

AUCTION



TUESDAY 24TH FEBRUARY 2015

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on the morning of the sale to ensure that the particular lot will be offered at the Auction as a lot can be sold or withdrawn at any time prior to being offered.**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 Lot 18 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	242/244 Havant Road, Drayton
2	8 Dover Court, Horninglow Road North
3	65 Salisbury Avenue, Warden Hill
4	1296 High Road
5	60 High Street
6	130 High Street
7	188/190 Old Christchurch Road
8	Flat 1 Chambers Court, 32 Station Road
9	45 Christchurch Road
10	20–22 Shenley Road
11	Mellor Conservative Club, 217 Longhurst Lane, Mellor
12	9–11 Cannon Street, Bedminster
13	83 Walton Vale
14	79 Walton Vale
15	286, 286a/288 High Street
16	20 Upper Wickham Lane
17	24 Shenley Road
18	1–5 Byron Parade, Uxbridge Road
19	22 Chandos Road, Redland
20	Unit 4, 32 Bridge Street
21	1–3 Bridge Street

Portsmouth	Hampshire
Burton-on-Trent	Staffordshire
Cheltenham	Gloucestershire
Whetstone	London N20
Margate	Kent
Margate	Kent
Bournemouth	Dorset
New Barnet	Hertfordshire
Ilford	Essex
Borehamwood	Hertfordshire
Stockport	Cheshire
Bristol	Avon
Liverpool	Merseyside
Liverpool	Merseyside
Dorking	Surrey
Welling	Kent
Borehamwood	Hertfordshire
Hillingdon	Middlesex
Bristol	Avon
Bolton	Lancashire
Haverfordwest	Pembrokeshire

Lot

22	30 The Thoroughfare
23	27/27A Denmark Hill
24	42 High Street
25	36b High Street
26	3 Bath Street Corner
27	135 Ballards Lane
28	51 Walton Vale
29	53–55 Walton Vale
30	146 South Coast Road, Peacehaven
31	90 Lower Road
32	83 Wellington Street
33	29/29A London Road & 1/1A Edensor Street, Chesterton
34	Estuary House, 196 Ballards Road
35	15–20 The Broadway, Lindfield Road, Hampden Park
36	56 Queen Street
37	19 & 29a Princes Road, Gosforth
38	Land at Old Mead Lane, Henham
39	10/12 Shropshire Street
40	Flat 1, Arundel Court, Lansdowne Road
41	80 Oakwood Road
42	72 Netherlands Road

Woodbridge	Suffolk
Camberwell	London SE5
Leighton Buzzard	Bedfordshire
Horley	Surrey
Ashby-de-la-Zouch	Leicestershire
Finchley Central	London N3
Liverpool	Merseyside
Liverpool	Merseyside
Brighton	East Sussex
Belvedere	Kent
Luton	Bedfordshire
Newcastle-under-Lyme	Staffordshire
Dagenham	Essex
Eastbourne	East Sussex
Ramsgate	Kent
Newcastle-upon-Tyne	Tyne & Wear
Bishop's Stortford	Hertfordshire
Market Drayton	Shropshire
Tottenham	London N17
Bricket Wood	Hertfordshire
New Barnet	Hertfordshire

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.

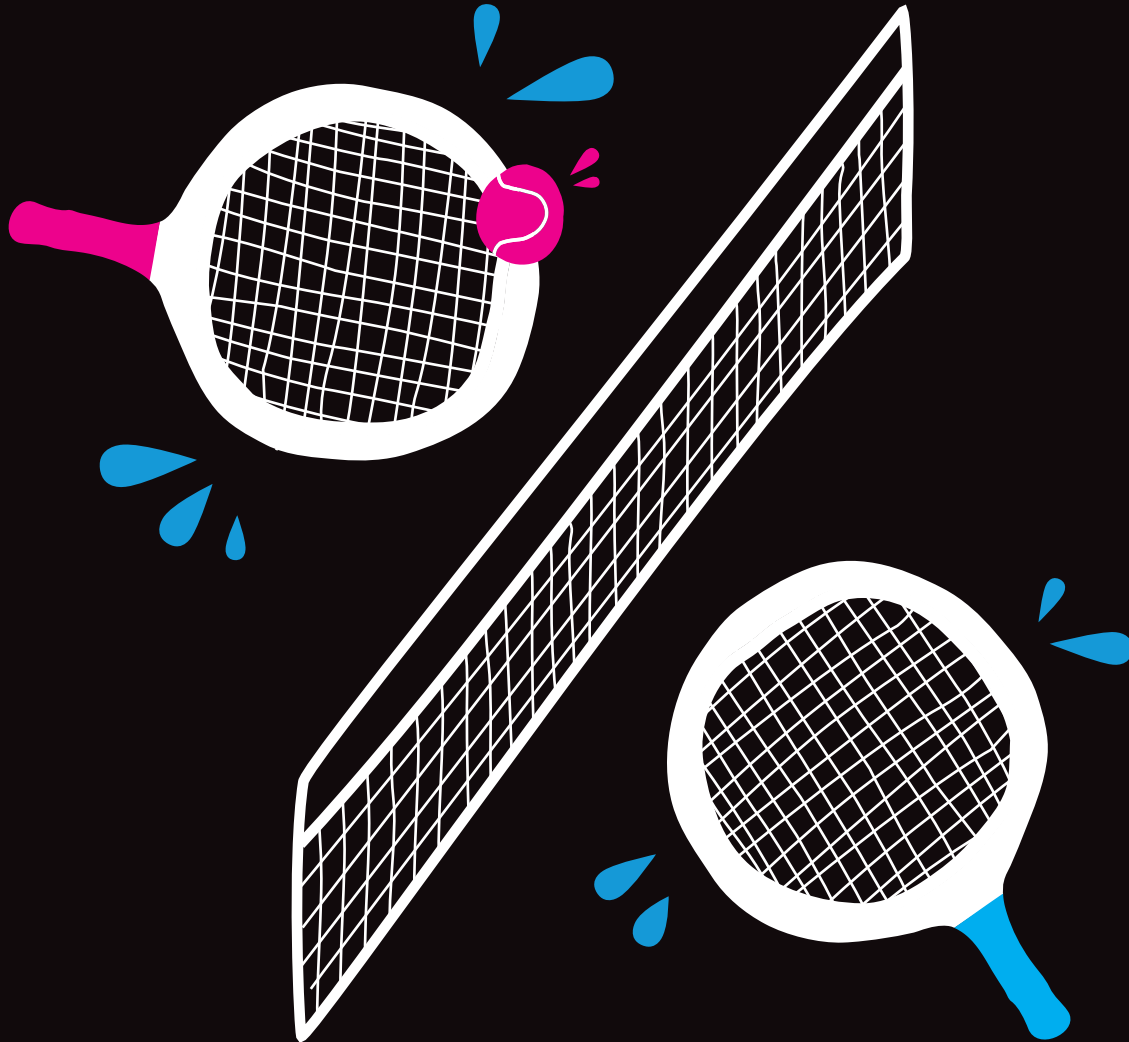
Name as it appears on the card Signature

Expiry date /

Card address (if different from above)

..... Post code

Telephone



SERVING UP FAST COMPETITIVE RATES

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.

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

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.

5 WEEK COMPLETION



SITUATION

Occupying a prominent trading position within this busy shopping centre, close to branches of **Co-operative Supermarket, KFC** and **Betfred** as well as a host of established local retailers and restaurants.

The property serves the surrounding popular residential area within easy reach of Cosham Mainline Station and Queen Alexandra Hospital and enjoying fast access to the A27/M27 and the A3 approximately 4 miles north of Portsmouth Town Centre. Portsmouth is an important Ferry Terminal and commercial centre on the south coast, lying between Southampton and Chichester.

PROPERTY

A mid terraced property comprising a **Ground Floor Double Shop** with separate access to **2 Self-Contained Flats** at first floor level.

There is vehicular access from Aldsworth Close for unloading and parking for 1 car, plus Flat 242a has a rear garage.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 49'6" Internal Width 47'10" Shop Depth 54'10" Built Depth 59'6" Sales Area Approx 1,960 sq ft Storage Area Approx 265 sq ft Kitchen Area Approx 100 sq ft WC	One Stop Convenience Stores Ltd (a wholly owned subsidiary of Tesco Plc) (See Note 1)	24 years from 25th December 1991 (See Note 2)	£24,000	FRI Rent Review 19th March 2013 Outstanding – Landlord quoted £27,000 p.a.
First Floor Flat 242a	2 Rooms, Kitchen, Bathroom/WC	Individual	99 years from 31st January 1992	£100	FRI Rising to £150 p.a. in 2017, £225 p.a. in 2042 and £325 p.a. in 2067 Valuable Reversion in approx 76 years.
First Floor Flat 244a	2 Rooms, Kitchen, Bathroom/WC	Individual	99 years from 24th June 1989	£250	FRI Rising to £325 p.a. in 2039 and £425 p.a. in 2064 Valuable Reversion in approx 73¼ years.
TOTAL				£24,350	

Note 1: The shop has been sub-let for the past 14 years to G. E. Munt t/a Emsworth Aquaria & Reptiles for a term expiring in December 2015 at £24,000 p.a.

£24,350 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

Note 2: The sub-tenant has indicated that he would like to take a new 15 year lease at £24,000 p.a.

VENDOR'S SOLICITORS

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

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts

6 WEEK COMPLETION



SITUATION

Located in this busy parade serving the surrounding residential area.

Burton-upon-Trent is located approximately 28 miles north-east of Birmingham and 11 miles south-west of Derby.

PROPERTY

An terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. In addition, the property benefits from use of a service area for unloading and a customer car park at the rear.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'10"
Internal Width	16'11"
Built Depth	38'6"
WC	

First Floor Flat (Not Inspected)

3 Rooms, Kitchen, Bathroom/WC

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 2,000 years from 29th September 1986 at a peppercorn ground rent.

TENANCY

The entire property is let on a full repairing and insuring lease to **Ritchie Products Ltd (currently a Hairdressers)** for a term of 10 years from 28th June 2006 at a current rent of **£7,500 per annum** exclusive.



£7,500 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

Aubrey David – Tel: 020 7224 4410
Ref: Ms Hamida Dadi – Email: hdadi@aubreydavid.com

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

Located within this established local parade near to a **Co-Op Food** and **Betfred**, at the junction with Lincoln Avenue and serving the surrounding residential area. Cheltenham lies just off the A40, close to the M5 (Junction 11) and is approximately 10 miles north-east of Gloucester city centre.

PROPERTY

Forming part of an end of terrace building comprising a **Ground Floor Shop**. In addition, there is use of a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'11"
Internal Width	20'4" (max)
Shop Depth	16'6"
Built Depth	42'3"
WC	
Lean-to Store Area	Approx 225 sq ft

TENURE

Leasehold for a term of 2000 years from 1st February 1985 at a peppercorn.

VAT is NOT payable in respect of this Lot

TENANCY

The property is let on a full repairing and insuring lease to **Mrs R. Hopkins as a Hairdresser** for a term of 15 years from 25th March 2006 at a current rent of **£6,950 per annum** exclusive.

Rent Review 2016

Note: The tenant has been in occupation for approx. 15 years.



£6,950 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

Aubrey David – Tel: 020 7224 4410
Ref: Ms Hamida Dadi – Email: hdadi@aubreydavid.com

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SITUATION

Occupying a prominent trading position in this highly sought after area, adjacent to a **Subway**, opposite a **Costa** and amongst a host of multiple traders including **Waitrose, Boots, Ladbroke's, Barnardo's, Natwest, HSBC, Pizza Express, Ask** and more.

Whetstone is an affluent London suburb being 8 miles north of Central London with excellent transport links via Totteridge & Whetstone Underground Station (Northern Line) and Oakleigh Park Mainline Station.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access via Athenaeum Road to **2 Self-Contained Flats** on the first, second and third floors. In addition, there is an external **Rear Store**.

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 18'9" Internal Width 16'4" max Shop Depth 32'11" Built Depth 38'4" External WC	A. Balamukunthan (News/Conf/Tob)	15 years from 10th January 2006	£21,735	FRI Rent Review 2016. £10,000 Rent Deposit held.
First Floor Flat	1 Room, Kitchen, Bathroom/WC GIA Approx 500 sq ft	Individual	1 year from 17th March 2015	£9,360	AST In occupation for 2 years Gas C.H.
Second & Third Floor Flat	3 Rooms, Store Room, Kitchen, Bathroom/WC GIA Approx 960 sq ft	Individual	1 year from 11th May 2014	£13,728	AST In occupation for 2½ years Gas C.H.
Rear Store	Store 9'x5'	VACANT			

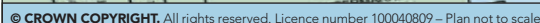
£44,823 p.a Plus Vacant Rear Store

TOTAL

£44,823 Plus Vacant Rear Store

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

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





RESIDENTIAL DEVELOPMENT OPPORTUNITY

SITUATION

Located in this prominent trading position on the High Street, amongst such multiple traders as **KFC, Store 21, Boots, Halifax, Barclays, Carphone Warehouse, Betfred** and others within close proximity to the **Turner Contemporary** which is the largest exhibition space in the South East outside of London.

