

AUCTION

TUESDAY 14 JULY 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on the morning of the sale to ensure that the particular lot will be offered at the Auction as a lot can be sold or withdrawn at any time prior to being offered.**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 3 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	19/21 Brockley Rise	Forest Hill	London SE23
2	128 Station Road	Burnham-on-Crouch	Essex
3	258 Field End Road	Eastcote	Middlesex
4	137 Woodhouse Road	Friern Barnet	London N12
5	41/41b Bellegrove Road	Welling	Kent
6	150/150A Bells Hill	Barnet	Hertfordshire
7	345 Hagley Road, Edgbaston	Birmingham	West Midlands
8	152a-f Kingston Road	Portsmouth	Hampshire
9	5 High Street	Bagshot	Surrey
10	65/65a Fore Street, Barton	Torquay	Devon
11	67/69 Fore Street, Barton	Torquay	Devon
12	16 The Terrace, Market Jew Street	Penzance	Cornwall
13	20 High Street & 1a West St Helen Street	Abingdon	Oxfordshire
14	27 High Street	Eastleigh	Hampshire
15	14-14a Great Tattenhams	Banstead	Surrey
16	9 East Grinstead Road	Lingfield	Surrey
17	77 St Johns Street	Bury St Edmunds	Suffolk
18	3 High Street	Bedford	Bedfordshire
19	Holly Court Arcade, High Street	Midsomer Norton	Somerset
20	77C St Johns Street	Bury St Edmunds	Suffolk
21	Lenwood Country Club, Lenwood Road, Northam	Bideford	Devon
22	96 Queen's Crescent	Kentish Town	London NW5
23	109-111 Coventry Street	Kidderminster	Worcestershire
24	Unit 2, 279-283 Greenwich High Road	Greenwich	London SE10
25	KDO Business Park, Little Witley	Worcester	Worcestershire
26	24 High Street	Steyning	West Sussex

Lot

27	77B St Johns Street
28	9 Gloucester Parade, Blackfen Road
29	23 Broad Street
30	75 Fore Street
31	214 Seven Sisters Road
32	99A High Street
33	99B High Street
34	77D St Johns Street
35	9 Market Place
36	55 Victoria Place, Brightlingsea
37	Land rear of Victoria Place, Brightlingsea
38	260-264 Greenwood Avenue
39	77A St Johns Street
40	Daisy Day Care, Kettering Road
41	153 Central Drive
42	54 Hoylake Road, Bidston
43	Unit 8 Ephraim Court, Ephraim Street, Hanley
44	94 Knights Hill
45	11/13 Old Woking Road
46	165 & 165a Copers Cope Road
47	Garages at Chaucer Court, Chaucer Way
48	16 Dury Road
49	Flat 1 Raymond Court, Pembroke Road
50	Flat 36 Hillgate Place, Balham Hill
51	43 Monks Avenue

Bury St Edmunds	Suffolk
Sidcup	Kent
March	Cambridgeshire
Redruth	Cornwall
Finsbury Park	London N4
Bedford	Bedfordshire
Bedford	Bedfordshire
Bury St Edmunds	Suffolk
Dewsbury	West Yorkshire
Colchester	Essex
Colchester	Essex
Kingston-upon-Hull	East Riding of Yorkshire
Bury St Edmunds	Suffolk
Hannington	Northamptonshire
Blackpool	Lancashire
Birkenhead	Merseyside
Stoke-on-Trent	Staffordshire
West Norwood	London SE27
West Byfleet	Surrey
Beckenham	Kent
Hoddesdon	Hertfordshire
Hadley Green	Hertfordshire
Muswell Hill	London N10
Balham	London SW12
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



W **h** **o** **%** **S** **H**

COMPETITIVE RATES **IN** NO TIME AT ALL

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

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

020 7655 3388 acceptances.co.uk

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

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

Do you have a specific property requirement?



RECENT ACQUISITIONS FOR CLIENTS HAVE INCLUDED:



Lloyds Chambers, Park Street, Walsall

New 10 year lease to Lloyds TSB

Acquired

£1,280,000 - 8.5% NIY



33 Long Row, Nottingham

Let to Sun Valley Leisure until 2021

Acquired

£1,250,000 - 8.7% NIY



57 Darkes Lane,

Potters Bar, Hertfordshire

Let as a Costa Coffee

Acquired

£310,000 - 7.7% NIY

Please call to discuss your requirement:

Nicholas Bord

020 8492 9449

nbord@barnettross.co.uk

Matthew Berger

020 8492 9449

mberger@barnettross.co.uk

Are you in need of a Property Valuation?



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

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

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

Paying too much for buildings insurance?

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

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

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

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

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



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

Regards,

Jonathan Ross

Barnett Ross Insurance Services

✉ jross@barnettross.co.uk

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

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
2	128 Station Road, Burnham-on-Crouch, Essex CM0 8HQ	E
3	258 Field End Road, Eastcote, Middlesex HA4 9UU	D
4	137 Woodhouse Road, Friern Barnet, London N12 9NN	F
5	41/41B Bellegrove Road, Welling, Kent DA16 3PB	C, C
6	150/150A Bells Hill, Barnet, Hertfordshire EN5 2SL	E, D
7	345 Hagley Road, Edgbaston, Birmingham B17 8DL	F
8	152 a-f Kingston Road, Portsmouth, Hampshire PO2 7PD	C, D, D, D, D, D
9	5 High Street, Bagshot, Surrey GU19 5AG	G, C
11	67/69 Fore Street, Barton, Torquay, Devon TQ2 8BP	D
12	16 The Terrace, Market Jew Street, Penzance, Cornwall TR18 2HR	D
14	27 High Street, Eastleigh, Hampshire SO50 5LF	C
16	9 East Grinstead Road, Lingfield, Surrey RH7 6EP	D
18	3 High Street, Bedford, Beds MK40 1RN	D
19	Holly Court Arcade, High Street, Midsomer Norton, Radstock, Bath BA3 2DB	D
24	Unit 2, 279-283 Greenwich High Road, London SE10 8NB	D
26	24 High Street, Steyning BN44 3GG	D
28	9 Gloucester Parade, Blackfen Road, Sidcup, Kent DA15 8PS	E
29	23 Broad Street, March, Cambridgeshire PE15 8TP	D, G
31	214 Seven Sisters Road, Finsbury Park, London N4 3NX	D
35	9 Market Place, Dewsbury, West Yorkshire WF13 1AE	D
40	Daisy Day Care, Kettering Road, Hannington, Northampton NN6 9TB	G
41	153 Central Drive, Blackpool, Lancashire FY1 5ED	D
43	Unit 8 Ephraim Court, Ephraim Street, Hanley, Stoke-on-Trent ST1 3SH	G
44	94 Knights Hill, West Norwood, London SE27 6ET	C
48	16 Dury Road, Hadley Green, Hertfordshire EN5 5PU	F
49	Flat 1 Raymond Court, Pembroke Road, Muswell Hill, London N10 2HS	E
50	Flat 36 Hillgate Place, Balham Hill, Balham, London SW12 9ES	C
51	43 Monks Avenue, New Barnet, Hertfordshire EN5 1BZ	F



SITUATION

Occupying a prominent main road position close to the junction with Stansted Road amongst a variety of local traders.

Forest Hill is a popular residential area lying some 10 miles south-east of central London.

PROPERTY

A terraced property comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** above.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 31'2" Internal Width 30'6" (max) Built Depth 54'1" Net Internal Area Approx 1,175 sq ft WC	William Hill Organization Ltd (Having over 2,300 branches)	15 years from 24th June 2006	£11,500	FRI Rent Reviews 2011 (Outstanding) and 2016. Tenant's Break June 2016. Tenant did not operate its 2011 Break.
First Floor Flat ¹	2 bedrooms, Living Room, Kitchen, Bathroom/WC and Roof Terrace (GIA Approx. 721 sq ft)	Individual	1 year from 18th December 2013	£12,600	AST
TOTAL				£24,100	

¹ Not inspected by Barnett Ross

£24,100 per annum

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

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

VENDOR'S SOLICITORS
Ingram Winter Green – Tel: 020 7845 7400
Ref: D. Ginsbury Esq – Email: danielginsbury@iwg.co.uk

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



SITUATION

Located in this established parade close to the junction with Western Road opposite Burnham-on-Crouch Library and a free car park, near to a **Tesco Express** and a host of specialist traders all serving the surrounding residential area. Burnham-on-Crouch is an attractive and historic town which lies on the north bank of the River Crouch, 20 miles east of Chelmsford and is well known as a yachting centre.

PROPERTY

A semi-detached building comprising a **Ground Floor Takeaway (A5 Use)** with internal access to a **Self-Contained Flat** at first and second floor levels. In addition, the property benefits from a Rear Yard.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'4"
Internal Width	14'3"
Shop Depth	29'0"
Built Depth	46'9"
External WC	

First and Second Floor Flat

3 Rooms, Kitchen, Bathroom/WC

TENANCY

The entire property is let on a full repairing and insuring lease to **A Odud as a Takeaway** for a term of 15 years from 14th May 2008 at a current rent of **£7,700 per annum** exclusive.

Rent Review 2018

Note: The flat is occupied by Staff and we believe there is potential to self-contain, subject to obtaining any necessary consents.

£7,700 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 8326 1050
Ref: D. Freedman Esq - Email: dfreedman@aubreydavid.com

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GROUND RENT INVESTMENT



SITUATION

Located in the centre of this popular shopping centre including **Sainsbury's**, **Boots**, **Greggs**, and **Nationwide** and directly opposite Eastcote Underground Station (Metropolitan and Piccadilly Line).

PROPERTY

A 1980's built **3 storey Office Building** with 4 person lift and side vehicular access leading to a rear car park for 13 cars (6 covered, 7 uncovered).

In addition, there are various communication aerials on the roof sublet by the Lessees.

ACCOMMODATION

Ground Floor Offices Area	Approx	975 sq ft ¹
First Floor Offices Area	Approx	2,100 sq ft ¹
Second Floor Offices Area	Approx	2,100 sq ft ¹

Total Area **Approx 5,175 sq ft**

¹ Areas provided by lessee.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **P.A., S.E., C. Ferrari and M. Reeves t/a Ferrari Dewe & Co (Surveyors & Estate Agents)** for a **term of 125 years from 24th June 1980** at a current rent of **£19,350 per annum exclusive (set in 2005 – see Note 1)** with **5 yearly Rent Reviews based on 1/3 (one third) of Market Rental Value as Offices.**

Note 1: This rent was set by an RICS appointed Arbitrator who decided that the rental received by the Lessees for the aerials on the roof should be reflected in the rental value of the building.

Next Rent Review August 2015 (Notice served at £34,750 p.a. exclusive)

Note 2: An adjoining building is being converted into Residential Use.

£19,350 per annum

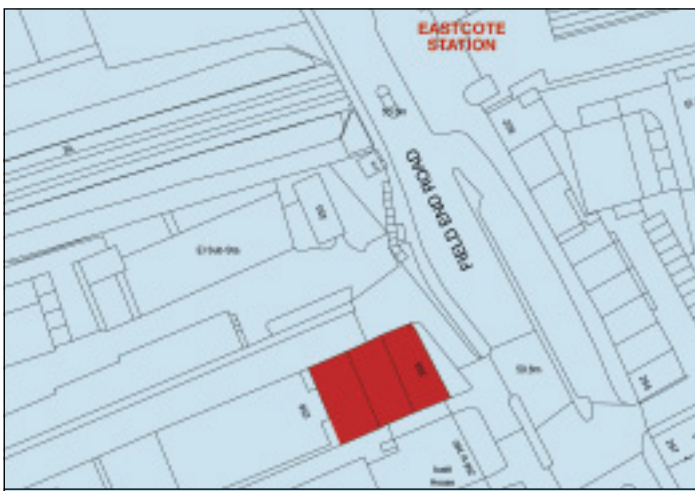
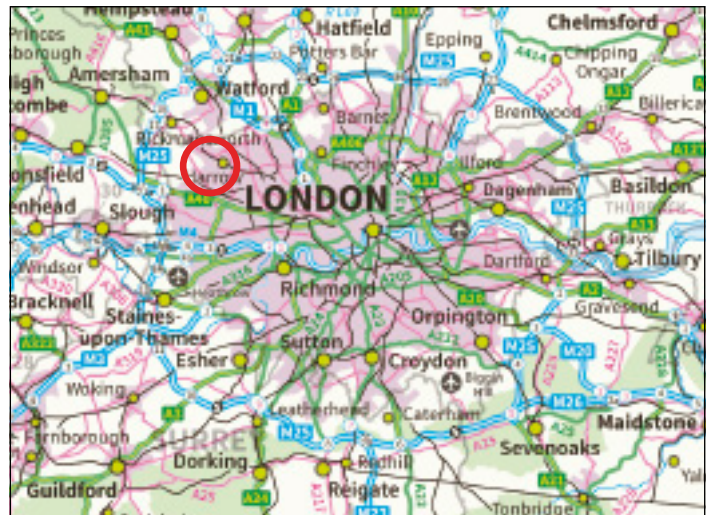
The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

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

VENDOR'S SOLICITORS

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

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

Located close to the junction with Lewes Road in this desirable residential area, within a few hundred yards of a **Large Co-op Supermarket** along with many other local traders serving the local community. The multiple shopping facilities in North Finchley are approx. ½ mile distant and New Southgate Station is approx. 1 mile away. Friern Barnet is situated 8 miles north of central London.

