Way East, Rayners Lane, Middlesex	£395,000		42	52 Queen Street, Ramsgate, Kent	Sold After	
12	3/3a Village Way East, Rayners Lane, Middlesex	Sold After		43	54 Queen Street, Ramsgate, Kent	Sold After	
13	58 Cedar Drive, Hatch End, Pinner, Middlesex		£650,000	44	56 Queen Street, Ramsgate, Kent		£79,500
14	33 Hayworth Road, Sandiacre, Nottingham, Nottinghamshire	£8,500		45	58 The Limes Avenue, Arncliffe, Leeds	Sold Prior	
15	Unit 7, Wharf Street, Warwick, Warwickshire	£186,000		46	56 Cedar Drive, Hatch End, Pinner, Middlesex	Withdrawn	
16	49 Market Street, Oakengates, Telford, Shropshire	£260,000		47	9 London Road, Bexhill-on-Sea, East Sussex	£58,000	
17	6 High Street, Maidenhead, Berkshire	Sold After		48	188 Nobes Avenue, Gosport, Hampshire	Sold Prior	
18	42 Market Parade, Havant, Hampshire	£60,000		49	41/43 Market Street, Clay Cross, Derbyshire		Refer
19	40 Market Parade, Havant, Hampshire	Sold After		50	14 Highbridge Street, Waltham Abbey, Hertfordshire	£80,000	
20	38 Market Parade, Havant, Hampshire	Sold Prior		51	254 Brixton Road, Stockwell, London SW9	£60,000	
21	36 Market Parade, Havant, Hampshire	Sold Prior		52	The Library, Martock Centre Shopping Precinct, North Street, Martock, Somerset	£21,000	
22	34 Market Parade, Havant, Hampshire	£60,000		53	393A Bitterne Road, Bitterne Village, Southampton, Hampshire	Sold After	
23	38 Wharf Street, Sowerby Bridge, West Yorkshire	£85,000		54	395A Bitterne Road, Bitterne Village, Southampton, Hampshire	Withdrawn	
24	161 Portland Road, South Norwood, London SE25	£321,000		55	Flat 2, 247 Caledonian Road, King's Cross, London N1	£300,000	
25	10 The Parade, Pagham, West Sussex	Sold After		56	Flat 3, 247 Caledonian Road, King's Cross, London N1		£300,000
26	20 Sandown Road, Shirley, Southampton, Hampshire	Sold Prior		57	31 Belmont Close, Cockfosters, Hertfordshire	£275,000	
27	140 High Street, Watford, Hertfordshire	£500,000		58	68 Cassio Road, Watford, Hertfordshire	£283,000	
28	5 Cromwell Street, Hounslow, Middlesex	£658,000		59	173 Goldhurst Terrace, West Hampstead, London NW6	£30,000	
29	3-4 Western Road, St Leonards-on-Sea, East Sussex	£420,000		60	27 Rodway Road, Tilehurst, Reading, Berkshire	£30,000	
29A	4 Park Lane, Tottenham, London N17	£252,000		61	39 Rodway Road, Tilehurst, Reading, Berkshire	£29,000	
30	19 & 23 School Lane, Poynton, Cheshire	£92,000		62	62 Rodway Road, Tilehurst, Reading, Berkshire	£32,500	
31	390 Holdenhurst Road, Bournemouth, Dorset	£86,000		63	21 Coniston Drive, Tilehurst, Reading, Berkshire	£33,000	
				64	The Rainford Reservoir & Land, Higher Lane, Rainford, St Helens, Merseyside	£14,000	

61 Lots offered – 55 Lots sold – Total raised £12,142,500

MEMORANDUM AUCTION 16TH DECEMBER 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

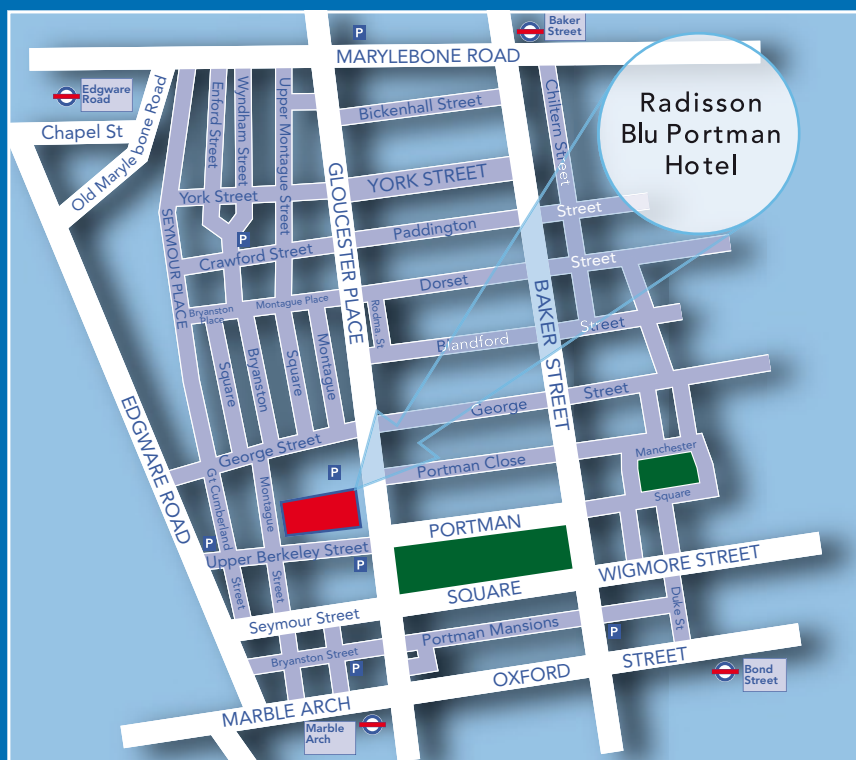
Address

Telephone Capacity

Following Auction – Tuesday 24th February 2015

To enter your lots, please contact:

John Barnett FRICS	jbarnett@barnettross.co.uk
Jonathan Ross MRICS	jross@barnettross.co.uk
Steven Grossman MRICS	sgrossman@barnettross.co.uk
Matthew Berger BA (Hons)	mberger@barnettross.co.uk
Nicholas Bord BSc (Hons)	nbord@barnettross.co.uk
Nicholas Leigh	nleigh@barnettross.co.uk



VENUE

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



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