Margate is an established coastal town located on the north Kent coast some 16 miles north-east of Canterbury, 22 miles north of Dover and is easily accessible via the M2 which links to the A299.

VAT is payable in respect of this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'2" Internal Width 15'5" Built Depth 52'2" WC	S Walker, C Lane and J Walker (Gift shop)	3 years from 1st July 2014	£10,170	FRI Rent Reviews June 2015 and June 2016
First, Second & Third Floors	GIA Approx 1,400 sq ft	VACANT (See Note)			

£10,170 p.a. Plus Upper Parts with Potential for 2 Flats

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to **Ancillary Accommodation (see Note)** on the first, second and third floors.

FREEHOLD

Note: Under current Regulations, Planning Permission is not required for Change of Use of the upper parts for up to two flats. In addition, the upper parts benefit from Building Regulations approval (granted early 2013) for a bedsit and a 2 bedroom flat with separate rear access. Plans available on request.

TOTAL

£10,170 plus vacant upper parts

VENDOR'S SOLICITORS

Sylvester Amiel Lewin & Horne – Tel: 020 8446 4000
Ref: M. Eagle Esq – Email: maxeagle@sylvam.co.uk

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

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SITUATION

Located in the busy pedestrianized section of the High Street, amongst such multiple traders as **Sense, Subway, McDonalds, Santander, Greggs, Nationwide, Coral, British Heart Foundation, Holland and Barrett** and within close proximity to the **Turner Contemporary** which is the largest exhibition space in the South East outside of London. Margate is an established coastal town located on the north Kent coast some 16 miles north-east of Canterbury, 22 miles north of Dover and is easily accessible via the M2 which links to the A299.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate front access to a **3 Bedroom Flat** on the first and second floors. The flat benefits from double glazed windows and Gas Central Heating.

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 20'8" Internal Width 20'2" Built Depth 47'4" WC	C. Nguyen (Nail Bar)	6 years from 1st December 2014	£9,500	FRI Rent Review 2017
First and Second Floor Flat	4 Rooms, Kitchen, Bathroom / WC, separate WC ¹	Individual	6 months from 15th January 2015	£7,200	AST
TOTAL				£16,700	

¹Not inspected by Barnett Ross

£16,700 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

Sylvester Amiel Lewin & Horne – Tel: 020 8446 4000
Ref: M. Eagle Esq – Email: maxeagle@sylvam.co.uk

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SITUATION

Occupying a busy trading position at the corner of Glen Fern Road, close to branches of **Subway**, **Walkabout Bar** and **Betfred** and amongst a variety of local retailers and restaurants only a few minutes' walk from the prime centre of the town.

There is also a **new development of 60 flats diagonally opposite**, currently under construction with Retail/Restaurant space on the ground floor.

Bournemouth is a popular seaside resort situated on the south coast approximately 30 miles south-west of Southampton and just under 6 miles east of Poole, enjoying excellent road access via the A31 to the M27.

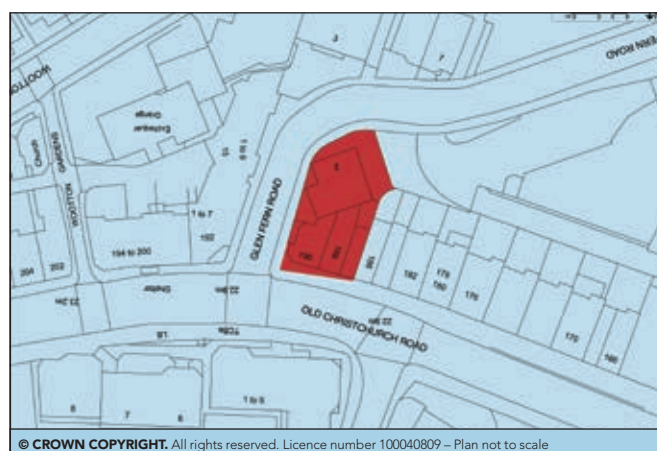
PROPERTY

A corner property comprising **2 Ground Floor Shops** with separate front entrance to a **Self-Contained 1 Bed Flat** below No. 188 plus internal and separate side access to a further **Salon Area** below No. 190, along with separate front/side access to **12 Self-Contained Flats** on rear ground, first, second and third floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

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



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£46,825 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

New Development Diagonally Opposite



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 188 (Ground Floor Shop) & No. 188a (Lower Ground Floor Flat)	Ground Floor Shop Gross Frontage 19'10" Internal Width 18'10" Shop Depth 29'1" Built Depth 41'4" WC Lower Ground Floor Flat Not Inspected – believed to be 2 Rooms, Kitchen, Bathroom/WC	Mr S. Isbir & E. Gunduz (Convenience Store)	15 years from 7th February 2006	£25,000 (Fixed in 2011)	FRI Rent Review 2016 £11,000 Rent Deposit Held
No. 190 (Ground Floor Shop & Lower Ground Floor Salon)	Ground Floor Shop Gross Frontage 25'4" Internal Width 24'3" Shop Depth 30'1" Lower Ground Floor Salon Salon Area Approx. 400 sq ft Store Area Approx. 100 sq ft WC	Basic Management Ltd t/a Jack the Clipper's (Beauty/Hair Salon)	15 years from 8th October 2013	£21,000 (Rising to £22,000 in October 2015)	FRI Rent Reviews 2016 & 3 yearly. Tenant's Break October 2016 on 6 months prior notice. £5,000 Rent Deposit Held
Rear Ground, First, Second & Third Floor Flats (Glen Fern Lodge)	5 Flats (Nos. 3, 4, 6, 7, 8) Not Inspected by Barnett Ross	Various	Each 99 years from 24th June 1995	£375	FRI Rent doubling every 25 years. Valuable reversions in approx. 79 years
	5 Flats (Nos. 1, 2, 5, 9, 10) Not Inspected by Barnett Ross	Various	Each 198 years from 24th June 1995	£375	FRI Rent doubling every 25 years.
	Flat 11	G W B Finance Ltd	174 years from 1st July 2010	Peppercorn	FRI
	Flat 12	Individual	180 years from 24th June 1995	£75	FRI Rent doubling every 25 years to max of £600 p.a.
TOTAL				£46,825	

VENDOR'S SOLICITORS

Bude Nathan Iwanier - Tel: 020 8458 5656
Ref: Mr B. Dubiner Esq - Email: bd@bnlaw.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

The property is situated close to the junction with Lytton Road in this highly sought after residential area, being just a short walk to **LA Fitness Gym** as well as the shopping facilities in East Barnet Road which includes a **Sainsbury's Supermarket**. New Barnet Main Line Station is just 200 hundred yards away and High Barnet Underground Station (Northern Line) is approx. 1 mile distant.

New Barnet is a popular north London suburb located between High Barnet and Whetstone some 11 miles from central London with easy access to the M25 (Junction 23).

PROPERTY

Set in this attractive former 'Town Hall' building comprising a well presented and spacious **Ground Floor Self-Contained 2 Bed Flat** which includes:

- Own street entrance
- Private Courtyard
- 1 allocated parking space
- Video entryphone system
- Gas central heating
- Oak flooring
- UPVC double glazed sash windows
- Fitted kitchen to include over/hob, microwave & fridge/freezer
- Washer/dryer

2 Bed Flat with Private Courtyard

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

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

ACCOMMODATION (measurements to maximum points)

Ground Floor Flat:

- Kitchen/Dining/Living Room 15'9" x 22'3"
- Bedroom 1 with walk through Dressing Room & en-suite Shower Room } 26'3" x 11'10"
- Bedroom 2 14'4" x 7'4"
- Bathroom/WC
- Utility Room

GIA Approx. 880 sq ft plus Private Courtyard

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 125 years from 24th June 2006 at an initial ground rent of £250 p.a.

Offered with Full Vacant Possession

Note: There is another similar size 2 bed ground floor flat in the building which is currently on the market at £475,000.

VENDOR'S SOLICITORS

Karis Spyris LLP – Tel: 020 8443 7079
Ref: T. Spyris Esq – Email: terry@karisspyris.co.uk

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SITUATION

In a popular location just a short walk from Valentines Park and Wanstead Park and close to Seven Kings Mainline Station.

Ilford enjoys excellent links with the A406 (North Circular Road) and lies approximately 10 miles east of Central London and 4 miles from the Olympic Site in Stratford.

PROPERTY

An end of terrace **House** benefitting from a large extension over Ground and First Floors plus an attractive garden.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor

3 Rooms, Bathroom/WC, Living Area/Large Kitchen

First Floor

3 Rooms, Shower/WC

Second Floor

2 Rooms

GIA

Approx 1,800 sq ft

TENANCY

The entire property is let to **EHSL** for a term of 1 year from 1st February 2015 at a current rent of **£26,000 per annum** exclusive.

Note 1: EHSL is a Not For Profit organisation that specialises in providing housing for vulnerable adults nationwide. Visit: www.ehsl-uk.com

Note 2: The lease is held outside sections 24–28 of the Landlord & Tenant Act 1954.

£26,000 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

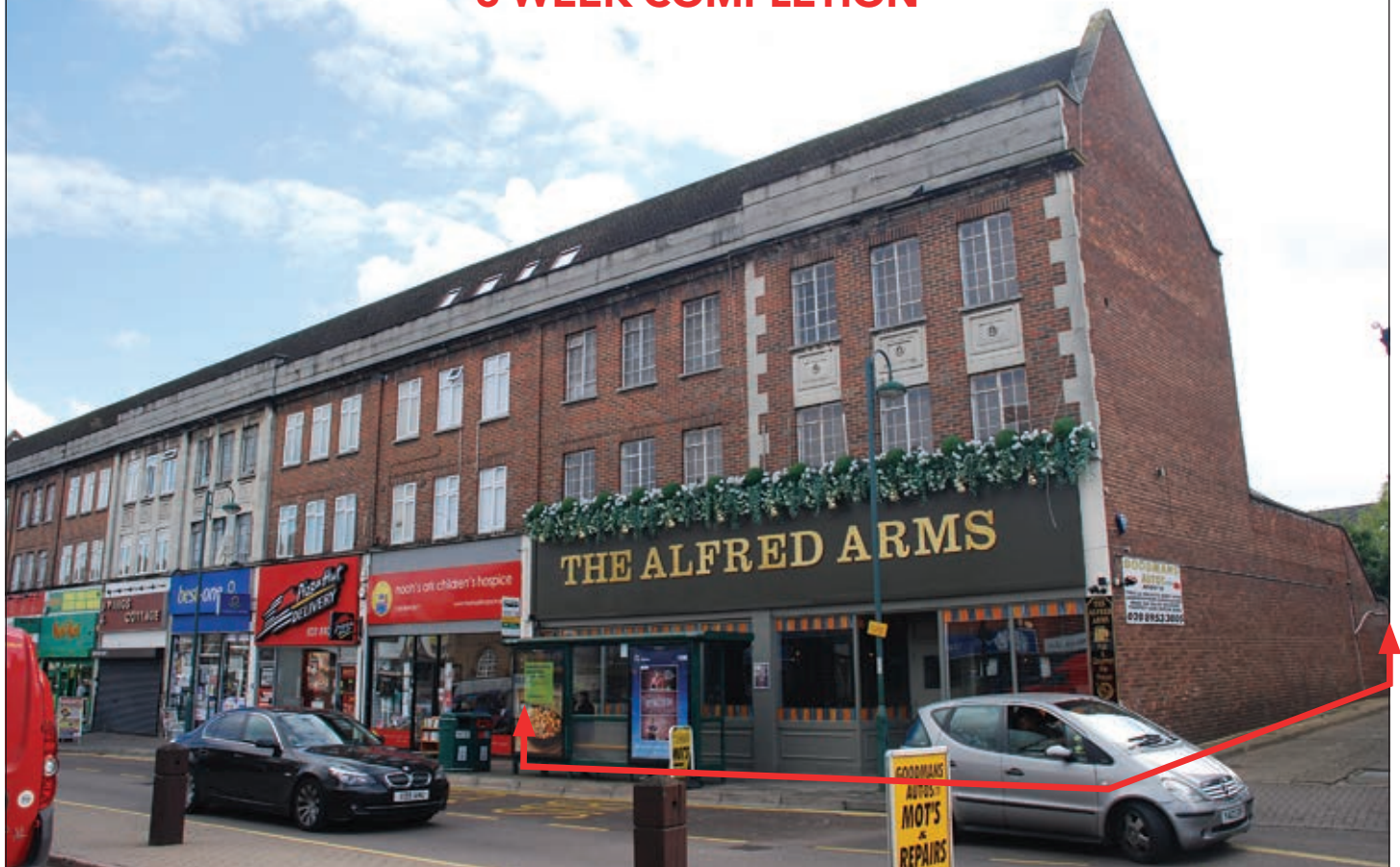
VENDOR'S SOLICITORS

Pinsent Masons – Tel: 0121 623 8639

Ref: T. Eastwood Esq – Email: tom.eastwood@pinsentmasons.com

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6 WEEK COMPLETION



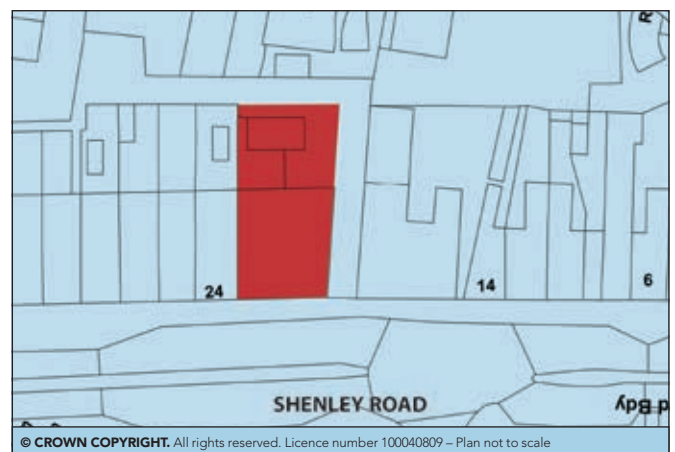
SITUATION

On the south side of Shenley Road within 250 yards of Elstree & Borehamwood Station (22 minutes to King's Cross) within this established shopping centre including such multiples as **Pizza Hut** and **Starbucks** with **Borehamwood Shopping Park** just a short walk away.