PROPERTY

Comprising an unmodernised **3 Bed Terraced House** planned on ground and first floors. In addition, the property includes **Front and Rear Gardens**.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note 1: There may be potential to create a Rear Garage accessed from the rear service road, subject to obtaining the necessary consents.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Front Room	12'9"	x	14'6"
Rear Room	11'8"	x	11'5"
Kitchen	7'1"	x	7'0"

First Floor

Bedroom 1	12'6"	x	11'6"
Bedroom 2	11'6"	x	11'6"
Bedroom 3	7'5"	x	8'8"
Bathroom			
Separate WC			

Total GIA Approx 940 sq ft Plus Rear Garden

Note 2: There may be potential to extend the property at the rear and into the loft, subject to obtaining the necessary consents.

Note 3: A 3 bed house at No. 153 Woodhouse Road sold for £560,000 in Nov. 2014.

Note 4: 6 week completion.

**Unmodernised
3 Bed House**

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

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

JOINT AUCTIONEERS

George Ellis & Sons 12 Ducketts Wharf, South Street,
Bishops Stortford, Hertfordshire CM23 3AR
Tel: 01279 757 000 Ref: J. Chamberlain Esq

VENDOR'S SOLICITORS

Maddersons - Tel: 01992 444 421
Ref: Ms Rima Rampersaud - Email: rima@maddersons.co.uk

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SITUATION

Located close to the junction with Deepdene Road amongst a variety of local traders and multiple retailers such as **Holland & Barrett, McDonald's, Lloyds, Scope, a Post Office** and a **Large Iceland Supermarket** as well as being only approx. ¼ mile of Welling Railway Station. 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 terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. The property benefits from having a rear service road for unloading as well as Parking for 2 cars.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 41 (Ground Floor Shop)	Gross Frontage 16'8" Internal Width 16'1" narrowing at rear to 12'2" Shop Depth 45'1" Built Depth 49'2" WC	T. Smeeters (Tea Room)	10 years from 27th June 2014	£14,000	FRI Rent Review 2019
No. 41b (First Floor Flat)	2 Bedrooms, Open plan Kitchen/Living Room, Bathroom/WC ¹	Individual	1 year from 13th February 2015	£12,000	AST £850 Rent Deposit held.
TOTAL				£26,000	

¹ Not inspected by Barnett Ross

£26,000 per annum

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

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

VENDOR'S SOLICITORS
Marsons Solicitors LLP – Tel: 020 8313 1300
Ref: G. Bush Esq – Email: greg.bush@marsons.co.uk

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SITUATION

In this popular residential area close to Wood Street and approx. 1 mile from High Barnet Underground Station (Northern Line) and the multiple shopping facilities in the High Street.

PROPERTY

A **3 Bedroom House** which has an additional **Self-Contained Ground Floor 1 Bed Flat** with side entrance. In addition, the property benefits from **off street parking** at the front and a **Rear Garden** with an **Outbuilding (Approx 10' x 20')**.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

3 Bed House:
(Refer to Auctioneers for Room Dimensions & Floor Areas)

Ground Floor

2 Rooms, Kitchen

First Floor

3 Bedrooms, Bathroom/WC

1 Bed Ground Floor Flat:

Bedroom, Living Room, Kitchen, Bathroom/WC

Area Approx. 350 sq ft

FREEHOLD offered with FULL VACANT POSSESSION

Note: The House and the Flat were previously sublet up until recently at a total rent of £29,400 p.a.

**Vacant 3 Bed House
and
1 Bed Flat**

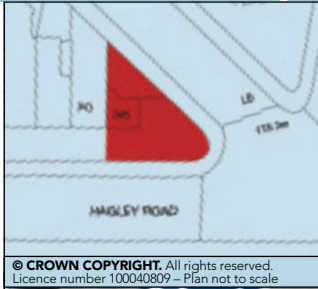
The Surveyors dealing with this property are
JOHN BARNETT and **NICHOLAS LEIGH**

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6 WEEK COMPLETION



SITUATION

Located at the end of this established parade, adjacent to a **Post Office** and amongst a variety of local traders and within close proximity to a **Tesco Express**, serving the surrounding residential area.

Edgbaston is situated approx. 3 miles to the west of Birmingham city centre and approx. 4 miles south of West Bromwich and benefits from good road links via the M5 (Junction 3).

PROPERTY

An end of terrace building comprising a **Ground Floor Shop and Basement** with separate internal access to **Ancillary Accommodation** on the first and second floors. **The property benefits from land to the front and side which may be suitable for parking together with additional parking to the rear.**

ACCOMMODATION

Ground Floor Shop

Gross Frontage 21'2"
Internal Width 20'8"
Built Depth 20'4" (max)

WC

First Floor Ancillary Area Approx 180 sq ft

Second Floor Ancillary Area Approx 140 sq ft

Basement Not Inspected

£15,000 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

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Loans 2 Go Limited (having over 60 branches)** for a term of 10 years from 15th October 2013 at a current rent of **£15,000 per annum** exclusive.

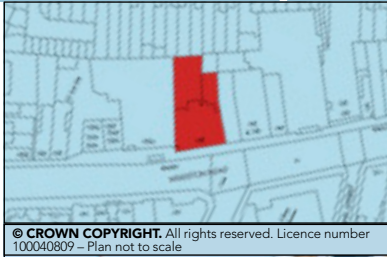
Rent Review and Tenant's Break 2018



VENDOR'S SOLICITORS

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

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SITUATION

Located approximately 1/2 mile from the city centre, opposite the junction with Washington Road, within this established retail thoroughfare serving the surrounding residential population. Portsmouth is an important Ferry Terminal and commercial centre on the south coast, lying between Southampton and Chichester.

PROPERTY

A mid terraced building comprising **3 Ground Floor Shops** with an entrance via a front passageway (**see Note**) to **3 Self-Contained Flats** on the first and second floors with uPVC double glazing. There is also a large **Rear Yard/ Garden**.

VAT is NOT payable in respect of this Lot

TENANCIES & ACCOMMODATION

FREEHOLD

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 152a (Shop)	Internal Width 15'6" Shop Depth 34'9" Built Depth 48'3" WC	G. Boicuk (Eastern European Convenience Store)	4 years from 17th September 2014	£7,500 (Current rent is £6,562.50 rising to £7,500 on 17th Sept 2015 and the Vendor will top-up the rent shortfall on completion)	FRI (excl. part roof and subject to a schedule of condition). Tenant's Break Sept. 2016. Note: Lease outside s.24-28 L & T Act 1954
No. 152f (1st & 2nd Floor Flat)	VACANT				
Nos. 152b/e (Shop & Flat)	No. 152b - Ground Floor Shop Internal Width 15'10" Shop Depth 43'0" Built Depth 49'6" WC No. 152e - First & Second Floor Flat 2 Bedrooms, Lounge, Kitchen, Bathroom/WC	A. Kaher (Fish & Chip Take-away)	20 years from 25th March 1996	£8,750	FRI
No. 152c (Shop)	Internal Width 13'8" Shop Depth 29'2" narrowing at rear to 7'4" WC	VACANT (Offer received from Bulgarian Deli operator for a new 5 year lease (break after year 3) at £5,200 p.a. with 2 month rent free period.)			
No. 152d (1st & 2nd Floor Flat)	2 Bedrooms, Lounge, Kitchen, Bathroom/WC	2 Individuals (plus Guarantor)	1 year from 29th August 2014	£7,800	AST £750 Rent Deposit held

Note: Flat 152e can also be accessed via Shop 152b. Access to Flat 152f is via the front passageway leading to a rear entrance.

TOTAL	£24,050 plus Vacant Shop and Flat
--------------	--

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

VENDOR'S SOLICITORS
Aubrey David - Tel: 020 7224 4410
Ref: Ms Hamida Dadi - Email: hdadi@aubreydavid.com

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SITUATION

Located in the heart of Bagshot, opposite the junction with Cedar Close in this mixed residential and retail area, amongst a variety of local traders and multiple retailers such as **The Co-operative Food Store, a Post Office** and **Lloyds Pharmacy**.

Bagshot is an affluent and desirable Surrey Village approx. 8 miles north-west of Woking, 6 miles south of Bracknell and 33 miles south-west of central London with good road links via the M3 (Junction 3) which connects to the M25 (Junction 12).

VAT is NOT payable in respect of this Lot

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate side access via a front gate to a **Self-Contained Flat** on the first floor. In addition, the property benefits from use of a rear service road.

Note: There may be potential to extend the property at rear first floor to create additional residential accommodation, subject to obtaining the necessary consents.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 25'2" Internal Width 24'8" Built Depth 75'2" Area Approx. 1,186 sq ft	Jaz & Kiran Wines Limited (with personal Guarantor) (Convenience Store & Off-Licence)	20 years from 6th June 2014	£20,000 (rising to £22,000 in June 2016)	FRI Rent Review June 2019 and 5 yearly
First Floor Flat	3 Bedrooms, Large Kitchen/Lounge, Bathroom/WC (GIA Approx. 701 sq ft)	Individual	1 year from 10th December 2014	£12,000	AST £1,000 Rent Deposit held.

TOTAL	£32,000 rising to £34,000 in 2016
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£32,000 p.a. rising to £34,000 p.a. in 2016

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

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



JOINT AUCTIONEERS
Gil Martin Ley – Tel: 020 8920 9945
Ref: C. Gil Martin Esq – Email: chrisg@gilmartinley.co.uk
VENDOR'S SOLICITORS
Emersons Law - Tel: 020 3440 5666
Ref: J. Langshaw Esq - Email: jeremy.langshaw@emersonslaw.co.uk

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6 WEEK COMPLETION



SITUATION

Located on this established local parade serving the surrounding residential area being approximately 2 miles from Torquay Town Centre.

Torquay is a popular coastal resort situated on the south coast of Devon approximately 22 miles south of Exeter and 32 miles east of Plymouth.

VAT is NOT payable in respect of this Lot

PROPERTY

An end of terrace property comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** at first and second floor levels.

In addition, the property benefits from use of a rear service road allowing vehicular access for unloading and off-street parking for 1 car.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 65 (Ground Floor Shop)	Gross Frontage 26'7" Internal Width 19'4" widening to 21'5" Shop Depth 23'8" Built Depth 37'7" WC	A. Chaku (Indian Take-away)	12 years from 22nd September 2010	£6,000	IRI (subject to a schedule of condition) Rent Reviews Sept. 2013 (Outstanding – Landlord quoted £7,000) and 3 Yearly. Tenant's Breaks 2016 and 2019. £1,500 Rent Deposit held.
No. 65a (First & Second Floor Flat)	Not inspected	Riviera Housing Trust Ltd	999 years from 17th August 2005	Peppercorn	FRI
TOTAL				£6,000	

£6,000 per annum

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

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

VENDOR'S SOLICITORS

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

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6 WEEK COMPLETION



SITUATION

Located on this established local parade serving the surrounding residential area being approximately 2 miles from Torquay Town Centre. Torquay is a popular coastal resort situated on the south coast of Devon approximately 22 miles south of Exeter and 32 miles east of Plymouth.

VAT is NOT payable in respect of this Lot

PROPERTY

An end of terrace property comprising a **Ground Floor Shop** with separate side access to a **Self-Contained Flat** at first and second floor levels. In addition, the property benefits from use of a rear service road allowing vehicular access for unloading.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 69 (Ground Floor Shop)	Gross Frontage 27'3" Internal Width 19'7" widening to 21'10" Shop Depth 23'8" Built Depth 42'5" WC	Poolearth Torquay Limited (Pharmacy having 5 branches)	From 5th April 2006 to 24th December 2016	£6,750	FRI
No. 67 (First & Second Floor Flat)	Not inspected	Riviera Housing Trust Ltd	999 years from 17th August 2005	Peppercorn	FRI
TOTAL				£6,750	

£6,750 per annum

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

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

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

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SITUATION

Located in the town’s prime retail pitch, adjacent to **Boots Opticians** and **EE**, opposite **Boots the Chemists** and amongst a host of other multiple retailers including **WH Smith, Superdrug, Peacocks, Shoe Zone, Tesco Express** and many others. Penzance is the principal town in south-west Cornwall with a busy commercial centre accommodating the Council Offices and Magistrates Court and with easy access to the A30.

PROPERTY

An attractive mid terraced building comprising a deep **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD – Vacant possession available (see Special Conditions of Sale)

Note: The previous rent was £33,350 p.a.