Borehamwood/Elstree is well-known for its film-making connections and is a popular office centre only 11 miles north-west of central London and within easy reach of the M1 (Junction 4).

PROPERTY

A corner **Double Restaurant/Pub (recently refurbished)** with separate rear access to **2 Self-Contained Flats** on the upper two floors and both benefitting from UPVC windows and Gas Central Heating. In addition, there is a rear single storey **Detached Store** as well as parking for 5/6 cars.



£87,000 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

View from the Property



ACCOMMODATION

Ground Floor Double Restaurant/Pub

Gross Frontage	40'3"
Internal Width	39'5"
Shop Depth	52'7"
Built Depth	56'0"
Area	Approx 1,935 sq ft ¹
('1 Area taken from V.O.A.)	
3 WCs	

First & Second Floor Flats

No. 20a - 3 Rooms, Kitchen, Bathroom/WC
No. 22a - 4 Rooms, Kitchen, Bathroom/WC

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Spirit Pub Company (Trent) Limited (Ultimate holding company Spirit Pub Company Plc having over 1,200 pubs nationwide)** for a term of 30 years and 3 days from 25th December 1992 at a current rent of **£87,000 per annum exclusive**.

Rent Review 2017

Note 1: The entire property is sublet to Yellow Taverns Ltd at £87,000 p.a. for full term (less 7 days).

Note 2: In the future the flats could be extended into the roof space as No.24 Shenley Road (see Lot 17).

VENDOR'S SOLICITORS

Ingram Winter Green LLP - Tel: 020 7845 7400
Ref: M. Compton Esq - Email: michaelcompton@iwg.co.uk

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SITUATION

Located close to the junction with Knowle Road with local amenities being available in Marple approximately 1 mile away with the more extensive amenities of Stockport town centre being approximately 7 miles to the north-west.

PROPERTY

Comprising **2 Buildings with a large parking area and tennis courts.**

ACCOMMODATION

Ground Floor

Total site area Approx. 1.3 acres

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on 4 full repairing and insuring leases each for a term of 999 years from 25th March 1911 at a fixed ground rent of **£20.60 per annum** exclusive.

Note 1: Planning Permission was granted on 21st June 2013 by Stockport Metropolitan Borough Council (Planning Ref: DC050021) for 'Conversion of existing clubhouse to four-bedroom dwelling and erection of one detached four-bedroom two storey house'. The second house referred to in the Permission is to be built on land adjacent to No. 217 Longhurst Lane which is not included in the Freehold Title.

Note 2: Under the terms of the 999 year lease, the land may only be used for purposes of a club house or public hall.

Note 3: We understand that part of the property was sold in 2010 for £344,000.



£20.60 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

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

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SITUATION

Located close to the junction with North Street, within this well established retail thoroughfare, amongst such multiple retailers as **HSBC, Swinton, William Hill** and a **Post Office** and within easy walking distance of Bedminster Rail Station. Bedminster is a popular suburb of Bristol located on the main A38 just over 1 mile south of the City Centre.

PROPERTY

A mid terraced property comprising a **Ground Floor Double Restaurant/Take-Away** with separate front access to **3 Self-Contained Flats** on the first floor.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant/Take-Away	Gross Frontage 33'7" Internal Width 27'7" Shop & Built Depth 55'10" 2 WCs	M. Hayatlah (Restaurant/Take-Away)	20 years from 13th March 2014	£12,000	IRI Rent Reviews 2018 and 4 yearly. £3,000 Rent Deposit held.
First Floor (3 Flats)	Not inspected	Various	Each 120 years from 31st January 2001	£300 (£100 per flat)	Each FRI Rent rises by £300 every 40 years.
TOTAL				£12,300	

£12,300 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

Rexton Law LLP – Tel: 020 8819 5899
Ref: D. Zysblat Esq – Email: daniel@rextonlaw.co.uk

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SITUATION

Located in this busy town centre position, close to the junction with Regina Road and amongst such multiples as **The Money Shop, Card Factory, Boots, Heron, Homebargain, Iceland** and **Greggs** being 5 miles north of Liverpool City Centre.

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

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** on two upper floors.

VAT is payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'2"
Internal Width	16'11"
Built Depth	69'1"
Area	Approx 1,520 sq ft

First Floor Ancillary

Area	Approx 580 sq ft
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Second Floor Ancillary

Area	Approx 370 sq ft
------	------------------

Total Area

Approx 2,470 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease to **Bradford & Bingley Plc (t/a Santander) (T/O for Y/E 31/03/14 £1.069bn, Pre-Tax Profit £319.1m and Net Worth £2.77bn)** for a term of 10 years from 11th May 2006 at a current rent of **£20,000 per annum** exclusive.

Note: The Bank has an external Cash Point.

£20,000 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

Hamilton Downing Quinn LLP - Tel: 020 7831 8939
Ref: M. Brahams Esq - Email: malcolmb@hamd.co.uk

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

Located in this busy town centre position, close to the junction with Regina Road and amongst such multiples as **Santander, Card Factory, Boots, Homebargain, Age UK, Heron, Iceland** and **Greggs** being 5 miles north of Liverpool City Centre.

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

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** on two upper floors.

VAT is payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'1"
Internal Width	17'10"
Built Depth	68'1"
WC	

Area Approx 1,045 sq ft

First & Second Floor Ancillary

Area Approx 1,000 sq ft

Total Area Approx 2,045 sq ft

TENANCY

The entire property is let on an internal repairing and insuring lease to **Instant Cash Loans Ltd (t/a The Money Shop)** (having over 500 branches) (T/O for Y/E 30/06/13 **£186.6m, Pre-Tax Profit £23.5m and Net Worth £121.6m**) for a term of 10 years from 15th December 2005 (**see Note**) at a current rent of **£17,000 per annum** exclusive.

Note: The tenant has verbally advised that they would take a new 10 year lease on terms to be agreed.

£17,000 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

Hamilton Downing Quinn LLP - Tel: 020 7831 8939
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RESIDENTIAL CONVERSION OPPORTUNITY



SITUATION

In this well known High Street within this market town, adjacent to **Domino's** and amongst such other retailers including **Waitrose, Pizza Express, Virgin Money, Hamptons** and **Halifax**. In addition, one of the Town's car parks is conveniently situated nearby. Dorking is an affluent town approximately 5 miles from Junction 9 of the M25 and 22 miles from central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop (fitted out as a modern/contemporary Beauty Salon)** and **Basement** with separate front and rear access to a **Self Contained Upper Part on the first and second floors currently used as Offices and Ancillary Store (see Note)**. In addition, there are **2 Rear Car Spaces**.



VAT is payable in respect of this Lot

FREEHOLD

£27,750 per annum

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

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



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement + 1 car space	Ground Floor Shop Gross Frontage 24'6" Internal Width 19'1" widening to 22'1" Shop & Built Depth 46'5" WC Basement Area Approx. 604 sq ft	Mon Amie Hair & Beauty Ltd (Having 2 branches)	10 years from 28th July 2014	£12,000 (rising to £13,500 in 2016 and £15,500 in 2017)	Effectively FRI Rent Review and Tenant's Break 2019. £6,000 Rent Deposit held.
Part First Floor (Front)	2 Rooms Area Approx. 465 sq ft Plus WC	MP Accounting Ltd (with Guarantor) (Chartered Accountants)	5 years from 1st September 2000 (Holding over)	£7,500	Effectively FRI
Part First Floor (Rear) & Second Floor + 1 car space	Part First Floor (Rear) 1 Room Area Approx. 245 sq ft Plus Kitchen & Bathroom/WC Second Floor 2 Rooms Area Approx. 295 sq ft	Mapperson Price (Chartered Accountants)	Holding over (In occupation for over 13 years)	£8,250	Previously used as a Flat.
GIA OF UPPER PART APPROX 1,580 SQ FT			TOTAL	£27,750	

Note: There may be potential to add a rear second floor extension and convert the Upper Parts to 4 x 1 Bed Flats, subject to obtaining possession and the necessary consents.

Floor Plans are available from the Auctioneers.



JOINT AUCTIONEERS

Levinson & Co 9 Bentinck Street, London W1U 2EL
Tel: 020 7486 3675 Ref: A. Levinson Esq
Email: graham.levinson@btconnect.com

VENDOR'S SOLICITORS

Fishman Brand Stone - Tel: 020 7935 4848
Ref: R. Stone, Esq - Email: rgs@fishmanbrandstone.com

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SITUATION

Located close to the junction with Bellegrove Road (A207) amongst such multiples as **Domino's, Wimpy, Superdrug, Boots Pharmacy, Coral** and a few hundred yards from a **Large Morrison's Supermarket** with Welling Railway Station just a short walk away.

Welling is situated approximately 11 miles south-east of central London and 6 miles west of the M25 (Junction 1A) with easy access via the A2.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** and a **Rear Building** together with separate rear access to a **Self-Contained Flat** on the first floor. In addition, the property benefits from a rear yard.

VAT is payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'2" Internal Width 15'8" Shop Depth 27'2" Built Depth 44'9" WC	VACANT			
Rear Building	Not inspected	VACANT			
First Floor Flat	1 Bedroom, Lounge/Kitchen, Bathroom/WC (Not inspected)	Individual	1 year from 5th October 2009	£7,200	AST. Holding over.
TOTAL				£7,200 plus Vacant Shop and Rear Building	

£7,200 p.a. Plus Vacant Shop & Rear Building

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

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

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6 WEEK COMPLETION

SITUATION

On the south side of Shenley Road within 250 yards of Elstree & Borehamwood Station (22 minutes to King's Cross) within this established shopping centre including such multiples as **Pizza Hut** and **Starbucks** with **Borehamwood Shopping Park** just a short walk away.

Borehamwood/Elstree is well-known for its film-making connections and is a popular office centre only 11 miles north-west of central London and within easy reach of the M1 (Junction 4).

PROPERTY

A **Ground Floor Shop** with separate rear access via a service road to a gated parking area and a **completely refurbished Upper Part which was extended in 2014 with a new third floor** to comprise **6 Self-Contained Studio Flats** (each with **Shower/WC**) and a communal Kitchen on the first floor. Each flat has UPVC windows and gas central heating.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Shop	Gross Frontage 19'8" Internal Width 18'10" Shop & Built Depth 50'4" WC	Noah's Ark (Charity Shop having 3 branches)	From 7th September 2014 to 25th March 2024	£19,000	FRI Rent Review and Tenant's Break 2018. £4,250 Deposit Held
Parking	4 Spaces	Noah's Ark	10 years from 24th May 2013	£2,000	Rent Review and Tenant's Break 2018. Lease excl. from s.24-28 of L&T Act 1954
1st, 2nd & 3rd Floor Flats	6 Studio flats plus extra Kitchen (Plans available from Auctioneers)	Stef & Phillips (Letting Agents)	5 years from 28th August 2014	£46,800	Full Repairing Lease excl. from s.24-28 of L&T Act 1954 Sub-let to Hertsmere Council
TOTAL				£67,800	

£67,800 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

Ingram Winter Green LLP - Tel: 020 7845 7400
Ref: M. Compton Esq - Email: michaelcompton@iwg.co.uk

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4 WEEK COMPLETION



SITUATION

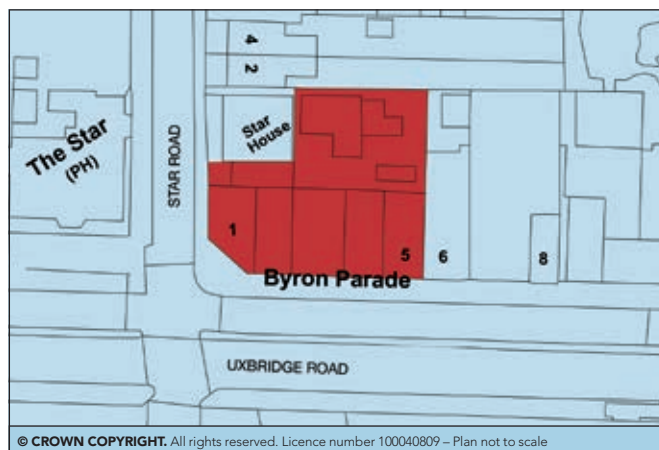
Located in this well known main road bordering a densely populated residential area, 2 miles from Hillingdon Underground Station (Metropolitan & Piccadilly Lines) and 3½ miles north of Heathrow Airport with central London 17 miles to the east via the A40 and A4020.