Shop & Upper Part

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

ACCOMMODATION

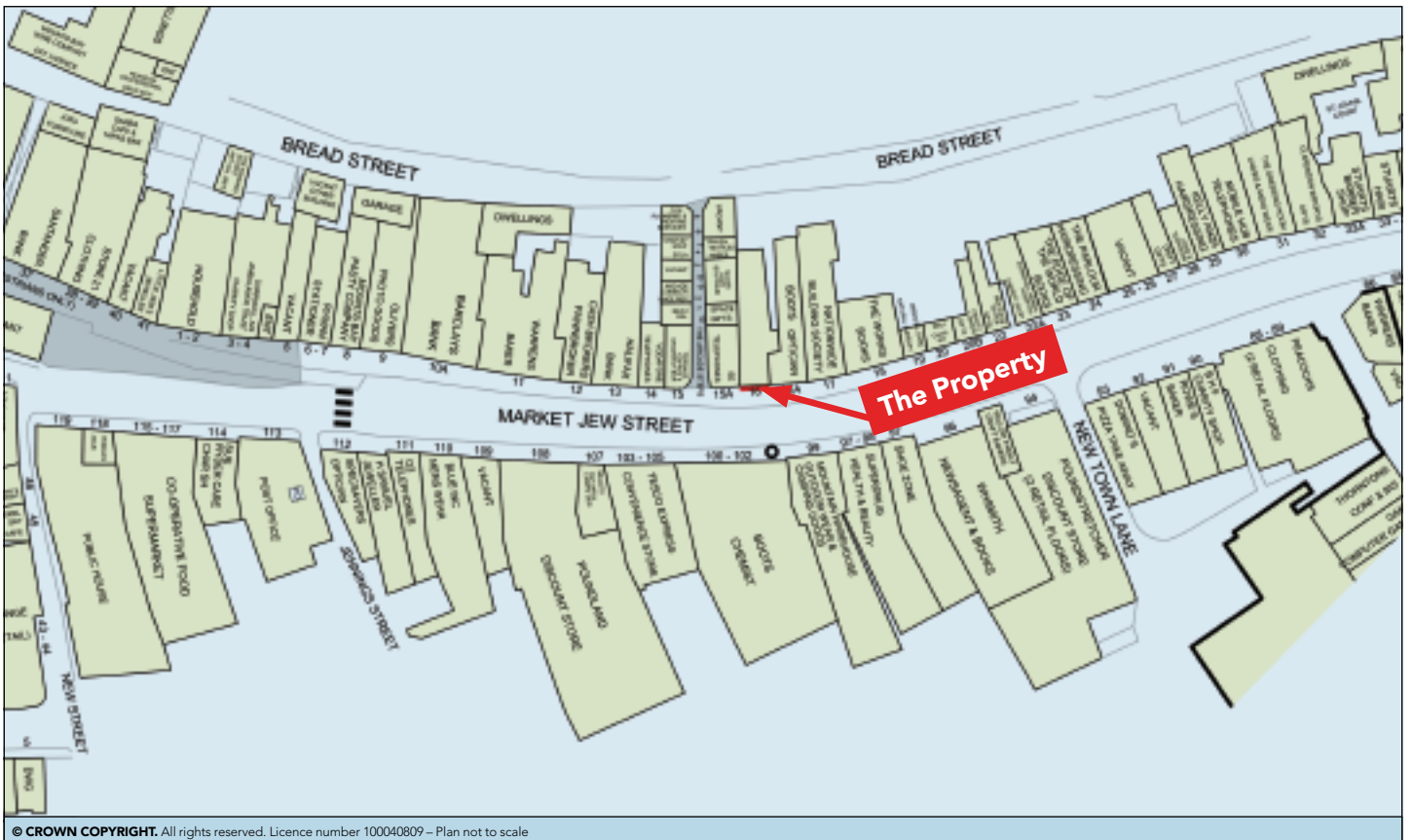
Ground Floor Shop	
Gross Frontage	23'2"
Internal Width	22'3"
narrowing at rear to	13'6"
Shop Depth	58'4"
Built Depth	67'10"
Sales Area	Approx 995 sq ft
Store Area	Approx 80 sq ft
First Floor Ancillary	
Area	Approx 380 sq ft
Second Floor Ancillary	
Area	Approx 380 sq ft
Total Area	Approx 1,835 sq ft



View from the Property



View from the Property



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VENDOR'S SOLICITORS
Janet Auckland Solicitors - Tel: 01392 210 152
Ref: Ms Janet Auckland - Email: ja@janetaucklandsolicitor.com

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SITUATION

Located on the corner of High Street and West St Helen Street in this prominent retail position amongst such multiples as **Spar, Nationwide, HSBC, Halifax, William Hill, Stan James** and many more, being within close proximity to Market Place and the Bury Street Shopping Centre. Abingdon is an historic market town being 5 ½ miles south of Oxford and 4 ½ miles north-west of Didcot benefitting from good road links via the A34 which provides access to the M40 (Junction 9) and the M4 (Junction 13).

PROPERTY

A corner building comprising **2 Ground Floor Shops** together with separate front access in High Street to a **First Floor Restaurant with internal access to Residential Accommodation on the second floor.**

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

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
1a West St Helen Street (Shop)	Internal Width 13'4" Built Depth 17'2"	Trang Huyen Nguyen (Nail Bar)	10 years from 29th June 2010	£7,750	FRI Rent Review June 2015
20 High Street (Corner Shop and Basement)	Ground Floor Shop Internal Width 27'7" Built Depth 49'9" Basement Not inspected - Believed to be circa 550 sq ft	D W Trading Ltd (Frozen Yoghurt Bar)	3 years from 13th October 2014	£12,000	FRI
20 High Street (1st Floor Restaurant & 2nd Floor Residential)	First Floor Restaurant Area Approx 710 sq ft Second Floor Residential Accommodation Not inspected	Mr and Mrs Dowle (Thai Restaurant)	5 years from 7th February 2013	£19,500	FRI (£500 cap contribution to building maintenance). £4,875 Deposit held.
TOTAL				£39,250	

£39,250 per annum

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

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

20 High Street &
1a West St Helen Street,
Abingdon, Oxfordshire OX14 5AX

LOT 13

View opposite the Property



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VENDOR'S SOLICITORS
BPE - Tel: 01242 224433
Ref: Ms Nicola Corner - Email: nicky.corner@bpe.co.uk

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View from the Property



SITUATION

Occupying a prominent position in the heart of the main town centre, adjacent to **Oxfam**, opposite **Iceland** and **Nationwide** and close to the **Swan Shopping Centre** which includes **Boots, WH Smith, McDonald's, H Samuel** and **TK Maxx**.

Eastleigh is a prosperous market and commuter town situated 5 miles north-east of Southampton and 10 miles south of Winchester, benefiting from excellent road communications via the M3 (Junction 13) and M27 (Junction 5).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop (with part return window frontage)** and internal and separate rear access to **Offices/Ancillary Storage** on the first floor. In addition, the property benefits from use of a rear communal service road for unloading and private parking for approx. 4 cars.

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

FREEHOLD

£28,000 per annum

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	21'9"
Return Frontage	9'5"
Internal Width	20'1" (max)
Shop Depth	80'8"
Built Depth	97'2"
Sales Area	Approx 1,425 sq ft
WC	

First Floor Offices/Ancillary Storage

Area	Approx 750 sq ft
Plus Kitchen and WC	

TENANCY

The entire property is let on a full repairing and insuring lease to **Care & Relief for the Young (Registered Charity having 9 branches)** for a term of 10 years from 25th March 2015 (**in occupation since 2001**) at a current rent of **£28,000 per annum** exclusive.

Rent Review 2020



JOINT AUCTIONEERS
Myddelton & Major – Tel: 01722 337 577
Ref: S. Lee, Esq – Email: simonlee@myddeltonmajor.co.uk

VENDOR'S SOLICITORS
Jeffrey Green & Russell - Tel: 020 7339 7000
Ref: Ms Susan Jarvis - Email: saj@jgrrlaw.co.uk

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SITUATION

Located in this attractive residential area close to the junction with the main A240 which provides convenient access to the local amenities of Epsom and Banstead. Banstead is a popular and prosperous commuter town which lies approximately 15 miles south-east of central London with easy access to the M25 (Junction 8).

PROPERTY

A rectangular site upon which currently stand **3 Single Storey Office / Storage Buildings**.

ACCOMMODATION

Site Frontage	26'5"
Site Depth	93'5"
Site Area	Approx 2,530 sq ft
Front Office Building	Approx 175 sq ft
External Kitchenette/WC	Not Inspected
Rear Workshop	Approx 360 sq ft
Rear Store	Approx 100 sq ft

Rateable Value £5,300 (Workshop & Premises)

Potential Development Site

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

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

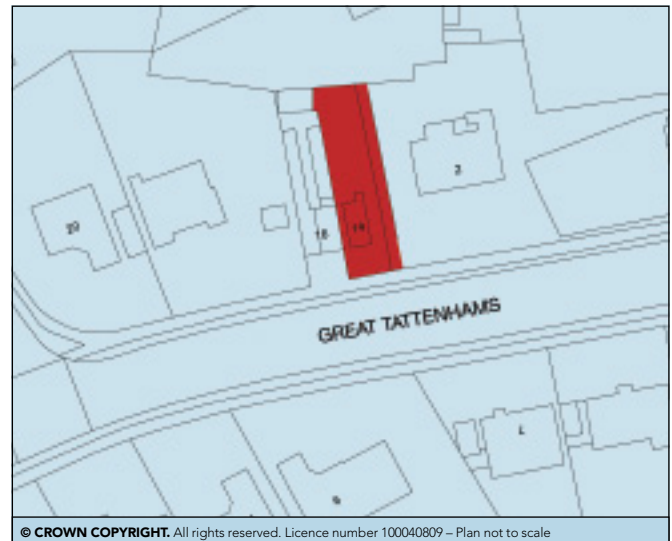
VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The property is occupied by J. Bhoyro. The rent under the previous lease (which expired on 23rd January 2013) was £7,000 p.a. The current occupier has intermittently paid varying rents.

Note: 6 week completion.



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VENDOR'S SOLICITORS
Hunt and Coombs - Tel: 01832 273506
Ref: P. Izod Esq - Email: peter.izod@hcsolicitors.co.uk

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SITUATION

Located close to the junction with Plaistow Street in the centre of Lingfield Village which includes **Costa Coffee, Boots, Costcutter** and **The Co-operative Food**, all serving the surrounding community. The Railway Station and Lingfield Park Racecourse are both within close proximity. Lingfield lies approximately 3 miles to the north of East Grinstead and 7 miles south of the M25 (Junction 6).

PROPERTY

An attractive Grade II Listed **Retail Unit (with A3 Planning Consent)** planned on ground and first floors and accessed via a gated courtyard.

ACCOMMODATION

Ground Floor GIA	Approx. 1,570 sq ft
First Floor GIA	Approx. 1,570 sq ft
Total GIA	Approx. 3,140 sq ft

VAT is NOT payable in respect of this Lot

FREEHOLD offered with **FULL VACANT POSSESSION**
(No empty rates payable on Listed Buildings.)



**Vacant Retail Unit
with A3 Consent**

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

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

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SITUATION

Occupying an excellent trading position close to a **Jaeger, Steamer Trading Cookshop, Greenwoods** and **Greggs** and a variety of specialist retailers being a few hundred yards from the main retail shopping thoroughfare of Cornhill and Cornhill Shopping Centre.

Bury St Edmunds lies on the A14, approximately 25 miles north-west of Ipswich with good road access to the M11.

PROPERTY

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

VAT is NOT payable in respect of this Lot

FREEHOLD

£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

ACCOMMODATION

Ground Floor Shop

Area Approx 355 sq ft ¹

First Floor Offices

Area Approx 360 sq ft ¹

¹ Not Inspected by Barnett Ross. Measurements sourced from VOA.

Note: There may be potential to convert the first floor to a Self-Contained Flat, subject to obtaining the necessary consents.

TENANCY

The entire property is let on a full repairing and insuring lease to **Ewin Residential t/a Mark Ewin Estate Agents** for a term of 5 years from 14th November 2013 at a current rent of **£10,000 per annum** exclusive.

Rent Review November 2016

VENDOR'S SOLICITORS

WGS Solicitors - Tel: 020 7723 1656
Ref: J. Shapiro Esq - Email: js@wgs.co.uk

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SITUATION

Located in the heart of the Town Centre, at the junction with Embankment being within close proximity of the Harpur Shopping Centre amongst such multiples as **McDonald's, Debenhams, Ladbrokes, Wilkinson, Bathstore, Lloyds** and more.

In addition, Bedford College (having approx 18,000 students) is only a short walk away.

Bedford is a busy Administrative and Regional Centre located approximately 18 miles north of Luton and 13 miles north-east of Milton Keynes, midway between the M1 (J10) and the A1 and benefitting from excellent road links with the A6, A421 and A428.

PROPERTY

Forming part of a substantial corner building comprising a large **Ground Floor Restaurant** with 2 parking spaces at the rear.

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

ACCOMMODATION

Ground Floor Restaurant

Gross Frontage	36'11"
Return Frontage	42'2"
Internal Width	34'11"
Shop Depth	56'4"
Built Depth	80'1"
Restaurant/Kitchen Area	Approx 1,924 sq ft
Rear Store/Ancillary Area	Approx 254 sq ft
Ladies/Gents/Disabled WC's	
Total Area	Approx 2,178 sq ft

TENURE

Leasehold for a term of 999 years from 15th July 2011 at a fixed ground rent of £1 p.a.

TENANCY

The property is let on a full repairing and insuring lease to **Nando's Chickenland Ltd (T/O for Y/E 23/02/14 £470.7m, Pre-Tax Profit £68.7m and Net Worth £74m) (having 211 branches)** for a term of 20 years from 27th May 2004 at a current rent of **£40,000 per annum** exclusive.

Rent Review 2019

£40,000 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



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

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SITUATION

Occupying an excellent position on the High Street opposite **Sainsbury's**, adjacent to the **Library** and amongst such other multiple retailers as **Lloyds Pharmacy, Martins, BHF, Post Office** and **Barclays**.

The shopping arcade escalator forms one of the principle links between the Town Centre and a large 250 capacity car park to the rear of the property.

Midsomer Norton is an attractive town which lies some 10 miles south-west of Bath and 16 miles south-east of Bristol with excellent road links via the A37.