PROPERTY

Set behind a front shoppers service road comprising a detached block of **5 Ground Floor Shops** with separate side access to **9 Self-Contained Flats** on the two upper floors. Each flat has gas central heating and UPVC windows. In addition, there are drive-in metal gates from Star Road to a private rear yard with a single storey **Factory and Store** plus an **Open Parking Area**.

VAT is NOT payable in respect of this Lot.

FREEHOLD



£109,200 p.a. Plus 2 Vacant Flats

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

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

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 1 (Shop)	Internal Width 17'7" Shop Depth 39'0" WC	Woodend Estate Agents Ltd (R. Singhal as Guarantor)	15 years from 24th June 2011	£7,500	FRI Rent Reviews 2016 and 2021 Tenant's Break 2016
No. 2 (Shop)	Internal Width 17'7" Shop Depth 39'8" WC	Acorn Insurance & Financial Services Ltd	10 years from 24th June 2011	£8,000	FRI Rent Review 2018 Local authority has served Enforcement Notice regarding A2 use. Lessee has break clause if A2 consent not given.
No. 3 (Shop & Factory)	Ground Floor Shop Internal Width 22'4" Shop Depth 39'3" WC Factory Area Approx. 420 sq ft	A.G. Takacs (Butcher/Farm Shop)	15 years from 24th June 2011	£12,000	FRI Rent Reviews 2016 and 2021 The lessee uses an adjacent lean-to store and freezer store (290 sq ft) which are not in the lease.
Nos. 4 & 5 (Double Shop) + Rear Parking	No. 4 – Ground Floor Shop Internal Width 16'10" Shop Depth 39'4" WC No. 5 – Ground Floor Shop Internal Width 18'3" Shop Depth 39'3" WC	S. Thanoyan (Grocers & Barbers)	20 years from 25th May 2006	£15,000	FRI Rent Reviews 2016 and 2021. Shop sublet to Barbers who would like to take a new 20 year lease direct from Freeholder at £8,400 p.a.
No. 1a (First Floor Flat)	2 Rooms, Kitchen, Bathroom/WC ¹	Individual(s)	1 year from 30th November 2013	£9,300	AST Holding over.
No. 1b (Second Floor Flat)	2 Rooms, Galley Kitchen, Bathroom/WC Area Approx 415 sq ft	V A C A N T			
No. 2a (First Floor Flat)	2 Rooms, Kitchen, Bathroom/WC Area Approx 413 sq ft	Individual(s)	1 year from 30th November 2013	£9,000	AST Holding over.
No. 2b (Second Floor Flat)	2 Rooms, Galley Kitchen, Bathroom, separate WC Area Approx 432 sq ft	Individual(s)	1 year from 28th December 2013	£9,000	AST Holding over.
No. 3a (First Floor Flat)	2 Rooms, Kitchen, Bathroom/WC ¹ Area Approx 536 sq ft	Individual(s)	1 year from 5th July 2013	£9,000	AST Holding over. Could be converted to 3 Rooms as Flat 3b
No. 3b (Second Floor Flat)	3 Rooms, Galley Kitchen, Bathroom/WC Area Approx 556 sq ft	V A C A N T (Recently refurbished with new Kitchen, Bathroom, Flooring etc)			
No. 4 (First and Second Floor Flat)	4 Rooms, Kitchen, Bathroom/WC ¹ Area Approx 828 sq ft Could be converted into 2 flats	Individual(s)	2 years from 11th February 2014	£12,100	AST
No. 5a (First Floor Flat)	2 Rooms, Kitchen, Shower/WC Area Approx 330 sq ft	Individual(s)	1 year from 9th February 2014	£9,300	AST Holding over.
No. 5b (Second Floor Flat)	2 Rooms, Kitchen, Bathroom/WC ¹	Individual(s)	1 year from 2nd December 2013	£9,000	AST Holding over.
TOTAL				£109,200 Plus 2 Vacant Flats	

¹ Not inspected by Barnett Ross

Note: There is potential to develop into the Loft and/or on the Rear Land, subject to obtaining the necessary consents.

VENDOR'S SOLICITORS

WGS Solicitors - Tel: 020 7723 1656
Ref: J. Gerber, Esq - Email: jg@wgs.co.uk

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SITUATION

Located close to the junction with Brighton Road within this well established parade which hosts a variety of local traders and serves the surrounding affluent residential community, being ¼ mile from Redland Railway Station and just a short walk away from Whiteladies Road (A4018) which includes many multiple retailers.

Redland is an upmarket and highly sought after suburb of Bristol located approx. 1 mile north of Bristol city centre.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop and Basement** with separate front access to a **Self-Contained Flat** at first floor level. (see Note)

VAT is NOT payable in respect of this Lot

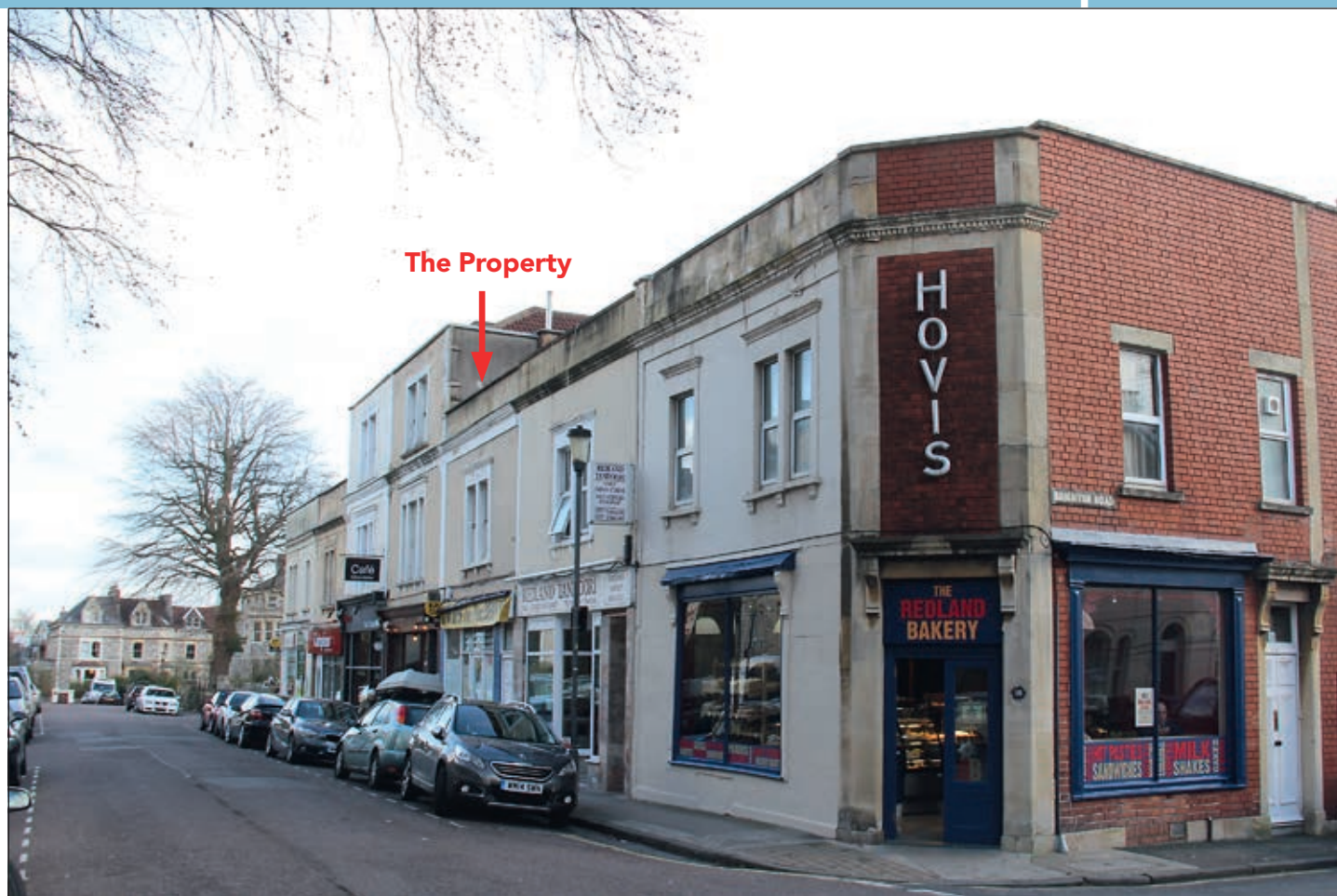
FREEHOLD



£5,640 p.a. Plus Vacant Shop

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

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



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 18'2" Internal Width 16'10" (max) Shop Depth 62'5" Built Depth 76'8" WC Basement Storage Area Approx. 334 sq ft	VACANT			
First Floor Flat	Bedroom leading to Rear Store/Dressing Room, Lounge, Kitchen, Shower Room/WC GI A Approx 555 sq ft	Individual	6 months from 11th October 2012	£5,640	AST. Holding Over.
			TOTAL	£5,640 plus Vacant Shop	

Note: There maybe potential to reconfigure the flat and add a second floor, subject to obtaining the necessary consents.

VENDOR'S SOLICITORS

Bude Nathan Iwanier – Tel: 020 8458 5656
Ref: V. Vernick Esq – Email: vv@bnlaw.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

Occupying a prominent trading position in the town centre, opposite **Market Place Shopping Centre** (see Note 1) being close to **Argos, Wilkinson** and **Marks & Spencer** and lying only a few hundred yards from the Town's principal pedestrianised retail thoroughfare of Deansgate. Bolton is a major retail and commercial centre enjoying easy access via the M61 & M62 motorways, some 10 miles north of Manchester city centre.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	28'5"
Internal Width	23'5"
Built Depth	70'9"
WC	

TENURE

Leasehold for a term from 5th March 2013 to 19th September 2121 (thus having approx. 106½ years unexpired) at a current ground rent of £1,300 p.a. subject to Rent Reviews in 2022 and 5 yearly thereafter to the greater of the current ground rent or 12.99% of the open market rent.

Net Income
£7,375 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

VAT is payable in respect of this Lot
(TOGC available)

TENANCY

The property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Ms Christine Lister** trading as **Elite Dress Agency** (see Note 2) for a term of 3 years from 28th March 2014 at a current rent of **£8,675 per annum** exclusive.

Note 1: Market Place Shopping Centre houses a variety of national traders including **Boots, Costa, Debenhams, H & M, H Samuel, J D Sports** and many more. The shopping centre was acquired in 2013 by **The Moorgarth Group** who plan to invest £15m into revitalising it with a 9 Screen Cinema and Restaurants. Further information at: www.boltonmarketplace.com.

Note 2: Elite Dress Agency sells pre-owned designer women's clothing and accessories, having branches in Manchester and Altrincham. Further information at: www.elitedressagency.co.uk
They received a grant in 2014 from Bolton Council which supports businesses opening up in the Town Centre.

Note 3: There is a £2,000 Rent Deposit held.

VENDOR'S SOLICITORS

SLC Solicitors - Tel: 08451 700 700
Ref: Ms A Dougan - Email: asd@slcsolicitors.com

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SITUATION

Located on this prime shopping street within the town centre amongst many multiples such as **Greggs, Specsavers, Edinburgh Woollen Mill, Superdrug, Clarks, Post Office** and lying under a ½ mile from Haverfordwest Railway Station. Haverfordwest lies approx. 30 miles west of Carmarthen and 60 miles west of Swansea enjoying good road links via the A40, A48 and M4.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with **Ancillary Accommodation** on the first and second floors.

ACCOMMODATION*

Ground Floor Shop

Gross Frontage	39'8"
Internal Width	37'9"
Shop & Built Depth	65'11"
Sales Area	Approx 2,207 sq ft

First Floor

Ancillary Area	Approx 966 sq ft
WCs	

Second Floor

Ancillary Area	Approx 665 sq ft
----------------	------------------

Total Area	Approx 3,838 sq ft
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* Not inspected by Barnett Ross. Areas and measurements supplied by Vendor.



VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Shoe Zone Retail Ltd (having over 500 branches)** (T/O for Y/E 05/10/13 **£193.9m, Pre-Tax Profit £9.5m and Net Worth £45.7m**) for a term of 6 years from 29th September 2014 (**Renewal of a previous lease**) at a current rent of **£20,000 per annum** exclusive



£20,000 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

Janet Auckland Solicitors – Tel: 01392 210 152
Ref: Ms Janet Auckland – Email: ja@janetaucklandsolicitor.com

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SITUATION

Occupying a prominent trading position in the town's main retail thoroughfare, opposite **M & Co**, and amongst such multiple retailers as **WH Smith**, **Yorkshire Building Society**, **Co-Op Food**, **Country Casuals**, **Caffé Nero**, **Oxfam** and many others.

Woodbridge benefits from excellent road access via the A12 and A14 being some 8 miles north east of Ipswich.

PROPERTY

An attractive corner building comprising a **Ground Floor Shop** with separate side access to a **Self-Contained Flat** above.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'7"
Internal Width	13'9"
Shop Depth	35'3"
Built Depth	63'6"
WC	

First Floor Flat (Not Inspected)

3 Rooms, Kitchen, Shower Room/WC

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **The British Red Cross Society (See Tenant Profile)** for a term of 10 years from 23rd June 2010 at a current rent of **£21,500 per annum** exclusive.

Note : The Tenant did not operate their 2015 Break Clause.

TENANT PROFILE

The British Red Cross are part of the International Red Cross and Red Crescent Movement, the world's largest independent humanitarian network with 189 Societies around the world and 97 million members and volunteers worldwide. (Source: www.redcross.org.uk)

£21,500 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

View along The Thoroughfare



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VENDOR'S SOLICITORS

Rexton Law - Tel: 020 8819 5899

Ref: D. Zysblat Esq - Email: daniel@rextonlaw.co.uk

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REDEVELOPMENT OPPORTUNITY



SITUATION

Located close to the junction with Orpheus Street, adjacent to a **Post Office** and amongst such multiple retailers as **Costa Coffee, McDonald's, Morrisons, Betfred, Subway, Scope, Co-op Food, NatWest, Paddy Power** and **Nando's**. Camberwell is a densely populated residential area which lies approximately 3 miles south-east of Central London.

PROPERTY

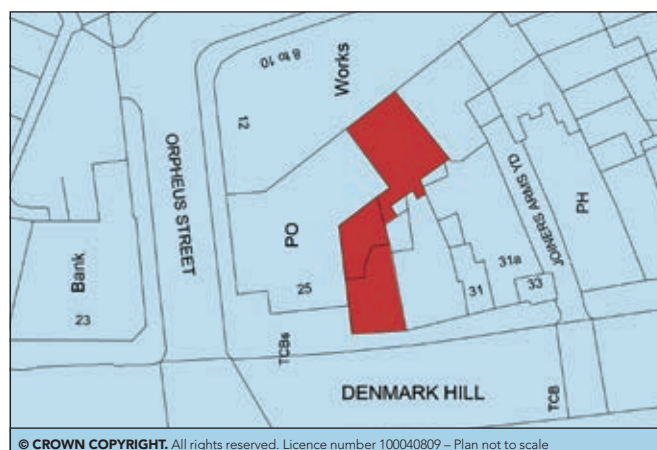
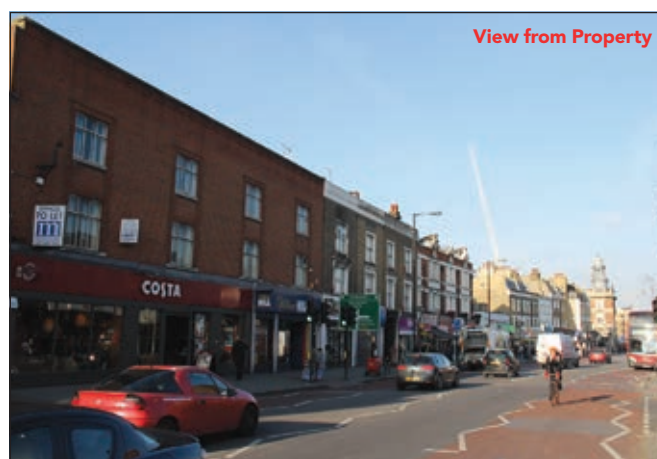
A mid-terraced building comprising a **Ground Floor Shop** with separate front access to **Offices** on the first floor and a **Self-Contained Flat** on the second floor. In addition, the property includes a **Large Rear Yard Area**.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Vacant Building with Planning for 4 Flats & Shop

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



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Proposed Front Elevation



Proposed Rear Elevation

ACCOMMODATION

Ground Floor Shop

Internal Width	20'11" (max)
Shop Depth	21'8"
Built Depth	30'8"
WC	
GIA	Approx 500 sq ft

First Floor Offices

GIA	Approx 555 sq ft
-----	------------------

Second Floor Flat

2 Rooms, Kitchen, Bathroom/WC	
GIA	Approx 450 sq ft

Total GIA

Approx 1,505 sq ft

PLANNING

Planning Permission was granted on 12th November 2014 by Southwark Council (Ref: 13/AP/4292) for 'Refurbishment and extension to existing high street property to provide 4no new dwellings and a new shop unit' which would effectively create:

Ground Floor:

- 1 x Shop (Approx. 310 sq ft¹)
- 1 x Studio Flat (Approx. 430 sq ft¹) with Private Garden

First Floor:

- 1 x 2 Bed Flat (Approx. 655 sq ft¹) with Rear Terrace

Second Floor:

- 1 x 2 Bed Flat (Approx. 660 sq ft¹) with Rear Terrace

Third Floor:

- 1 x 1 Bed (+ Study Room) Flat (Approx. 635 sq ft¹) with Front Roof Terrace and Rear Balcony

Planning Documents available from Auctioneers.

¹Areas as stated on Plans within Planning Permission.

Note: The majority of the Rear Yard Area is not included within the above Planning Permission and therefore it may have alternative uses for the freeholder of the Property.



JOINT AUCTIONEERS

Metrus - Tel: 020 7079 3976

Ref: J. Milan, Esq - Email: jm@metrus.co.uk

VENDOR'S SOLICITORS

Clifford Holmes Solicitors - Tel: 01242 529 933

Ref: R. Clifford Holmes, Esq. - Email: rch@cliffordholmes.co.uk

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6 WEEK COMPLETION

SITUATION

In the heart of the town centre amongst such multiple traders as **WH Smith, Costa Coffee, Boots, HSBC, Peacocks, Millets** etc.

Leighton Buzzard is an attractive market town situated 12 miles north-west of Luton and 8 miles south of Milton Keynes, with excellent transport links being well served by the A5 and 9 miles from the M1 motorway (Junction 11).

PROPERTY

A late Victorian terraced building comprising a **Large Betting Shop** with central wide entrance steps and side entrance through the adjoining archway (included in the freehold) to a **Self-Contained First Floor, previously used as offices.**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	32'8"
Internal Width	29'2"
Shop Depth	43'7"
Built Depth	86'0"
4 WCs	

First Floor Ancillary Accommodation

4 Rooms	
GIA Approx.	1,247 sq ft
2 WCs	

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **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)** for a term of 10 years from 24th June 2014 at a current rent of **£32,500 per annum** exclusive.

Rent Review and Tenant's Break 2019

£32,500 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



VENDOR'S SOLICITORS

Sylvester Amiel Lewin & Horne LLP - Tel: 020 8446 4000
Ref: M. Eagle, Esq - Email: maxeagle@sylvam.co.uk

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6 WEEK COMPLETION



SITUATION

Located in the busy High Street of this popular town amongst such multiple traders as **Lloyds Bank, British Heart Foundation, Morrisons, Age UK, M and Co, Subway, Boots, Coral** and many others.

Horley lies some 25 miles south of London and 1½ miles from Gatwick Airport, just 2 miles from the M23 (Junction 9) which links with the M25.

PROPERTY

A **Ground Floor Shop** forming part of a larger semi-detached building.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	13'2"
Internal Width	11'10"
Shop Depth	22'4"
Built Depth	26'3"
WC	

VAT is NOT payable in respect of this Lot

£15,600 per annum

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

TENURE

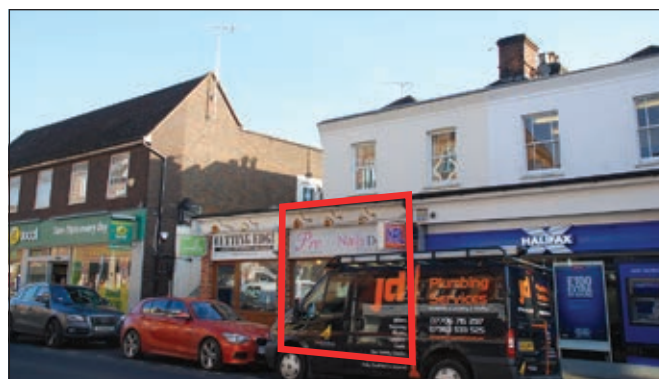
Leasehold for a term of 999 years from completion at a fixed ground rent of £100 p.a.

TENANCY

The property is let on a full repairing and insuring lease to **Quynh Nu Yo Ton as a Nail Salon** for a term of 15 years from 8th January 2008 at a current rent of **£15,600 per annum** exclusive.

Rent Review 2018

Note: The tenant did not exercise their 2013 break option.



VENDOR'S SOLICITORS

Mayo Wynn Baxter - Tel: 01342 310 600
Ref: M. Phillips Esq - Email: mphillips@mayowynnebaxter.co.uk

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6 WEEK COMPLETION

View Along Market Street



SITUATION

Occupying a prominent trading position at the junction with Market Street and Kilwardby Street, adjacent to a **Thomson** and close to multiples such as **Superdrug, Greggs, Costa, WH Smith, New Look, Age UK, Coral, Santander** and many more.

Ashby-de-la-Zouch is an attractive market town situated some 20 miles north-east of Birmingham and 22 miles to the north of Coventry, with easy access to the M1 (Junctions 22 & 23A).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** at first floor level. In addition, the property benefits from a rear service area for unloading.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'6"
Internal Width	18'5" narrowing to 8'8" at the rear
Shop Depth	30'5"
Built Depth	39'7"
WC	

First Floor Ancillary

Area Approx.	272 sq ft
WC	

TENANCY

The entire property is let on a full repairing and insuring lease to **Ms E J Trevelyan as a Jewellery/Gift Shop** (visit: www.soukdelaZouch.co.uk) for a term of 10 years from 16th November 2012 at a current rent of **£8,730 per annum** exclusive.

Rent Review and Tenant's Break 2017

£8,730 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

Aubrey David - Tel: 020 7224 1050
Ref: Ms Hamida Dadi - Email: hdadi@aubreydavid.com

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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.

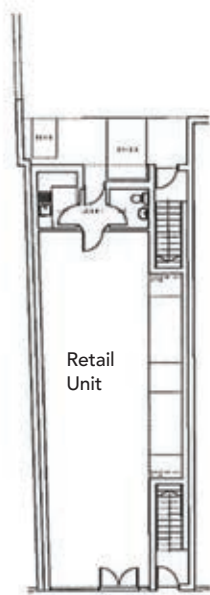
Each flat is 2 bed/2 bath – sizes are approx. 825 sq ft & 710 sq ft – each will have front and rear access.

Copy consent available from the Auctioneers.