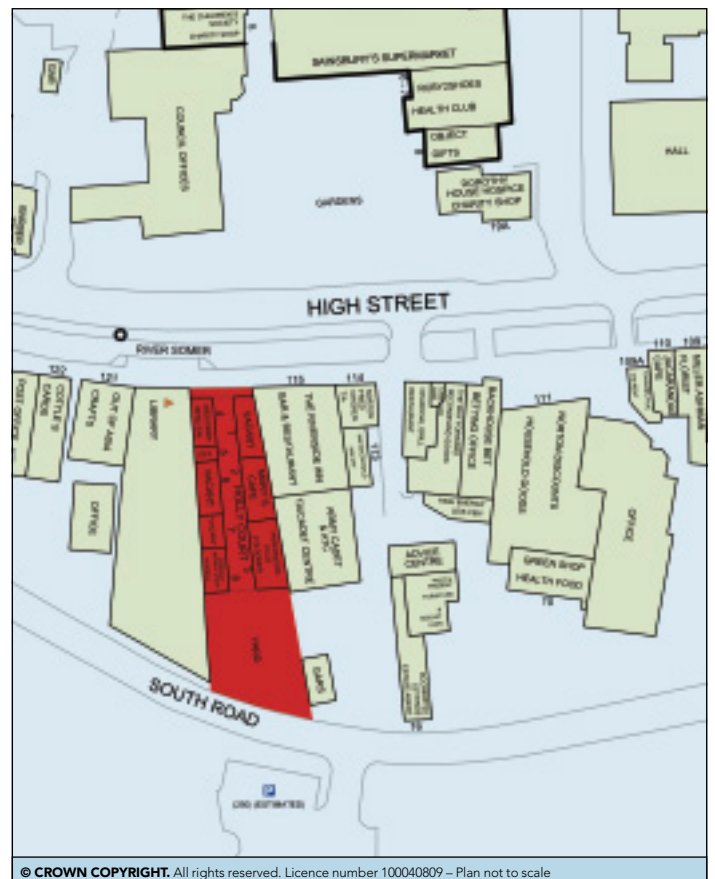
PROPERTY

An attractive **Shopping Arcade comprising 19 Retail Units planned on two floors.**

There is rear service access from South Road for unloading and parking for at least 6 cars.

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

FREEHOLD



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£118,300 p.a.

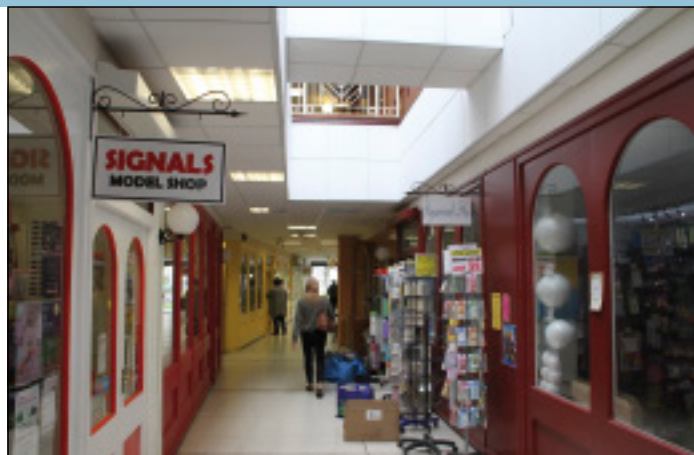
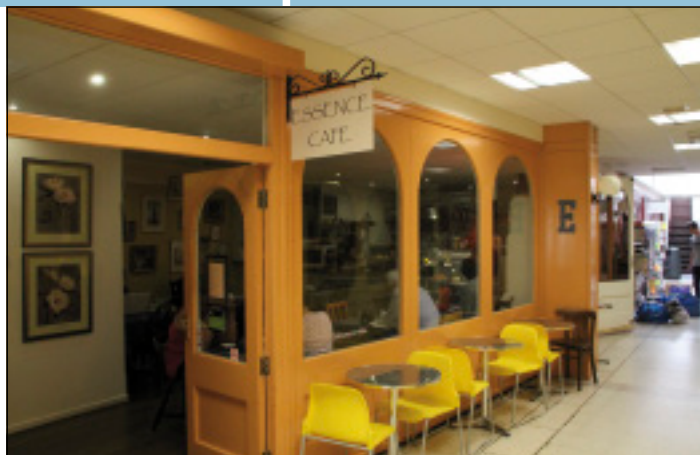
The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

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



Rear Entrance From South Road





TENANCIES & ACCOMMODATION (see Note)

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Unit 1	Approx. 500 sq ft	S. Kittely t/a Glass Slipper (Dress shop)	1 year from 28th October 2014	£10,800	
Unit 2	Approx. 515 sq ft	N & S McCraw (Essence café)	9 years 3 months from 4th June 2015	£12,000	Rent Reviews annually in line with RPI
Unit 3	Approx. 615 sq ft	G. Hamlet t/a Paperwork Plus (Stationer)	6 years from 1st January 2012	£8,000	Rent Review Jan 2015 to RPI (Outstanding)
Unit 4	Approx. 560 sq ft	K. Gould (Midsomer Beauty Salon)	15 years from 1st November 2012	£10,000	Rent Review 1st Nov 2015 and 3 yearly in line with RPI. Tenant's Break 1st May 2020
Unit 5	Approx. 330 sq ft	N & S McCraw (Essence Café & Gift Shop)	10 years from 20th August 2014	£8,000	Rent Reviews annually in line with RPI
Unit 6	Approx. 330 sq ft				
Unit 7	Approx. 480 sq ft	M. Gallacher (Burger Diner)	5 years from 27th November 2014	£8,000	Rent Reviews annually in line with RPI. Tenant's Break Dec 2016 conditional on failure to obtain change of use
Unit 8	Approx. 865 sq ft	M. Burstone and E. Cousins t/a Signals (Model Shop)	3 years from 23rd July 2012	£8,000	The Tenant has verbally requested a new lease
Unit 9	Approx. 470 sq ft	G. Lewis (Boutique)	5 years from 28th October 2014	£6,000	Rent Reviews annually in line with RPI
Unit 10	Approx. 360 sq ft	C. Thompson t/a House of Hair (Hairdresser)	5 years from 9th March 2015	£5,000	Rent Reviews annually in line with RPI. Tenant's Break 2017
Unit 11	Approx. 680 sq ft	P. Kubinec and I. Kubinec (Pizza Restaurant)	5 years from 1st October 2014	£12,000	Rent Reviews annually in line with RPI
Unit 12	Approx. 340 sq ft	J. Troy t/a Josie Louise (Hairdresser)	5 years from 1st July 2014	£3,000	
Unit 12a	Approx. 430 sq ft	N. Tranter (Midsummer Tanning Salon)	21 years from 12th October 2001	£4,000	Rent Reviews 2004, 2007, 2010 and 2013 (Outstanding) and 3 yearly
Unit 13	Approx. 320 sq ft	S. Teall (Yoga)	5 years from 1st August 2015	£4,500	Rent Reviews annually in line with RPI
Unit 14	Approx 265 sq ft	M. Stanford (Art Gallery)	6 months from 20th April 2015	£4,250	Rent Review October 2015
Unit 15	Approx. 560 sq ft	N. Islam t/a Village Spice (Indian Restaurant)	25 years from 13th December 2012	£12,250	Rent Reviews annually in line with RPI. Current rent is £11,000 rising to £12,250 in December 2015 and the vendor will top-up rent shortfall on completion.
Unit 15a	Approx. 185 sq ft				
Unit 16	Approx. 160 sq ft				
Unit 17	Approx. 260 sq ft	C. Hughes (Ice Cream Parlour)	2 years from 18th April 2015	£2,500	Fixed increase to £3,000 in April 2016
¹ Areas supplied by Vendor		Total Area Approx. 8,225 sq ft	TOTAL	£118,300	

Note: The leases are all FRI by way of service charge. The Arcade is managed by the Holly Court Tenants Association, but the leases do make provision for the appointment of a managing agent if the Freeholder prefers.

VENDOR'S SOLICITORS

Withy King - Tel: 01225 730 156
Ref: A. Johnson Esq - Email: andrew.johnson@withyking.co.uk

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

Occupying an excellent trading position close to a **Jaeger, Steamer Trading Cookshop, Greenwoods** and **Greggs** and a variety of specialist retailers being a few hundred yards from the main retail shopping thoroughfare of Cornhill and Cornhill Shopping Centre.

Bury St Edmunds lies on the A14, approximately 25 miles north-west of Ipswich with good road access to the M11.

PROPERTY

Forming part of a mid-terraced building comprising a **Ground Floor Shop**. In addition, the property benefits from a rear service area for unloading.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor Shop

Area Approx. 544 sq ft¹

¹ Not Inspected by Barnett Ross. Measurements sourced from VOA.

£9,750 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

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 **Age UK Suffolk (T/O for Y/E 31/3/14 £4.4m, Pre Tax Profit £190,000, Net Worth £1.25m) (a partner of Age UK having over 450 branches)** for a term of 6 years from 1st November 2010 (**in occupation since 1992**) at a current rent of **£9,750 per annum** exclusive.



VENDOR'S SOLICITORS

WGS Solicitors - Tel: 020 7723 1656
Ref: J. Shapiro Esq - Email: js@wgs.co.uk

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View of Club House



SITUATION

Located on the south-western edge of Northam, between Northam and Bideford, west of Lenwood Road which in turn is connected to the A39.

Northam is a popular Village with many amenities including a Junior School, mini-Supermarket, Health & Dental Centre, Leisure Centre and Burrows Country Park offering many attractive walks and stunning vistas.

Northam is situated between Appledore, famous for its pretty winding streets and quayside overlooking the estuary across to Instow and Westward Ho!, with its long sandy beaches and championship Golf Course.

The market town of Bideford lies approx. 2 miles distant with the regional centre of Barnstaple being approx. 11 miles north-east.

VAT is NOT payable in respect of this Lot

FREEHOLD

**£46,145.16 per annum
Plus 1 Vacant Chalet
& Club House**

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

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

PROPERTY

Situated on a site of just over 8 acres including:

- **62 'Holiday' Chalets to be used only for 10 months each year (see Notes 1 to 5)**
- **4 Chalets with all year use**
- **Club House** (not used since 2007) which housed squash courts, a gymnasium, swimming pool and other facilities.
- **2 Tennis Courts**
- **Landscaped Gardens**



VENDOR'S SOLICITORS

OGR Stock Denton - Tel: 020 8349 0321

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

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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
30 'Holiday' Chalets	Nos. 2, 3, 4, 6, 7, 9, 10, 11, 15, 18, 19, 22-26, 28, 29, 37, 40, 42, 43, 45-47, 49, 51, 54, 56 & 57 (See Notes 1, 2 & 3)	Various	Each 999 years from 30th September 1986	£300 (£10 per chalet)	Fixed service charge.
2 'Holiday' Chalets	Nos. 16 & 17 (See Notes 1, 2 & 3)	Various	Each 999 years from 30th September 1986	£610.80 (£305.40 per chalet)	Fixed service charge.
1 'Holiday' Chalet	No. 21 (See Notes 1, 2 & 3)	Individual(s)	99 years from 30th September 1986	£10	Fixed service charge. Valuable Reversion in approx. 70 years.
7 'Holiday' Chalets	Nos. 19a, 27, 35, 38, 47a, 47b & 58 (see Notes 1 to 5)	Various	Each 999 years from 30th September 1986	£5,323.82 (Reviewed annually to RPI)	FRI by way of service charge.
22 'Holiday' Chalets	Nos. 1, 5, 8, 12-14, 20, 31-34, 36, 39, 41, 44, 48, 50, 52, 53, 55 & 59 (see Notes 1 to 5)	Various	Each for a term expiring between 81 & 83 years	£17,700.54 (Reviewed annually to RPI)	FRI by way of service charge. 21 Valuable Reversions in approx. 81 to 83 years.
4 All Year Chalets	Nos. 32a, 32b & 36a	Various	Each AST's	£22,200	
	No. 15a	VACANT			
Club House	Approx. 30,000 sq ft ¹	VACANT (Potential for conversion to Residential Use, subject to obtaining the necessary consents)			

¹Not inspected by Barnett Ross. Area supplied by Vendor.

TOTAL	£46,145.16 plus 1 Vacant Chalet and Club House
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Note 1: The majority of the lessees occupy their chalets on a full time basis as their principle private residence providing ample opportunity for lease variations to allow all year permanent use.

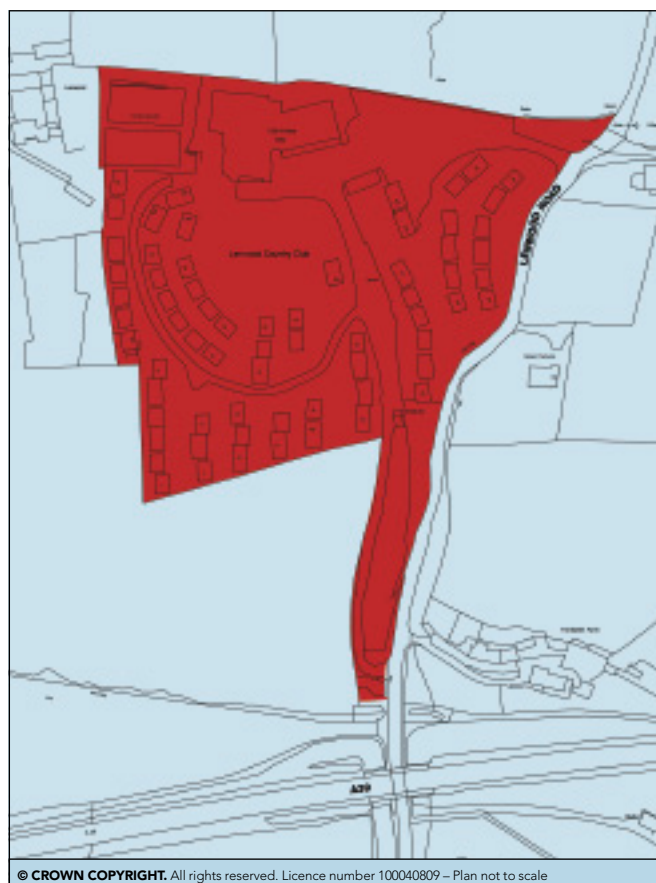
Note 2: The Lessees of Nos. 20 & 31 each paid circa £22,500 to vary their lease for all year residential use.