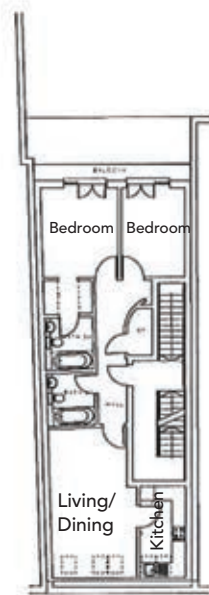
Development Opportunity

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

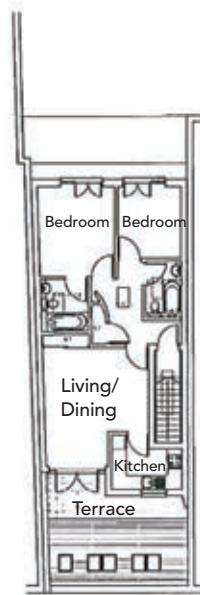
* Refer to Point 9 in the 'Notice to all Bidders' page



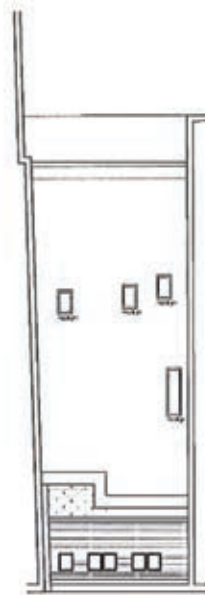
GROUND FLOOR
Retail @ 87m²



FIRST FLOOR
2 Bedroom @ 77m²



SECOND FLOOR
2 Bedroom @ 66m²



ROOF PLAN



FRONT ELEVATION



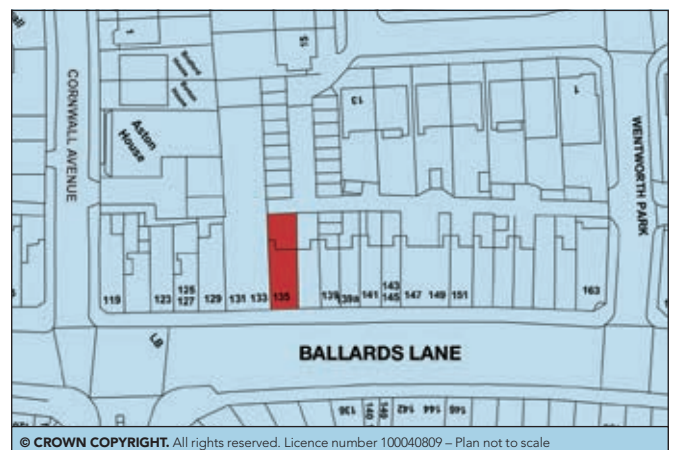
REAR ELEVATION

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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SITUATION

Located in this busy town centre position, close to the junction with Regina Road, adjacent to **Card Factory** and amongst such multiples as **Santander, The Money Shop, Boots, Homebargain, Iceland, Greggs** and **Heron** being 5 miles north of Liverpool City Centre.

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

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** on the first floor.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 15'3"
Internal Width 14'11"
Built Depth 78'1"

WC

Area Approx 1,040 sq ft

First Floor Ancillary

Area Approx 430 sq ft

Total Area **Approx 1,470 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 **Countrywide Estate Agents (t/a Entwistle Green)** as an **Estate Agent (having 1,400 branches) (T/O for Y/E 31/12/13 £332.4m, Pre-Tax Profit £42.1m and Net Worth £89.2m)** for a term of 10 years from 22nd August 2007 at a current rent of **£19,250 per annum** exclusive.

Note: Entwistle Green are one of the longest established estate and letting agents in the North West of England, with almost 100 years' experience in property sales and lettings. They benefit from a wide network of offices across Merseyside and Lancashire.

£19,250 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

Hamilton Downing Quinn LLP - Tel: 020 7831 8939
Ref: M. Brahams Esq - Email: malcolmb@hamd.co.uk

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SITUATION

Located in this busy town centre position, close to the junction with Regina Road and amongst such multiples as **Santander, The Money Shop, Boots, Iceland, Homebargain, Heron** and **Greggs** being 5 miles north of Liverpool City Centre.

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

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** on the first floor.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	33'2"
Internal Width	32'8"
Built Depth	99'1"
WC	
Area	Approx 2,730 sq ft

First Floor Ancillary

Area	Approx 1,000 sq ft
------	--------------------

Total Area	Approx 3,730 sq ft
-------------------	---------------------------

VAT is payable in respect of this Lot

FREEHOLD

TENANCY

The property is let on a full repairing and insuring lease to **Sportsworld Ltd (t/a The Card Factory) (having over 700 branches) (T/O for Y/E 31/01/14 £313.2m, Pre-Tax Profit £69.2m and Net Worth £215.1m)** for a term of 15 years from 29th March 2006 and expiring 28th March 2021 at a current rent of **£35,000 per annum** exclusive.

Rent Review March 2016



£35,000 per annum

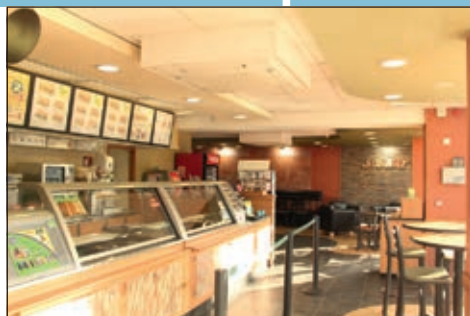
The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS LEIGH**

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

VENDOR'S SOLICITORS

Hamilton Downing Quinn LLP - Tel: 020 7831 8939
Ref: M. Brahams Esq - Email: malcolmb@hamd.co.uk

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6 WEEK COMPLETION



SITUATION

Located at the corner of Keymer Avenue on this busy main A259 coast road amongst a number of established local traders serving the surrounding residential area. Peacehaven lies just 3 miles west of the busy Port of Newhaven and 6 miles east of Brighton, enjoying easy access to the A27.

PROPERTY

An attractive detached development comprising a **Ground Floor Double Shop** with separate rear access to **7 Self-Contained Flats** on three upper floors. There is a rear yard area for unloading plus designated parking for 9 cars.

VAT is payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop (Seats 35)	Gross Frontage 45'9" Internal Width 44'7" Shop Depth 41'4" Area Approx 1,500 sq ft Incl 2 WCs 2 Parking Spaces	Subway Realty Ltd (Having 1,400 branches) (T/O for Y/E 31/12/13 £27.9m, Pre-Tax Profit £1.45m and Net Worth £1.63m)	15 years from 3rd July 2009	£22,000	FRI Rent Review 2019. The Tenant did not operate the 2014 Break Clause.
First, Second & Third Floors (7 Flats)	7 Flats – Not Inspected 7 Parking Spaces	Individual	999 years from 2014	Peppercorn	FRI
TOTAL				£22,000	

£22,000 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

Debenhams Ottaway - Tel: 01923 857171
Ref: Ms Ruth Boulton - Email: rlb@debenhamsottaway.co.uk

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SITUATION

Located on a prominent corner position at the junction of Lower Road and Mayfield Road only a short distance from the busy shopping facilities of Belvedere and Belvedere Main Line station.

Belvedere lies some 12 miles south-east of central London with good road access via the M25 (Junctions 2 and 3).

PROPERTY

A corner property comprising a **Ground Floor Shop** with separate side access to a **Self-Contained Flat** on part ground and first floor.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 15'8" Internal Width 15'3" Shop Depth 14'9" Built Depth 26'8" WC	N. M. Chukwemeka (Recruitment Services)	5 years from 1st January 2015	£8,000	IRI
First Floor Flat	Not Inspected	Individual	125 years from October 2012	£100	FRI
TOTAL				£8,100	

£8,100 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

Bude Nathan Iwanier - Tel: 020 8458 5656
Ref: S. Iwanier Esq - Email: si@bnilaw.co.uk

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SITUATION

Located close to the A505, near to the town centre and amongst a variety of businesses including Luton Community Housing, the Spires office building and serving the surrounding residential area.

Luton lies approximately 35 miles north of central London with good road links via the M1 (Junctions 10 & 11).

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate front and rear access to **4 Self-Contained Flats** arranged over 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	Internal Width 16'1" (max) Shop Depth 23'2" Built Depth 38'5" External WC		VACANT (Benefiting from A5 Use)		Previously let at £9,000 p.a.
4 Flats (Rear Ground, First & Second Floors)	Not Inspected	Individual	Each 99 years from 2nd November 2007	£800 (£200 per flat)	FRI

Vacant Shop (A5 Use) Plus £800 p.a.

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

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



JOINT AUCTIONEERS

Shrimptons Property Consultants Ltd
Tel: 020 7758 0070

Ref: D. Shrimpton Esq – Email: duncan@shrimptons.net

VENDOR'S SOLICITORS

NWL Solicitors – Tel: 020 7328 2929

Ref: W. Odeh, Esq. – Email: wodeh@nwl-solicitors.co.uk

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6 WEEK COMPLETION

The Property



SITUATION

Located within the established parade close to **Coral**, **Co-Op Food** and **Lloyds Pharmacy** serving the surrounding residential area of Chesterton approximately 2 ½ miles north of the Town centre.

Newcastle-under-Lyme lies approximately 4 miles north-west of Stoke-on-Trent and 3 miles from the M6 (Junction 15).

VAT is NOT payable in respect of this Lot

PROPERTY

A corner building comprising a **Ground Floor Shop** with separate side access to **3 Self-Contained Flats** planned on part ground and first floor. In addition, there is an **Advertising Panel** on the flank wall.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'6" Internal Width 17'4" Shop Depth 28'2" WC	The Salvation Army Trustee Company (Charity Shop having over 190 branches)	5 years from February 2015 (Lease renewal - in occupation since 2008)	£5,750	IRI
Ground Floor Flat (Flat A)	1 Bedroom, Box Room, Lounge, Kitchen, Bathroom/WC	Individual	6 months from February 2015	£3,900	AST £325 Rent Deposit held.
First Floor Flat (Flat B)	1 Bedroom, Lounge, Kitchen, Shower Room/WC ¹	Individual	6 months from January 2015	£4,500	AST £325 Rent Deposit held.
First Floor Flat (Flat C)	1 Bedroom, Box Room, Lounge, Kitchen, Shower Room/WC	Individual	6 months from February 2015	£4,200	AST £350 Rent Deposit held.
Advertising Panel		Clear Channel Outdoor	20 years from May 2010	£300	
TOTAL				£18,650	

¹Not inspected by Barnett Ross

£18,650 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

Rexton Law LLP - Tel: 020 8819 5899
Ref: D. Zysblat, Esq - Email: daniel@rextonlaw.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

Occupying a prominent corner position opposite a **McDonald's Drivethru** at the junction with the A1306 approximately 800 metres from Dagenham Heathway Underground Station (District Line).

Dagenham is a densely populated residential area being 4 ½ miles east of Ilford and 3 miles south of Romford and benefitting from good road access via the A406 and A13.

PROPERTY

A detached Office Building currently arranged as 39 Office Suites. There is a right to park 4 cars in the rear car park.

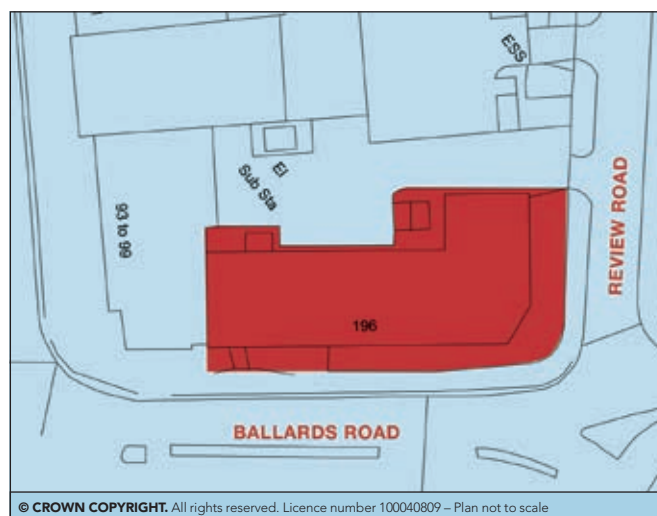
Ground Floor GIA	Approx 5,295 sq ft
First Floor GIA	Approx 4,585 sq ft

Total GIA	Approx 9,880 sq ft
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VAT is NOT payable in respect of this Lot

FREEHOLD

Note: Plans have been drawn up but not submitted for a scheme including an additional floor to create 21 Flats. Drawings available from Auctioneers on request.