Note 3: The Lessees of Nos. 17 & 36 also have all year use, the former being personal to the current lessee.

Note 4: These 29 leases entitle the Freeholder to receive 5% of the purchase price upon any assignment. We understand that 3 'Holiday' Chalets sold in the past 3 years at prices ranging from £34,000 to £82,000.

Note 5: These 29 leases allow for a Management Fee of 5% p. a. to be charged through the service charge.

Note 6: The Freeholder insures. Current sum insured £5,750,000. Current premium £10,070.



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SITUATION

Occupying a busy trading position amongst a host of established traders close to the junction with Weedington Road being close to Chalk Farm and Kentish Town Underground Stations (Northern Line) and Kentish Town Mainline Station.

Queen's Crescent Market, one of London's oldest street markets is held every Thursday and Saturday.

Kentish Town is a popular north London residential suburb which lies approximately 3 miles from central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a rear ground floor **Self-Contained Flat**. In addition, there is separate front access to **2 Self-Contained Flats** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'2" Internal Width 12'8" Shop Depth 37'7" WC	Asha Ahmed (Café)	15 years from 25th December 2012	£9,600	FRI Rent Reviews December 2015 (Landlord quoted £13,000 p.a.) and 5 yearly
Rear Ground Floor Flat	Bedroom, Lounge/Kitchen, Shower Room/WC	Individual	6 months from 6th April 2014	£13,237.12 (See Note 1)	AST. Holding over. Note 1: The rent is paid directly by Camden Council.
First and Second Floor (2 Flats)	Not Inspected	Various	Each 125 years from 25th March 2013	£500 (€250 per flat)	Each FRI Rents rise by £200 every 25 years
TOTAL				£23,337.12	

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

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

VENDOR'S SOLICITORS
Lewis Terrace Rose – Tel: 020 8920 9970
Ref: Ms Roumiana Dimitrova – Email: roumiana@lewisterrancerose.co.uk

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View Opposite the Property



SITUATION

Occupying an excellent position within the town centre opposite the Swan Shopping Centre and Car Park amongst nearby multiples including **Betfred, Oxfam, Specsavers, 99p Stores** and the many multiples on the pedestrianised High Street only a few hundred yards away. Kidderminster lies approximately 16 miles south-west of Birmingham and benefits from excellent road links via the A456 into Birmingham and the M5 (Junction 3).

PROPERTY

A mid terraced building comprising a **Ground Floor Office** with internal access to **Ancillary Accommodation** at first floor level.

ACCOMMODATION

Ground Floor

Area Approx. 1,750 sq ft¹

First Floor

Area Approx. 2,019 sq ft¹

Total Area Approx. 3,769 sq ft¹

¹ Not inspected by Barnett Ross. Areas provided by Vendor.

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

£40,000 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

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Swanswell Charitable Trust (see Tenant Profile)** for a term from 20th June 2015 to 31st March 2020 (**see Note**) at a current rent of **£40,000 per annum** exclusive.

Rent Review and Tenant's Break 2018

Note: The lease is excluded from s. 24-28 of L & T Act 1954

TENANT PROFILE

For Y/E 31/3/14, Swanswell Charitable Trust reported a T/O of £11.2m, Pre-Tax Profit of £547,000 and a Net Worth of £1.67m.

Swanswell are a national alcohol and drug charity that helps people change and be happy.

Formed in 1968, it became known as the Swanswell Charitable Trust in 1994. Today, Swanswell helps more than 9,000 people overcome problem alcohol and drug use through face-to-face and telephone interventions as well as over 100,000 people online – with a turnover of more than £10.3million. Further information at www.swanswell.org

VENDOR'S SOLICITORS
Clapham & Collinge LLP - Tel: 01603 693 500
Ref: H. Berridge Esq - Email: hb@clapham-collinge.co.uk

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SITUATION

Occupying a prominent position in this busy thoroughfare adjacent to **Winkworths**, opposite **Café Rouge** and **Greenwich Picture House** and amongst such other traders as **Pizza Express**, **Sainsbury's**, **Jamies Italian**, **HSBC** and many more.

PROPERTY

Forming part of a larger development comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'11"
Internal Width	23'8"
Built Depth	41'3" (max)
Area	Approx 910 sq ft
WC	

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 99 years from 9th May 2003 at a peppercorn.

TENANCY

The property is let on a full repairing and insuring lease to **Coral Racing Limited (having approx. 1,600 branches)** for a term of 15 years from 18th July 2014 at a current rent of **£50,000 per annum** exclusive.

Rent Reviews 2019 and 2024

Tenant's Break 2024



£50,000 per annum

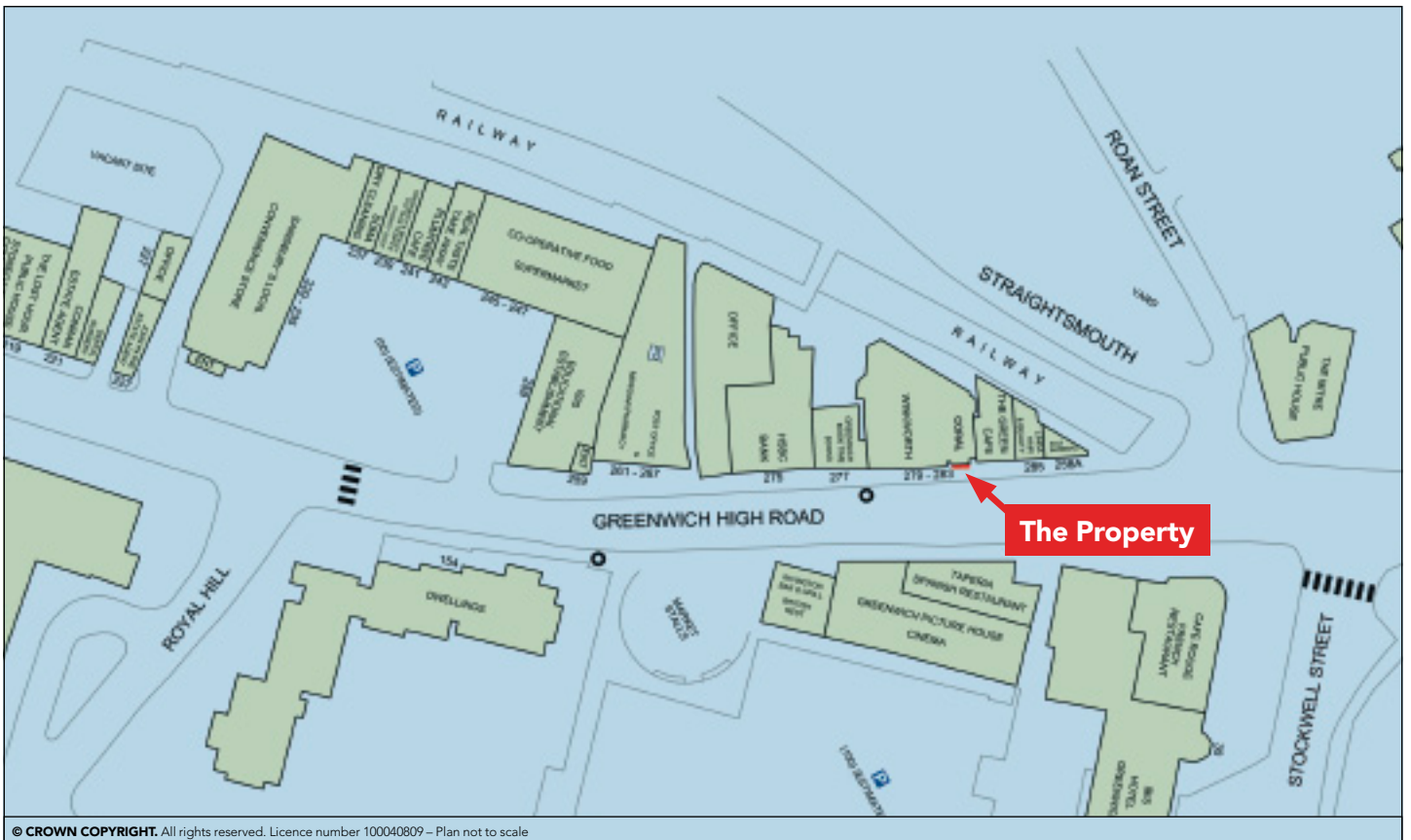
The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

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

VENDOR'S SOLICITORS

Harold Benjamin - Tel: 020 8422 5678
Ref: J. Rose Esq - Email: jonathan.rose@haroldbenjamin.com

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SITUATION

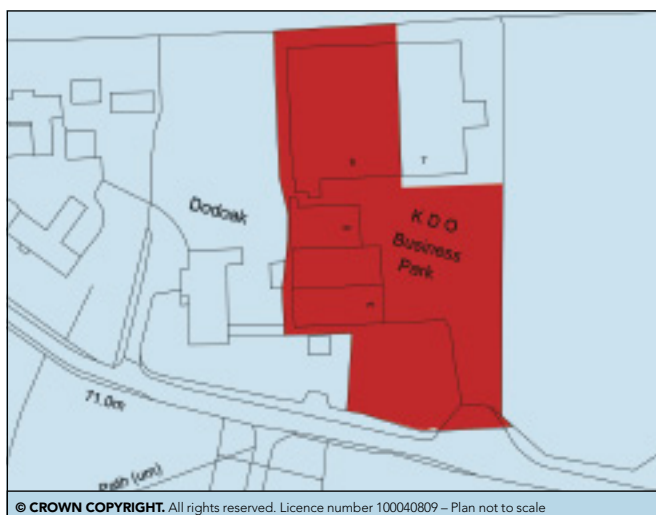
KDO Business Park is located on the edge of the villages of Little Witley and Sankyn's Green, approx. 1 mile from the junction with the A443 Great Witley Road. The property is located 8 miles north-west of Worcester, 4 miles south of Stourport-on-Severn and approx. 25 miles south-west of Birmingham, having good road links via the M5 (Junction 6).

PROPERTY

Forming the majority of KDO Business Park comprising **4 Light Industrial / Warehouse Units** along with a **Secure Compound**.

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

FREEHOLD



£45,900 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



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Unit 3	GIA Approx. 2,123 sq ft	A. Brown	5 years from 1st September 2014	£5,300	FRI Rent Review September 2017
Units 4 & 5	GIA Approx. 4,045 sq ft	L & D Walton (t/a Olpro Camping Equipment) www.olproshop.com	5 years from 1st November 2013	£11,000	FRI Rent Review 2018
Unit 6	GIA Approx. 9,417 sq ft	H. Gwin (t/a Oakland Coachbuilders) www.oaklandcoachbuilders.co.uk	10 years from 1st October 2009 (In occupation over 10 years)	£26,000	FRI Rent Review 1st May 2014 (Outstanding). 2014 Break Option not exercised.
Compound	Approx 0.153 Acres	H. Gwin (t/a Oakland Coachbuilders) www.oaklandcoachbuilders.co.uk	Monthly Licence (In occupation over 10 years)	£3,600	Rent has not been increased since 1st October 2009
TOTAL				£45,900	

VENDOR'S SOLICITORS

Withy King - Tel: 01225 730 156
Ref: A. Johnson Esq - Email: andrew.johnson@withyking.co.uk

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



SITUATION

Located in this attractive village, close to the junction with Church Street, opposite **Springwells Hotel** and serving the surrounding affluent residential area. Nearby multiples include **Martins, The Co-operative Food, Lloyds Bank, Barclays, Post Office** and **Cancer Research**.

Steyning is situated 10 miles north-west of Brighton, 10 miles north of Worthing and benefits from good road links via the A283 which links to the A24.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with internal access to a **Storage Area** at first floor level. The property benefits from lay-by parking at the front.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'6"
Internal Width	16'5"
narrowing to	12'3"
Shop Depth	34'2"
Built Depth	59'1"

WC

First Floor Storage

Area	Approx. 680 sq ft
------	-------------------

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **M & O Trading Ltd (with personal Guarantor) as an Off Licence (having over 40 branches trading under the names of Hartleys, Mulberry & The Offie – visit www.hartleyswines.co.uk) (T/O for Y/E 2013 £19.96m, Pre-Tax Profit £151,000 and Net Worth £1.018m)** for a term of 15 years and 3 months from 25th June 2010 at a rent of **£15,000 per annum exclusive (see Note)**.

Rent Reviews 2015 and 2020

Note: The current rent is £14,000 rising on the 28th September 2015 to the higher of £15,000 p.a. or Open Market Value and the Vendor will make up the rent shortfall on completion.

£15,000 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

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

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SITUATION

Occupying an excellent trading position close to a **Jaeger, Steamer Trading Cookshop, Greenwoods** and **Greggs** and a variety of specialist retailers being a few hundred yards from the main retail shopping thoroughfare of Cornhill and Cornhill Shopping Centre.

Bury St Edmunds lies on the A14, approximately 25 miles north-west of Ipswich with good road access to the M11.

PROPERTY

Forming part of a mid-terraced building comprising a **Ground Floor Shop**. In addition, the property benefits from a rear service area for unloading.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor Shop

Area Approx. 420 sq ft¹

¹ Not Inspected by Barnett Ross. Measurements sourced from VOA.

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 **C. Ciaravola (CCS Hair/Beauty)** for a term of 6 years from 20th June 2014 at a current rent of **£8,750 per annum** exclusive.

Tenant's Break June 2016

Note: The Tenant took assignment of the lease in June 2015 and has just completed a comprehensive re-fit.

£8,750 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
WGS Solicitors - Tel: 020 7723 1656
Ref: J. Shapiro Esq - Email: js@wgs.co.uk

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SITUATION

Occupying a prominent corner position within this established shopping centre amongst such multiples as **Barclays, Lloyds Bank, Hunters Estate Agents, Betfred** and others. Blackfen is a popular suburb lying some 11 miles south-east of central London on the main A2.

PROPERTY

An end of terrace building comprising a **Ground Floor Betting Shop** with separate rear access via a communal staircase and balcony to a **Self-Contained Flat** on the two upper floors. In addition, there is a small yard to the rear of the property and an **Advertising Hoarding** on the flank wall.

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 20'2" Internal Width 18'1" Shop Depth 67'0" Staff Kitchen Area 3 WCs	Coral Racing Ltd (having approx. 1,600 branches)	15 years from 11th November 2004	£11,000	FRI Rent Review 2014 (Outstanding – Landlord quoted £15,000 p.a.)
First & Second Floor Flat	4 Rooms, Kitchen, Bathroom/WC	2 Individuals	1 year from 23rd April 2013	£11,100	AST Holding over
Advertising Hoarding		Insite Poster Investment	99 years from 20th February 2007	Peppercorn	
TOTAL				£22,100	

£22,100 per annum

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

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

VENDOR'S SOLICITORS

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

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SITUATION

Occupying a prominent trading position within this established town centre retail thoroughfare adjacent to a **Holland & Barrett** and amongst such multiple retailers including **Heron Foods, M & Co, WH Smith, Santander, Domino's, Natwest, Nationwide** and many more. March is an attractive town which lies some 15 miles east of Peterborough and 25 miles north of Cambridge enjoying good road access with the A141 which links with the A1.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Large Self-Contained Flat** on the first and second floors with uPVC double glazing. In addition, the property benefits from use of a rear service road.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'8" Internal Width 13'11" Shop Depth 52'4" Built Depth 68'4" WC External Store Area Approx. 80 sq.ft	Break (Charity having 52 branches)	12 years from 2nd April 2013	£15,000	FRI Rent Reviews and Tenant's Breaks April 2016 and 3 Yearly
First Floor Flat	3 Bedrooms, Kitchen, Lounge, Bathroom/WC (GIA Approx. 1,204 sq.ft)	Individual	3 years from 9th December 2012	£8,100	AST £600 Rent Deposit held
TOTAL				£23,100	

£23,100 per annum

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

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

VENDOR'S SOLICITORS
Hughes Paddison - Tel: 01242 574 244
Ref: Ms Jo Lacey - Email: jla@hughes-paddison.co.uk

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SITUATION

Occupying a prominent trading position in the pedestrianised Town Centre amongst such multiple retailers as **William Hill, Specsavers, Iceland, Lloyds Bank, Shoezone, Warrens Bakery, Nationwide** and many others. Redruth is an attractive Cornish market town located some 9 miles west of Truro and 17 miles north-east of Penzance with excellent road access being adjacent to the A30.

PROPERTY

A terraced property comprising a **Ground Floor Shop** with separate side access to **4 Self-Contained Flats** on two upper floors.

VAT is payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'8" Internal Width 15'3" Shop Depth 35'7" WC	Ms L Cornelius t/a Mum 123 (Baby Wear & Toys)	3 years from 13th February 2015	£7,000	IRI & Shop Front Tenant's Annual Break
First and Second Floor (4 Flats)	Not Inspected	2 Individuals	Each 999 years from 1st April 2014	£400	Each FRI Each £100 p.a.
TOTAL				£7,400	



£7,400 per annum

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

VENDOR'S SOLICITORS
Mayo Wynne Baxter - Tel: 01342 310 600
Ref: M. Phillips Esq - Email: mphillips@mayowynnebaxter.co.uk

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SITUATION

Located at the corner of Seven Sisters Road and Coleridge Road, within 200 yards of Finsbury Park Station (Piccadilly Victoria and Main Lines) and being close to a variety of local shops and restaurants within this improving and sought after residential area only 4 miles north of Central London.

Nearby amenities include Finsbury Park, the Michael Sobell Sports Centre and Arsenal's Emirates Football Stadium.

VAT is NOT payable in respect of this Lot

FREEHOLD

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with internal access to a large **Ancillary Storage/Office Area** on the lower ground floor plus separate side access to **3 Self-Contained Flats** on 3 upper floors. There is also a rear yard.

PLANNING

Plans have been drawn up to develop a **Self-Contained 1 Bed Flat to the rear of ground and lower ground floor levels and to reconfigure the front sections for commercial use.** Proposed drawings available on request.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Lower Ground Floor	<p>Ground Floor Shop Internal Width 24'2" narrowing to 18'2" Shop Depth 40'5" GIA Approx. 810 sq ft</p> <p>Lower Ground Floor Storage/Office/Canteen GIA Approx. 1,190 sq ft Total GIA Approx. 2,000 sq ft</p>				VACANT
3 Flats (First, Second & Third Floors)	Not Inspected	Various	Each 99 years from 29th September 1986	£300	Each FRI Each having Valuable Reversions in approx. 70 years Rent Rising to £450 in 2019 and £600 in 2052

Vacant Shop & 3 Flats with Valuable Reversions

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

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

VENDOR'S SOLICITORS
Yugin & Partners – Tel: 020 8954 2410
Ref: M. Yugin Esq – Email: my@yuginlaw.com

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SITUATION

Located in the heart of the Town Centre, close to the junction with the prime retailing in Silver Street, amongst such multiples as **Barclays, Debenhams, Betfred, Subway, Oxfam, NatWest** and **Cancer Research**.

Bedford is a busy Administrative and Regional Centre located approximately 18 miles north of Luton and 13 miles north-east of Milton Keynes, midway between the M1 (J10) and the A1 and benefitting from excellent road links with the A6, A421 & A428.

PROPERTIES

Comprising a **Self-Contained Studio Flat** on part first floor and a **Self-Contained 2 Bed Flat** on part first and second floors within this mid terrace building. In addition, both flats benefit from an entryphone system.

TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 32 *Reserve below £100,000	No. 99A (Part First & Second Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC Area Approx. 810 sq.ft	2 Individuals	1 year from 26th February 2015	£8,220	AST £685 Rent Deposit held. Gas central heating.
Lot 33 *Reserve below £60,000	No. 99B (Part First Floor Studio Flat)	Studio Room/Kitchen, Bathroom/WC	Individual	6 months from 19th March 2015	£6,300	AST £525 Rent Deposit held. Recently refurbished to incl. new kitchen, bathroom, uPVC double glazed windows and gas central heating.

VAT is NOT payable in respect of these Lots

TENURE

Each Leasehold for a term of 125 years from 1st January 2015.

Current ground rent for No. 99A – £200 p.a.

Current ground rent for No. 99B – £100 p.a.

BEDFORD HIGH STREET TOWNSCAPE HERITAGE INITIATIVE

The THI is a £3m scheme designed to bring significant benefit to local businesses and residents by restoring traditional shop fronts, upgrading building facades, reinstating lost architectural details, bringing upper floors back into use as well as carrying out vital structural works.

(Source – www.bedford.gov.uk/bedfordhighstreet).

No's.99 and 101 are currently undergoing facade refurbishment and shop front replacement which is due to be completed imminently.

VENDOR'S SOLICITORS

Bond Dickinson - Tel: 0191 279 9139
Ref: Ms Lisa Hill - Email: lisamarie.hill@bonddickinson.com

The Surveyors dealing with these properties are
NICHOLAS BORD and **NICHOLAS LEIGH**

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

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SITUATION

Occupying an excellent trading position, adjacent to **Age UK** and **Steamer Trading Cookshop**, and close to a **Jaeger**, **Greenwoods** and **Greggs** and a variety of specialist retailers being a few hundred yards from the main retail shopping thoroughfare of Cornhill and Cornhill Shopping Centre.

Bury St Edmunds lies on the A14, approximately 25 miles north-west of Ipswich with good road access to the M11.

PROPERTY

Forming part of a mid-terraced building comprising a **Double Fronted Ground Floor Shop**. In addition, the property benefits from a rear service area for unloading.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor Shop

Area Approx. 639 sq ft¹

¹ Not Inspected by Barnett Ross.
Measurements sourced from VOA.

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 **Dance & Party Crazy** for a term from 17th November 2010 to 31st July 2017 at a current rent of **£10,250 per annum** exclusive.

£10,250 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

WGS Solicitors - Tel: 020 7723 1656
Ref: J. Shapiro Esq - Email: js@wgs.co.uk

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SITUATION

Occupying a prominent trading position within the town centre, directly opposite an **HSBC** and **Peacocks** with nearby multiples as **Pound World, William Hill, Lloyds Bank, Specsavers, NatWest, Santander, Thomson** and others. Dewsbury lies approximately 9 miles south-west of Leeds City Centre and 9 1/2 miles from Bradford Town Centre and benefits from good road links via the A638 to the M1 (Junction 40) and A653 to the M62 (Junction 28).

PROPERTY

A mid terrace building comprising a **Large Ground Floor Double Restaurant** with internal and separate front access to **Ancillary Accommodation** on the first floor.

VAT is payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Vacant Double Restaurant

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

ACCOMMODATION

Ground Floor Restaurant

Gross Frontage	43'10"
Internal Width	36'4"
narrowing at rear to	22'1"
Restaurant Depth	51'4"
Built Depth	74'5"
Restaurant Area	Approx. 1,452 sq ft
Store Area	Approx. 283 sq ft
2 WCs	

First Floor

Store/Kitchen Area	Approx. 832 sq ft
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3 WCs

Total Area

Approx. 2,567 sq ft



View of interior

View towards Market Place



View towards Market Place



VENDOR'S SOLICITORS

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

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The Property

6 WEEK COMPLETION



SITUATION

Located adjacent to a **Boots** close to the junction with New Street and Richard Avenue in the heart of the town centre, and amongst such multiples as **Lloyds Bank**, **Bairstowe Eves** and a **Tesco Express**.

Brightlingsea is an attractive coastal town located approximately 10 miles south of Colchester, 25 miles from Ipswich and 70 miles north-east of London.

PROPERTY

A semi-detached building comprising a **Ground Floor Banking Hall** along with **2 Self-Contained Flats** on the first and second floors accessed at the side.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Bank	Gross Frontage 30'0" Built Depth 77'1" Area Approx 1,216 sq ft WC	National Westminster Bank plc (Not in occupation – see Note) (Having approx. 700 branches) (T/O for Y/E 31/12/14 £9.697bn, Pre-Tax Profit £2.577bn and Net Worth £16.009bn)	20 years from 10th June 2005	£13,500	FRI Rent Review 2020. Note: NatWest are willing to offer a surrender premium to include settling any dilapidation claims.
First & Second Floor Flat (Flat 1)	Not Inspected	Individual	125 years from 23rd June 2003	£100	FRI
First & Second Floor Flat (Flat 2)	Not Inspected	Individual	125 years from 6th June 2003	£100	FRI

TOTAL	£13,700
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£13,700 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
KHH Solicitors - Tel: 020 8826 2136
Ref: N. Hanan Esq - Email: nigelhanan@khhlaw.co.uk

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View of Part of the Land

SITUATION

Located to the rear of the **NatWest Bank** and a **Boots** close to the junction with New Street and Richard Avenue in the heart of the town centre.

Brightlingsea is an attractive coastal town located approximately 10 miles south of Colchester, 25 miles from Ipswich and 70 miles north-east of London.

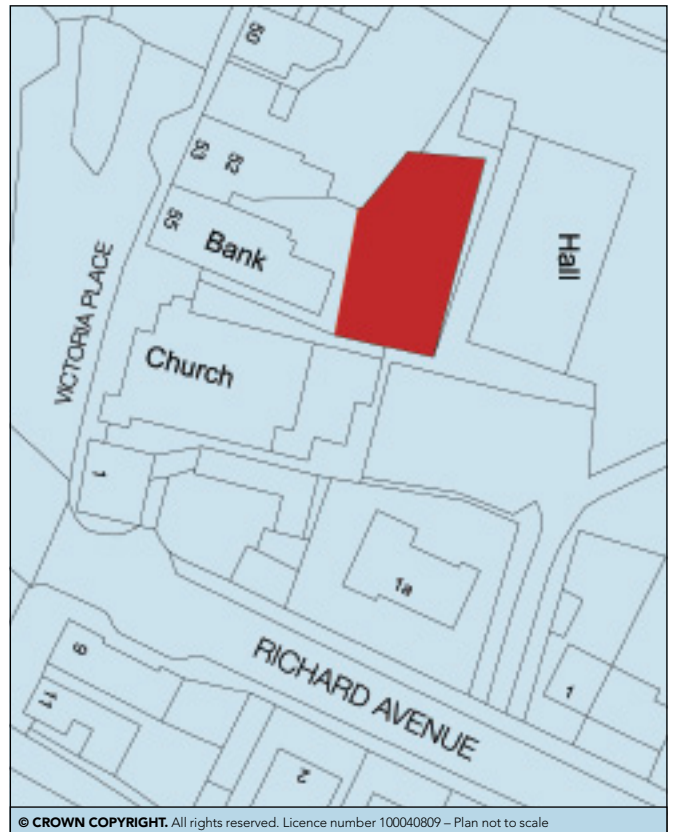
PROPERTY

An **Irregular Shaped Site of Approximately 3,470 sq ft** accessed via **Richard Avenue**.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note: Consent has been obtained on the adjoining land for residential development.