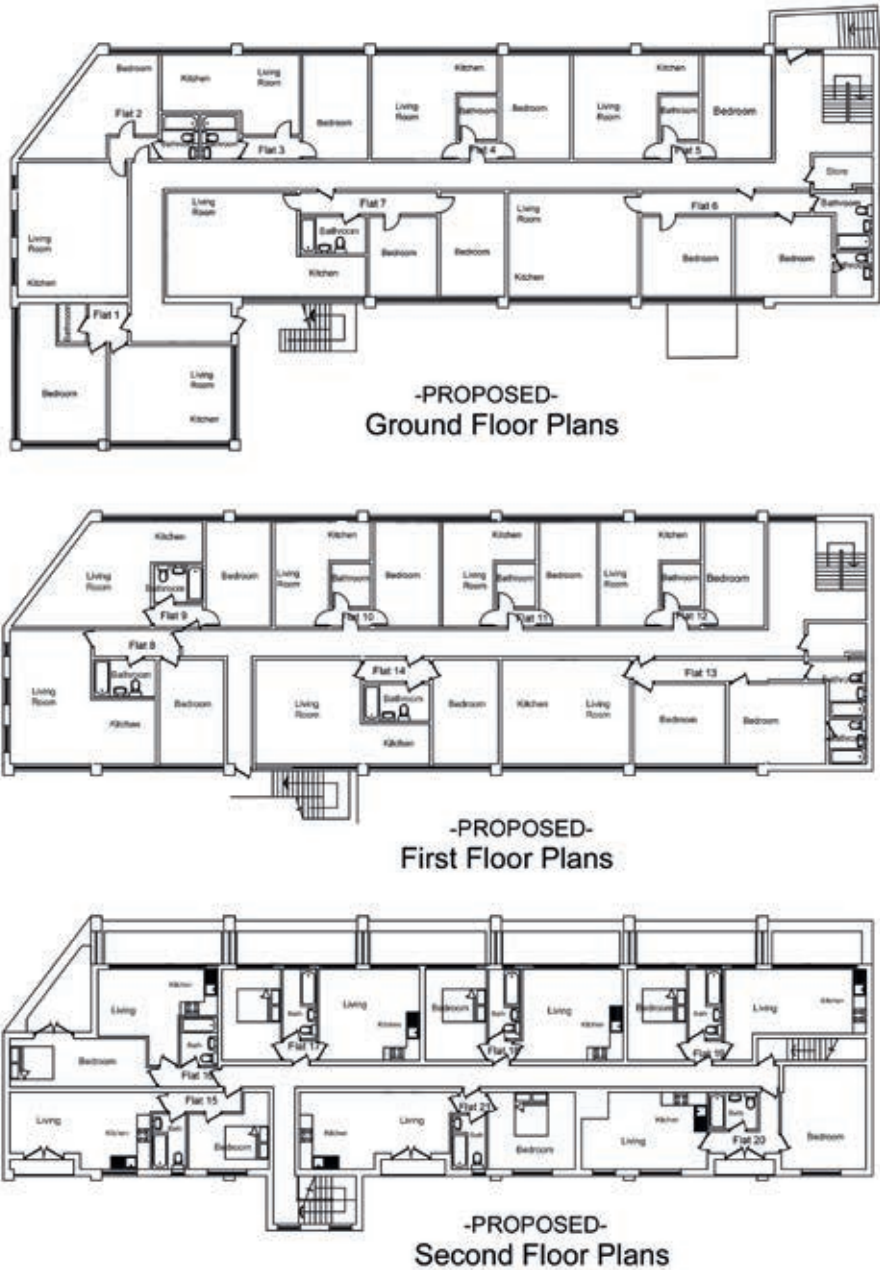


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£76,056 p.a. plus Vacant Offices & Advertising Hoarding

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

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



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground and First Floor Offices	21 Office Suites	Various	Various short term Licences	£76,056	Schedule of Tenancies available from Auctioneers on request.
Ground and First Floor Offices plus Advertising Hoarding	8 Office Suites & Advertising Hoarding	VACANT			
		TOTAL		£76,056 plus Vacant Offices and Advertising Hoarding	

VENDOR'S SOLICITORS

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

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6 WEEK COMPLETION



SITUATION

Forming part of a prominent retail parade containing a **McColl's** near to a **Co-Operative Food** and within walking distance of **Hampden Park Mainline Station**.

Eastbourne is an attractive and popular resort town located approximately 55 miles south of London between Brighton and Hastings.

PROPERTY

Forming part of a modern parade of brick construction comprising **3 Ground Floor Shops** with separate rear access to **3 Self-Contained Flats** above. In addition, the property benefits from a rear service road for unloading.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop 16	Gross Frontage 20'9" Internal Width 19'10" Shop Depth 36'2" Built Depth 42'11" WC	J R Coote (Hairdresser)	16 years from 26th October 2000	£5,200	FRI Tenant in occupation over 14 years.
Ground Floor Shop 18	Gross Frontage 20'9" Internal Width 19'8" Shop Depth 36'2" Built Depth 42'11" WC	Mr and Mrs Pass (Second Hand Goods)	10 years from 24th June 2002 (Holding Over)	£5,200	FRI Tenant in occupation over 12 years.
Ground Floor Shop 20	Gross Frontage 20'9" Internal Width 19'7" Shop Depth 36'2" Built Depth 42'11" WC	VACANT			
First Floor Flats 15, 17 and 19	3 Flats – Not Inspected	Various	Each 999 years from 2007	£450	Each FRI Each £150 p.a. fixed
TOTAL				£10,850 Plus Vacant Shop	

**£10,850 p.a.
Plus Vacant Shop**

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

Spratt Endicott – Tel: 01280 730 880
Ref: Ms N Muir – Email: nmuir@se-law.co.uk

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4 WEEK COMPLETION



SITUATION

Occupying a town centre position near a **Sports Direct**, **Waitrose** and **Your Move** and fronting a multi-storey car park and being opposite a new **Loco Convenience Store** (currently fitting out).

Ramsgate is a popular East Kent coastal town some 17 miles north-east of Canterbury and 20 miles north of Dover with easy access via the A293 which provides access to the A2 and M2 Motorway.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'10"
Internal Width	16'11"
Shop Depth	29'2"
Built Depth	47'2"
WC	

VAT is payable in respect of this Lot
(TOGC available)

TENURE

Leasehold for a term of 999 years from December 2014 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Mr S. Baggott as a Fishmongers** for a term of 5 years from 4th June 2013 at a current rent of **£10,000 per annum** exclusive.

Rent Review 2016



£10,000 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

Salehs LLP - Tel: 0161 434 9991
Ref: M. Saleh Esq - Email: mark.niven@salehs.co.uk

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4 WEEK COMPLETION



SITUATION

Located close to the junction with Polwarth Drive within this neighbourhood parade serving the residential area of Brunton Park, just north of Gosforth and close to Gosforth Park Racecourse. Occupiers in the parade include a Pharmacy, Post Office, Hairdresser and Veterinary Clinic. Gosforth lies approx. 4 miles north of Newcastle city centre with easy access to the A1 which in turn leads to the A1(M).

PROPERTY

No. 19 – A **Ground Floor Shop** used as a **Take-Away**.

Note: The Return frontage is not included within the Leasehold Title.

No. 29a – A **Self-Contained Office** on the first floor (situated above No. 29) and benefitting from separate front and rear access.



TENURE

Leasehold for a term of 2,000 years from 25th March 1988 at a peppercorn.

VAT is NOT payable in respect of this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 19 (Ground Floor Shop)	Gross Frontage 13'0" Shop Depth 26'6" Built Depth 46'6"	M.J. Rahman (Indian Take-Away)	20 years from 11th November 1991 (Holding over)	£3,400	FRI
No. 29a (First Floor Office)	Not inspected	G.M. Mackie	99 years from 25th March 2002	£50	FRI Rent rises by £25 every 25 years.
Total				£3,450	

£3,450 per annum

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

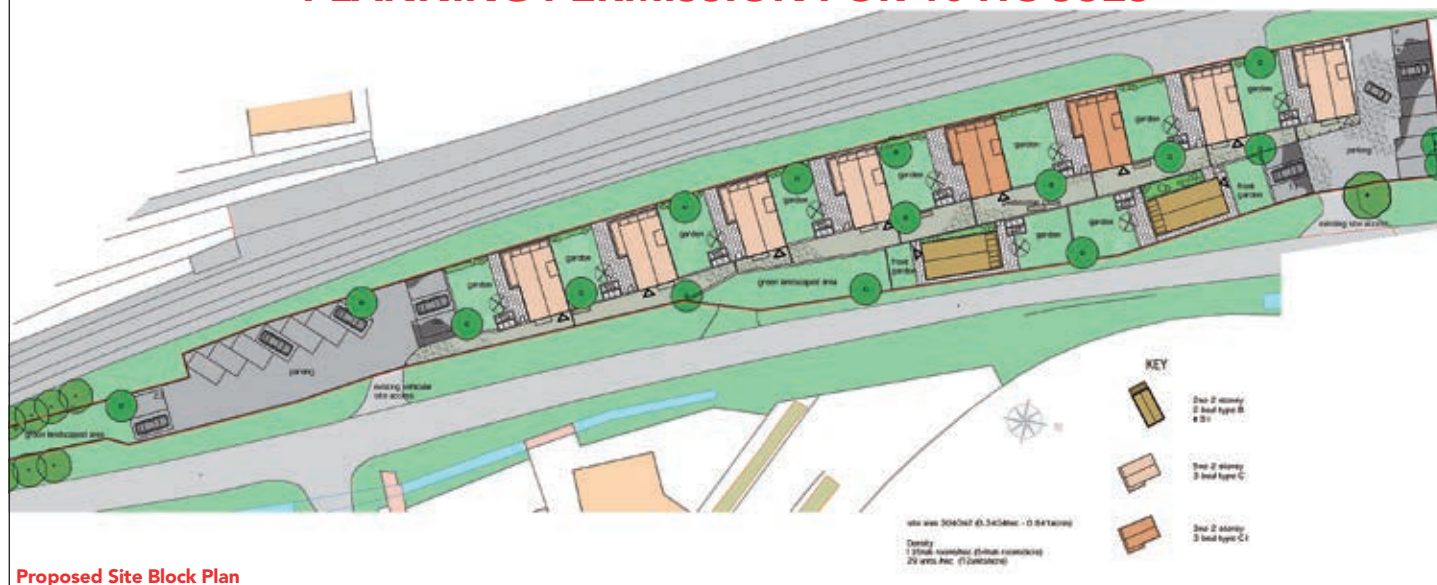
* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Abrahamson & Associates - Tel: 020 8458 1100
Ref: J. Blank Esq - Email: john@abrahamsons.co.uk

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FREEHOLD SITE WITH PLANNING PERMISSION FOR 10 HOUSES



SITUATION

In this attractive location just a short walk from Elsenham Main Line Station (direct to London Liverpool Street in 55 minutes) in this sought after village approx. 3 miles from Bishop's Stortford, some 4 miles from the M11 (Junction 8) and some 27 miles north-east of central London.

PROPERTY

An **Irregular shaped Site of Approximately 0.841 Acres.**

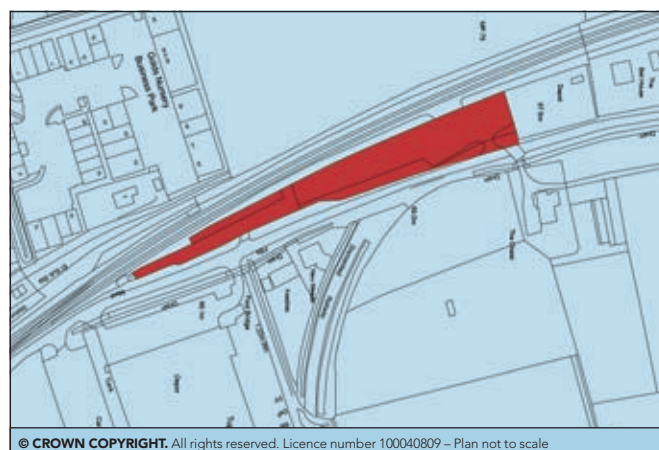
VAT is payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

PLANNING

The Site benefits from Planning Permission dated 4th February 2014 for change of use to provide a residential development comprising 10 No detached two and three bedroom dwellings with associated car parking and amenity space.

Plans available from Auctioneers and supporting documentation available at: <http://publicaccess.uttlesford.gov.uk/online-applications/> using Planning Reference UTT/12/6116/FUL



The Planning would effectively create:

Type B: 1 x 2 Bed Detached House Approx	893 sq ft
Type B1: 1 x 2 Bed Detached House Approx	893 sq ft
Type C: 5 x 3 Bed Detached House Each Approx	1,400 sq ft
Type C1: 3 x 3 Bed Detached House Each Approx	1,378 sq ft

Total Developed Area Approx 12,920 sq ft

Development Opportunity

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

Liefman Rose & Co - Tel: 0161 740 7878
Ref: M. Rose Esq - Email: liefmanrose@gmail.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 close to the junction with Baronet Road in this popular residential area, within ½ mile of Northumberland Park Mainline Station and just over a mile away from Seven Sisters Underground Station (Victoria Line). Tottenham is a popular residential suburb lying approx. 8 miles north of central London.

PROPERTY

Comprising a **Ground Floor 1 Bedroom Flat**.

ACCOMMODATION

Ground Floor Flat

Bedroom
Lounge
Kitchen with separate Utility Room
Bathroom/WC

VAT is NOT payable in respect of this Lot

£8,400 per annum

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

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

TENURE

Leasehold for a term of 125 years from 7th January 1991 (having approx. 101 years unexpired) at a fixed ground rent of £10 p.a.

TENANCY

The property is let to an individual on an AST for a term of 6 months from 12th October 2014 **(in occupation since 2008)** at a current rent of **£8,400 per annum** exclusive.



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VENDOR'S SOLICITORS

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

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SITUATION

Located on one of the most sought after roads in this popular residential area enjoying good road access via the M25 (Junction 21A) and M1 (Junction 6). Bricket Wood is an affluent village located 3 miles south of St. Albans town centre and approx. 20 miles north of central London.

PROPERTY

Comprising an **unmodernised 3 Bedroom Detached Bungalow** benefiting from gas central heating (not tested), off street parking, a garage/workroom and several sheds located in the **Rear 230 ft Garden**.

Note: Due to having a 50 ft frontage and a large rear garden, there is potential to extend to the side/rear, subject to obtaining the necessary consents.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

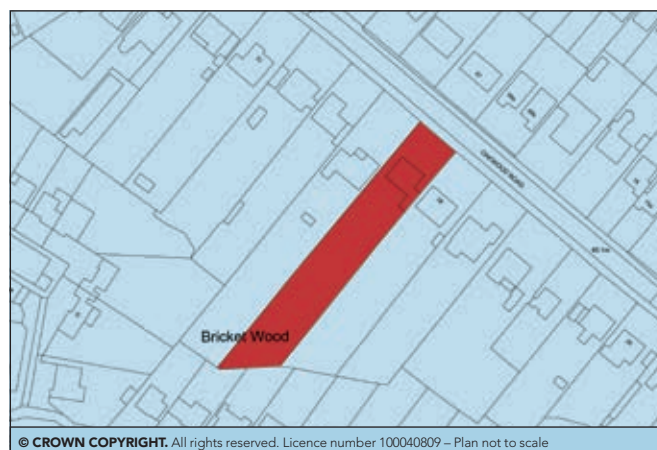
ACCOMMODATION

Reception	17'10"	×	16'1"
Kitchen	11'1"	×	15'4"
Bedroom 1	10'5"	×	9'9"
Bedroom 2	10'5"	×	9'10"
Bedroom 3	14'10"	×	9'7"
Shower Room/WC			

GIA Approx. 1,050 sq ft

Plus Garage/Workshop

Area Approx. 278 sq ft



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Vacant 3 Bed Bungalow

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

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

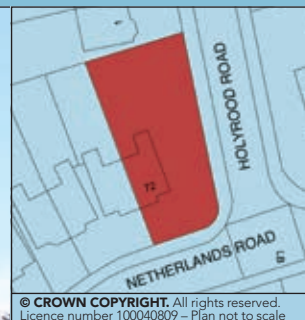
VENDOR'S SOLICITORS

OGR Stock Denton – Tel: 020 8349 0321

Ref: S. Goldberg Esq – Email: sgoldberg@ogrstockdenton.com

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**FIRST TIME ON THE MARKET FOR
APPROX 40 YEARS**



SITUATION

Located at the junction with Holyrood Road in this highly sought after residential area which lies approximately 1/3 mile from Oakleigh Park Main Line Station and 1 1/2 miles from High Barnet Underground Station (Northern Line). New Barnet is a popular north London suburb located between High Barnet and Whetstone some 11 miles from central London with easy access to the M25 (Junction 23).

PROPERTY

Situated on a corner plot comprising an unmodernised **3 Bed Semi-Detached House** planned on ground and first floors. The property includes uPVC double glazing as well as a **Rear Garden**.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note 1: There may be potential to create off-street parking and extend the property at the side, rear and into the loft, all of which is subject to obtaining the necessary consents.

Note 2: **6 Week Completion**

Unmodernised 3 Bed House

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

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

ACCOMMODATION (measurements to maximum points)

Ground Floor:

Front Room	12'8"	x	15'7"
<i>intercommunicates with</i>			
Rear Room	12'9"	x	10'4"
Kitchen	7'11"	x	16'11"

First Floor:

Bedroom 1	12'2"	x	15'7"
Bedroom 2	12'6"	x	10'5"
Bedroom 3	6'4"	x	8'3"
Bathroom	8'0"	x	5'6"
Separate WC	2'7"	x	4'10"

Total GIA Approx 1,085 sq ft

Plus Rear Garden



George Eckert
Independent Chartered Surveyors

JOINT AUCTIONEERS

George Eckert – Tel: 020 8883 3232
Ref: Ms Anna Eckert – Email: anna@eckert.co.uk

VENDOR'S SOLICITORS

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

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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	242/244 Havant Road, Portsmouth PO6 1PA	D
2	8 Dover Court, Horninglow Road North, Burton-on-Trent, Staffordshire DE13 0SP	D
3	65 Salisbury Avenue, Warden Hill, Cheltenham, Gloucestershire GL51 3DA	F
4	1296 High Road, Whetstone, London N20 9HJ	C, D, D
6	130 High Street, Margate, Kent CT9 1JW	E, D
7	188/190 Old Christchurch Road, Bournemouth BH1 1NU	C, E
8	Flat 1, Chambers Court, 32 Station Road, New Barnet, Hertfordshire EN5 1PL	C
9	45 Christchurch Road, Ilford, Essex IG1 4QZ	D
10	20/22 Shenley Road, Borehamwood, Herts WD6 1DR	E
12	9-11 Cannon Street, Bedminster, Bristol BS3 1BH	D
15	286, 286a/288 High Street, Dorking, Surrey RH4 1QT	G
16	20 Upper Wickham Lane, Welling, Kent DA16 3HE	C, D
17	24 Shenley Road, Borehamwood, Herts WD6 1DR	D
18	1/5 Byron Parade, Uxbridge Road, Hillingdon, Middlesex UB10 0LZ	D, D, E, E, D
19	22 Chandos Road, Redland, Bristol BS6 6PF	D
22	30 The Thoroughfare, Woodbridge, Suffolk IP12 1AQ	C
24	42 High Street, Leighton Buzzard, Beds. LU7 1EA	F
26	3 Bath Street Corner, Ashby-de-la-Zouch, Leicestershire LE65 2FH	E
27	135 Ballards Lane, London N3 1LJ	F
30	146 South Coast Road, Peacehaven, Brighton, East Sussex BN10 8ER	D
31	90 Lower Road, Belvedere, Kent DA17 6DZ	E
32	83 Wellington Street, Luton, Bedfordshire LU1 5AF	E
33	29/29A London Road & 1/1A Edensor Street, Newcastle-under-Lyme, Staffordshire ST5 7EA	D, D, E, E
35	15-20 The Broadway, Lindfield Road, Hampden Park, Eastbourne, E. Sussex BN22 0AS	C, E
36	56 Queen Street, Ramsgate, Kent CT11 9EE	C
37	19 & 29A Princes Road, Gosforth, Newcastle-upon-Tyne, Tyne & Wear NE3 5TT	D
39	10/12 Shropshire Street, Market Drayton, Shropshire TF9 3BY	D
41	80 Oakwood Road, Bricket Wood, Hertfordshire AL2 3QA	E

OUR NEXT AUCTION

IS ON

**TUESDAY
12TH MAY
2015**

LIST STILL OPEN

GENERAL CONDITIONS OF SALE APPLICABLE TO ALL LOTS

1. INTERPRETATION

The following expressions shall have the meanings assigned to them:

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

2. STANDARD CONDITIONS

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

3. THE AUCTION

- 3.1 Condition 2.3 of the Standard Conditions will apply as follows:
 - 3.1.1 The Property is offered for sale subject to a reserve price (unless otherwise stated)
 - 3.1.2 The Seller or a person on its behalf may bid up to but not including the reserve price. 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

RESULTS OF AUCTION HELD ON 16TH DECEMBER 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	84/84a Brighton Road, Horley, Surrey	£250,000		25	327-329 Ashley Road, Poole, Dorset	£190,000	
2	86/86a Brighton Road, Horley, Surrey	£249,500		26	36 High Street, Rhyl, Denbighshire	£350,000	
3	88/88a Brighton Road, Horley, Surrey	£250,000		27	4 Maurice Court, Newnham Road, Wood Green, London N22	£217,500	
4	90/90a Brighton Road, Horley, Surrey	Sold Prior		28	5 Devonshire Court, Devonshire Hill Lane, Tottenham, London N17	Sold Prior	
5	92/92a Brighton Road, Horley, Surrey	£254,000		29	9 Devonshire Court, Devonshire Hill Lane, Tottenham, London N17	Sold Prior	
6	58 Cricklade Road, Gorse Hill, Swindon, Wiltshire	Sold Prior		30	10 Devonshire Court, Devonshire Hill Lane, Tottenham, London N17	Sold Prior	
7	39/39a/39b High Street, Ingatestone, Essex	Sold Prior		31	Unit 2 Hanwell Mews, Rotary Way, Banbury, Oxfordshire	£275,000	
8	2 Dig Street & 2 St John Street, Ashbourne, Derbyshire	£206,000		32	13/13a Walton Vale, Liverpool, Merseyside	£146,000	
9	39-41 High Street, Wern, Shropshire	£174,000		33	339 Muswell Hill Broadway, Muswell Hill, London N10	Sold After	
10	20 High Street, Tring, Hertfordshire	Sold After		34	10/12 Shropshire Street, Market Drayton, Shropshire		£55,000
11	4/6 Market Place & 4/6 Bridge Street, Fakenham, Norfolk	£776,000		35	335B Caledonian Road, King's Cross, London N1		£225,000
12	227/227a Broadway, Bexleyheath, Kent	Withdrawn		36	1A Wentworth Court, Wentworth Road, Barnet, Hertfordshire	£80,000	
13	130 Shenley Road, Borehamwood, Hertfordshire	£365,000		37	73 Waterloo Road, Blyth, Northumberland	Sold Prior	
14	135 Ballards Lane, Finchley Central, London N3		Refer	38	154 Shirley Road, Shirley, Southampton, Hampshire		£149,750
15	567 West Derby Road, Liverpool, Merseyside		£114,500	39	Victoria Chalet Park, Seaholme Road, Mablethorpe, Lincolnshire	Sold Prior	
16	347/349 Rayners Lane, Pinner, Middlesex		£450,000	40	3 Ladysmith Road, Tottenham, London N17	Sold Prior	
17	54C Downham Road, De Beauvoir Town, London N1	£401,000		41	818 London Road, North Cheam, Surrey	£140,000	
18	222 King Street, Fenton, Stoke-on-Trent, Staffordshire	£65,000		42	99 London Road, East Grinstead, West Sussex		£130,000
19	584-594 Hertford Road, Edmonton, London N9		£649,000	43	Flat A, 59 Camberwell Road, Camberwell, London SE5		£199,750
20	230 Coldharbour Lane, Brixton, London SW9	£130,000		44	395A Bitterne Road, Bitterne Village, Southampton, Hampshire	Withdrawn	
21	1-3 Queensway & 23-26 Eastgate, Stevenage, Hertfordshire	£300,000		45	29 Hayworth Road, Sandiacre, Nottingham, Nottinghamshire		£6,500
22	90/92 Mount Pleasant Road, Tunbridge Wells, Kent	Sold After		46	37 Hayworth Road, Sandiacre, Nottingham, Nottinghamshire	Sold Prior	
23	Greenford Business Centre, Oldfield Lane North, Greenford, Middlesex	£ 125,000					
24	19 Bath Street, Ilkeston, Derbyshire		£114,500				

44 Lots offered – 33 Lots sold – Total raised £8,371,250

MEMORANDUM AUCTION 24TH FEBRUARY 2015

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

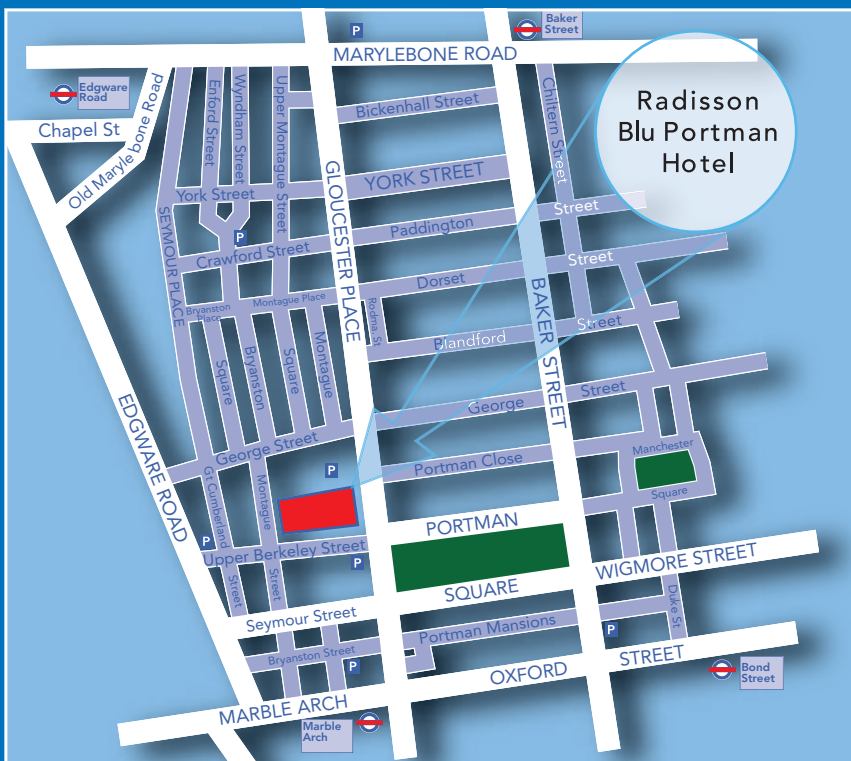
Address

Telephone Capacity

Following Auction – Tuesday 12th May 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
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VENUE

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