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Vacant Land

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
KHH Solicitors - Tel: 020 8826 2136
Ref: N. Hanan Esq - Email: nigelhanan@khhlaw.co.uk

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SITUATION

Occupying a prominent trading position at the junction with 22nd Avenue within this established parade which includes a **William Hill** and being close to a **Boots** and **Sainsbury's** all serving the surrounding residential area.

Kingston-upon-Hull is an important Port and commercial centre situated on the River Humber, approximately 60 miles east of Leeds and 38 miles south-east of York with easy access via the M62 and A63.

PROPERTY

A terraced building comprising a **Ground Floor Double Shop and Ground Floor Corner Shop** with separate rear access to **Self-Contained Residential Accommodation**. In addition, the property benefits from a Private Rear Yard.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 260 (Ground Floor Shop)	Gross Frontage 24'0" Internal Width 20'6" Shop Depth 30'4" Built Depth 47'0" WC	M. Ramazani (Takeaway)	21 years from 21st November 2011	£7,000	FRI Rent Reviews 2016 and 5 yearly
Nos. 262/264 (Ground Floor Double Shop)	Gross Frontage 30'6" Internal Width 29'3" (max) Shop Depth 50'3" Built Depth 69'0" Sales Area Approx 1,400 sq.ft Plus Kitchen and Freezer Store	Martin McColl Ltd (Having over 1,200 branches) (T/O for Y/E 24/11/13 £428.1m, Pre-Tax Profit £26.6m and Net Worth £143.7m)	10 years from 16th December 2007	£9,200	FRI There is a Post Office within the shop.
First Floor Residential	Not Inspected	Individual	150 years from completion	Peppercorn	FRI
TOTAL				£16,200	

£16,200 per annum

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

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

VENDOR'S SOLICITORS

Ellicotts LLP – Tel: 020 8445 5257
Ref: Ms Federica Rugo – Email: federica@ellicotts.co.uk

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SITUATION

Occupying an excellent trading position close to a **Jaeger, Steamer Trading Cookshop, Greenwoods** and **Greggs** and a variety of specialist retailers being a few hundred yards from the main retail shopping thoroughfare of Cornhill and Cornhill Shopping Centre.

Bury St Edmunds lies on the A14, approximately 25 miles north-west of Ipswich with good road access to the M11.

PROPERTY

Forming part of a mid-terraced building comprising a **Ground Floor Shop**. In addition, the property benefits from a rear service area for unloading.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor Shop

Area Approx. 338 sq ft¹

¹ Not Inspected by Barnett Ross.
Measurements sourced from VOA.

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 **Catrina Brinkley t/a The Bury Chocolate Shop** for a term from 10th October 2002 to 30th September 2017 at a current rent of **£7,250 per annum** exclusive.

£7,250 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

WGS Solicitors - Tel: 020 7723 1656
Ref: J. Shapiro Esq - Email: js@wgs.co.uk

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SITUATION

Located at the junction with the busy main A43 Kettering Road and Redhouse Road being approx. 1 mile north-east of Hannington town centre, approx. 5 miles south-east of Kettering and approx. 9 miles north-east of Northampton.

PROPERTY

A **Large Roughly Rectangular Site (0.6 acres)** upon which stands a **Detached Single Storey Building** comprising a **Children’s Nursery** with a **Garden Play Area** as well as a car park for up to 16 cars. (see Note 1).

Note 1: The area shaded green on the plan is included in the Freehold Title but is not demised to the tenant. This may create potential for further development on the site subject to planning.

VAT is payable in respect of this Lot

£18,500 per annum

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

FREEHOLD

ACCOMMODATION

Ground Floor Nursery

Gross Frontage	39'4"
Built Depth	52'8"
Area	Approx. 1,870 sq ft
WC's	

TENANCY

The entire property (shaded blue on Plan) is let on a full repairing and insuring lease to **Ms C. O’Leary t/a Daisy Day Care (Children’s Nursery – see Note 2)** for a term of 15 years from 11th April 2005 at a current rent of **£18,500 per annum** exclusive.

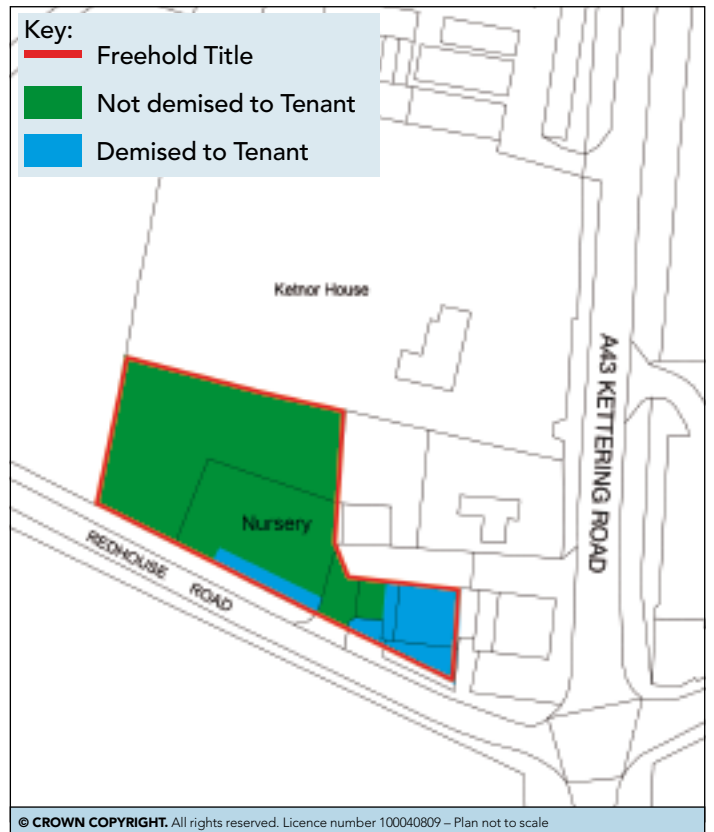
Note 2: The lessee also operates 2 others children’s nurseries in Kettering and Wellingborough. Visit: www.daisycare.weebly.com



View of the Car Park



View of Interior



VENDOR'S SOLICITORS
Lamb & Holmes - Tel: 01536 513 195
Ref: G. Robinson Esq - Email: grobinson@lamb-holmes.co.uk

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SITUATION

Located on this busy main road close **Co-Op Food** only a short distance from the Town Centre and the tourist attractions on Blackpool Seafront. Blackpool is one of England's most popular holiday destinations which is accessed via the M55 which links with the M6 and lies some 49 miles north-west of Manchester.

PROPERTY

A terraced property comprising a **Ground Floor Shop and Basement** with separate front access to **2 Self-Contained Flats** above.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop and Basement	Ground Floor Shop¹ Gross Frontage 16'10" Internal Width 12'10" (max) Built Depth 60'2" WC Basement¹ Area Approx. 430 sq ft	Spiceland Eurasian Ltd (see Note)	3 years from 23rd November 2011	£4,250	IRI Note: The tenant previously traded as a Cash and Carry, and is due to start fitting out as an Indian Takeaway.
First Floor Flat	Not inspected – Believed to be 3 Rooms, Kitchen, Bathroom/WC	Individual	Holding Over	£3,208.40	AST
Second Floor Flat	Not inspected – Believed to be 3 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 1st June 2015	£3,120	AST

¹ Not inspected by Barnett Ross

TOTAL	£10,578.40
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£10,578.40 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

VENDOR'S SOLICITORS
Fladgate LLP - Tel: 020 3036 7000
Ref: G. Cohen Esq - Email: gcohen@fladgate.com

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SITUATION

Located on this busy road which forms part of the A553, close to the junction with Challis Street within the same parade as **William Hill** serving the surround residential area. Bidston lies approximately 2 ½ miles north-west of Birkenhead, 3 miles west of Liverpool city Centre and benefits from good road links via the M53.

PROPERTY

A semi-detached building comprising a **Ground Floor Shop** with separate side access via a front entrance gate to a **Self-Contained Flat** at rear ground and first floor level. The flat is in need of refurbishment and not currently used.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	21'4"
Internal Width	18'10"
Shop Depth	41'3"
Built Depth	69'5"
Sales Area	Approx. 750 sq ft
Store Area	Approx. 500 sq ft
WC	

Rear Ground and First Floor Flat

4 Rooms, Bathroom/WC¹

¹ Not inspected by Barnett Ross

TENANCY

The entire property is let on a full repairing and insuring lease to **Chloe's Balloons** for a term of 3 years from 18th June 2014 at a current rent of **£6,000 per annum** exclusive.

Note: The tenant has recently spent £4,000 fitting out the shop.

Rent Review June 2015 (Outstanding)

£6,000 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

VENDOR'S SOLICITORS
Mason & Co Solicitors - Tel: 0161 941 5757
Ref: M. Mason Esq - Email: mandy@masonandco-solicitors.co.uk

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SITUATION

Located just off the A50 (Lichfield Road) which leads straight into Stoke-on-Trent city centre (Hanley) which is a regional shopping centre and ½ mile from the property. There is also good access to the A500 which links Junction 15 and 16 of the M6 Motorway. Stoke- on-Trent lies midway between Manchester and Birmingham, both approx. 40 miles away.

PROPERTY

Forming part of a courtyard development of light industrial units comprising a former **Pottery Workshop** on ground, first and second floors.

ACCOMMODATION

Ground Floor Workshop

Area Approx. 580 sq ft

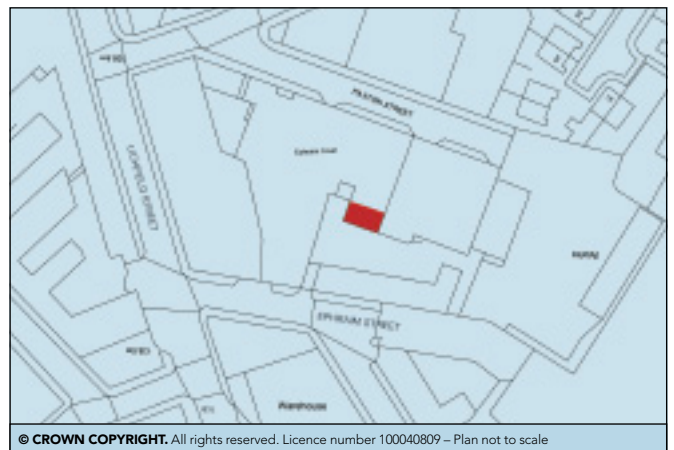
First Floor Workshop

Area Approx. 560 sq ft

Second Floor Workshop

Area Approx. 575 sq ft

Total Area Approx. 1,715 sq ft



VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Vacant Workshop

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

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

butters john bee **JOINT AUCTIONEERS**
Butters John Bee, Lake View, Festival Way,
Stoke-on-Trent, Staffordshire ST1 5BJ
Tel: 01782 212 201 Ref: R. Day Esq
VENDOR'S SOLICITORS
Yugin & Partners - Tel: 020 8954 2410
Ref: M. Yugin Esq - Email: my@yuginlaw.com

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SITUATION

Occupying a prominent trading position close to the junction with St Julian’s Farm Road, opposite a **Kwik-Fit**, near **Rosebery’s Fine Art Auctioneers** and amongst a variety of established traders, just a short distance from West Norwood Railway Station.

West Norwood lies approximately 5 miles south-east of central London, 2 miles south of Clapham and benefits from good road access via the A205 (South Circular Road).

VAT is NOT payable in respect of this Lot

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to **3 Self-Contained Flats** on part ground, first and second floors.

FREEHOLD

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

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Internal Width 16'0" Shop Depth 23'1" Built Depth 27'4" WC	O. Johnson (Hair Salon)	5 years from 1st August 2011	£7,824	FRI
Rear Ground Floor Flat	Not Inspected	Individual	125 years from 25th December 1984	£50	FRI Rent increases by £50 every 33 years
First Floor Flat	Not Inspected	Individual	For a term expiring on 24th December 2164	Peppercorn	FRI
Second Floor Flat	Not Inspected	Individual	For a term expiring on 24th December 2164	Peppercorn	FRI
TOTAL				£7,874	

£7,874 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
Teacher Stern LLP – Tel: 020 7242 3191
Ref: I. Benson Esq – Email: i.benson@teacherstern.com

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SITUATION

Occupying a prominent trading position on the A245 close to the junction with Camphill Road, near a **Lloyds Bank, Barclays, Subway** and **Waitrose Supermarket** and opposite a shopping precinct that includes **HSBC, Thomas Cook, Scope, Costa, Sue Ryder** and a **'Pay & Display' Car Park**.

West Byfleet is an affluent Surrey town located approximately 25 miles south-west of central London, with excellent road links via the M25 (Junction 11) and Rail communications via West Byfleet Main Line Station.

PROPERTY

A terraced building comprising a **Double Fronted Ground Floor Shop (see Note)** with separate front access to a **Self-Contained Flat** on the first and second floors. In addition, the property benefits from use of a rear service road for unloading.

VAT is payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 23'3" Internal Width 21'4" (max) Shop Depth 42'0" Built Depth 55'7" Sales/Workshop/Office Area Approx. 860 sq ft 2 WCs 2 Parking Spaces	Ian Barnes (Surrounds Art Gallery – www.surrounds-art.co.uk)	5 years from 25th June 2013 (In occupation since 1982)	£18,000	FRI Note: There may be potential to convert the shop into 2 separate units, subject to obtaining possession.
First & Second Floor Flat	Not Inspected	Individual	125 years from 1st July 2015	£300	FRI Rent increases every 15 years to RPI
TOTAL				£18,300	

£18,300 per annum

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

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

VENDOR'S SOLICITORS

Chatham Chambers Solicitors - Tel: 0161 246 6321
Ref: M. Niven Esq - Email: m.niven@chathamchambers.co.uk

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SITUATION

Located within this attractive residential street, opposite Kent County Cricket Club and within close proximity to New Beckenham Main Line Station. Beckenham lies approximately 8 miles east of central London, 2 miles west of Bromley and 5 miles north-east of Croydon.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 165 (Ground Floor & Basement Flat)	Flat not inspected. Plus part Rear Garden and Garage	Individuals	For a term expiring 28th September 2181	Peppercorn	FRI
No. 165a (First & Second Floor Flat) ¹	3 Bedrooms, Lounge/Dining Room, Kitchen, Bathroom/WC Plus part Rear Garden and Garage	Individuals	90 years from 1st September 1999 (Life Tenancy – see Note 1)	£5,902.41	IRI Rent Reviews Sept. 2015 and 2 Yearly linked to RPI.
Part Rear Garden		Individuals (same lessees as No. 165a)	6 months from 1st September 1999 (Holding over)	£1	Mutual Break on 6 months prior Notice.
TOTAL				£5,903.41	

¹ Not inspected by Barnett Ross

Note 1: Any time after the death of the last survivor of the Tenants the Landlord can determine the tenancy on one months prior Notice – Refer to lease. As an indication, No. 165 (a 2 Bed Flat) sold in Sept 2014 for £450,000.

PROPERTY

A semi-detached building comprising **2 Self-Contained Flats** on the ground, basement, first and second floors together with a **Rear Garden** and **2 Garages**.

VAT is NOT payable in respect of this Lot

FREEHOLD

Note 2: The Freeholder insures the building. Current sum insured £618,000. Current Premium £775.14.

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

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
Burgess Salmon – Tel: 0117 939 2000
Ref: P. Alford, Esq – Email: peter.alford@burgess-salmon.com

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4 WEEK COMPLETION



SITUATION

Located in this densely populated residential area, lying to the east of Ware Road (A1170), approx. 1 mile from Rye House Railway Station and 1 ½ miles north of the Town Centre.

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

PROPERTY

Comprising **13 Lock-Up Garages** located in 2 adjacent courtyards.

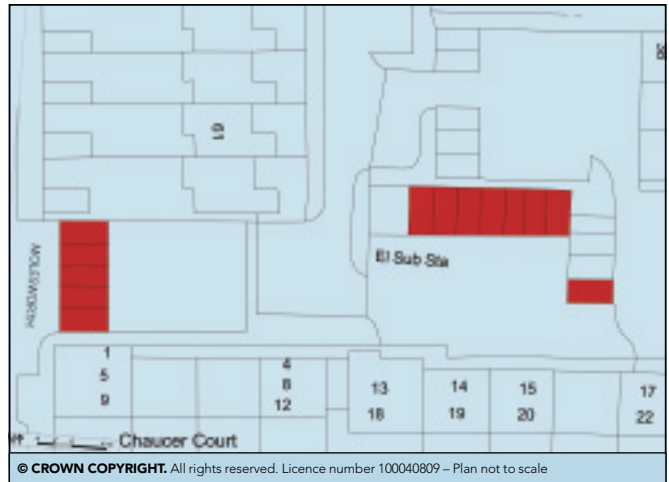
VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Lessee	Term	Ann. Excl. Rental	Remarks
12 Garages	Various	Monthly Licences	£4,500	Each garage is let at either £360 p.a or £420 p.a
1 Garage	VACANT			

TOTAL	£4,500 plus 1 Vacant Garage
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**£4,500 p.a. Plus
1 Vacant Garage**

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

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

JOINT AUCTIONEERS
 Brasier Freeth LLP, Wentworth Lodge, Great North Road,
 Welwyn Garden City, Hertfordshire AL8 7SR
 Tel: 01707 392 080 Ref: S. Scarisbrick Esq
VENDOR'S SOLICITORS
 Birketts LLP - Tel: 01245 211 211
 Ref: T. Ford Esq - Email: terry-ford@birketts.co.uk

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SITUATION

Located in this affluent and sought after area with views directly over the picturesque Hadley Green and being less than ½ mile from the excellent shopping facilities and restaurants in High Street, Barnet.

The area is served by both High Barnet Underground Station (Northern Line) and Hadley Wood Main Line Station and the M25 (Junctions 23 & 24) are approx. 3 miles distant.

PROPERTY

An attractive **2 Bed House** within a Conservation Area. The property includes:

- Modern Kitchen with oven, fridge/freezer, microwave, integrated coffee maker & glass fronted wine cooler
- Modern Bathroom including walk-in shower
- Fire Place
- Gas Central Heating
- External Store

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

2 Bed House

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

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

ACCOMMODATION (measurements to maximum points)

Ground Floor

Living Room	18'6" x 14'11"
Kitchen	16'3" x 13'8"
External Store	

First Floor

Bedroom 1	15'4" x 13'11"
Bedroom 2	9'11" x 13'2"
Bathroom/WC	7'10" x 9'2"

GIA Approx. 935 sq ft plus External Store



View from the Property



JOINT AUCTIONEERS
Martyn Gerrard – Tel: 020 8440 2444
Ref: Ms Susan Bradford
Email: susanb@martyngerrard.co.uk

VENDOR'S SOLICITORS
Mayo Wynne Baxter - Tel: 01798 875 358
Ref: Mrs Nola Gyles - Email: ngyles@mayowynnebaxter.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 at the junction with Hampden Road in this popular residential area and being approximately 1 mile from the eclectic mix of speciality and multiple retailers in Muswell Hill Broadway.

Muswell Hill is an affluent and extremely popular suburb of north London between Highgate and Finchley and enjoys good road access via the A406 (North Circular Road).

PROPERTY

Forming part of a purpose built block comprising an **unmodernised 1 Bed Flat** planned on the ground floor.

VAT is NOT payable in respect of this Lot

ACCOMMODATION (measurements to maximum points)

Ground Floor Flat

Bedroom	12'0" x 10'5"
Lounge	15'3" x 12'5"
Kitchen	10'8" x 10'10"
Bathroom/WC	7'5" x 5'6"

GIA Approx. 485 sq ft

TENURE

Leasehold for a term of 180 years (less 10 years) from 7th May 1954 (thus having approx. 118 ¾ years unexpired) at a peppercorn ground rent.

Offered with FULL VACANT POSSESSION

**Unmodernised
1 Bed Flat**

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

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



JOINT AUCTIONEERS
Becker & Co – Tel: 020 8906 1115
Ref: T. Becker Esq – Email: tim@beckerandco.com

VENDOR'S SOLICITORS
Neves Solicitors LLP – Tel: 0844 6300 012
Ref: T. Kidd Esq – Email: trevor.kidd@nevesllp.co.uk

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

Located within an attractive mews development just a few hundred yards from Clapham South Underground Station (Northern Line), Clapham Common and the various retailing amenities on Balham Hill which include **Costa Coffee**, **Sainsbury's Local** and a **Marks & Spencer Food Hall**.

Balham lies approximately 4 miles south of central London benefitting from good road links via the A24.

PROPERTY

A **fully refurbished Self-Contained 1 Bed Flat** on the first floor. The property benefits from:

- Integrated Fridge/Freezer
- Integrated Washer/Dryer
- Hob/Oven with contemporary extractor unit
- Sash Windows
- Entryphone
- Independent Gas Central Heating
- Fitted Bedroom Cupboards
- **1 Underground Parking Space**

VAT is NOT payable in respect of this Lot

Note: No. 37 Hillgate Place (1 bed flat) sold for £440,000 in June 2014.

Vacant 1 Bed Flat

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

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

ACCOMMODATION (measurements to maximum points)

First Floor Flat

Bedroom	11'0" x 10'4"
Living Room/Kitchen	19'10" x 12'10"
Bathroom/WC	7'9" x 5'9"

GIA Approx. 494 sq ft Plus 1 underground Parking Space

TENURE

Leasehold for a term of 999 years from 1990 at a peppercorn ground rent.

Offered with FULL VACANT POSSESSION



Entrance to Hillgate Place

VENDOR'S SOLICITORS
Bond Dickinson - Tel: 0191 279 9000
Ref: Ms Emma Garfit - Email: emma.garfit@bonddickinson.com

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

FIRST TIME ON THE MARKET FOR APPROX 40 YEARS



The Property

SITUATION

Located close to the junction with Dalmeny Road in this highly sought after residential area which lies approximately ½ mile from Oakleigh Park Main Line Station and 1 ¼ 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

Comprising an unmodernised **3 Bed Semi-Detached House** planned on ground and first floors. The property includes off-street parking, 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 extend the property at the side, rear and into the loft, all of which is subject to obtaining the necessary consents.

ACCOMMODATION (measurements to maximum points)

Ground Floor:

Front Room	12'7" × 16'3"
<i>intercommunicates with</i>	
Rear Room	11'5" × 12'9"
Kitchen	7'8" × 19'7"

First Floor:

Bedroom 1	12'0" × 16'6"
Bedroom 2	12'1" × 12'5"
Bedroom 3	6'6" × 8'0"
Bathroom	6'5" × 6'0"
Separate WC	3'7" × 2'8"

Total GIA Approx 1,108 sq ft

Plus Rear Garden

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



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

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

LOT
52

11B Dollis Road, Finchley,
London N3 1RB

*Guide: £270,000
BY ORDER OF THE COURT

LEASEHOLD FOR SALE BY PUBLIC AUCTION
TUESDAY 14TH JULY 2015 AT 12 PM
(UNLESS SOLD PRIOR)
AT THE RADISSON BLU PORTMAN HOTEL,
22 PORTMAN SQUARE, LONDON W1H 7BG

6 WEEK COMPLETION



SITUATION

Located close to the junction with Nether Street being just approx. ¼ mile from Finchley Central Underground Station (Northern Line) and the various multiple retailers in Ballards Lane.

Finchley is a popular and sought after suburb being approx. 8 miles north of central London.

PROPERTY

Forming part of a terraced building comprising a **Period 2 Bed Flat** on the first floor with character features and high ceilings.

ACCOMMODATION (measurements to maximum points)

Floor Plan available from Auctioneers

First Floor Flat

Bedroom 1	12'8" × 11'9"
Bedroom 2	11'0" × 9'6"
Living Room	17'9" × 15'6"
Kitchen	8'5" × 7'7"
Bathroom/WC	7'5" × 5'6"

GIA Approx 810 sq ft

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 99 years from 24th June 1987 (thus having approx. 71 years unexpired – see Note).

Offered with **FULL VACANT POSSESSION**

Note: The Long Leaseholder has a right to enfranchise and receive an extension of the lease by an additional 90 years at nil ground rent once they have owned the property for 2 years.

AUCTIONEERS:



Brook Point 1412 High Road, Whetstone, London N20 9BH
Tel: 020 8492 9449 Ref: M. Berger – Email: mberger@barnettross.co.uk

JOINT AUCTIONEERS:

Martyn Gerrard – Tel: 020 8346 0102
Ref: S. Henderson – Email: scotth@martynherrard.co.uk

Vacant 2 Bed Flat

VENDOR'S SOLICITORS

Layzells – Tel: 020 8444 0202
Ref: C. Lopez, Esq – Email: chris@layzellslaw.co.uk

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

General Conditions and Memorandum
As per Barnett Ross Catalogue 14th July 2015

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

OUR NEXT AUCTION

IS ON

**TUESDAY
27TH OCTOBER
2015**

LIST STILL OPEN

Notes

Notes

GENERAL CONDITIONS OF SALE APPLICABLE TO ALL LOTS

1. INTERPRETATION

The following expressions shall have the meanings assigned to them:

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

2. STANDARD CONDITIONS

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

3. THE AUCTION

- 3.1 Condition 2.3 of the Standard Conditions will apply as follows:
 - 3.1.1 The Property is offered for sale subject to a reserve price (unless otherwise stated)
 - 3.1.2 The Seller or a person on its behalf may bid up to but not including the reserve price. You accept that it is possible that all bids up to, but not including, the reserve price are bids made by or on behalf of the Seller.
 - 3.1.3 In the event of a Dispute, see Standard Condition 2.3.5 as amended in General Condition 2.2.2.
- 3.2.1 A Bidder shall be deemed to be personally liable on making an accepted bid even though he shall purport to act as agent for a principal or a limited company so that their liability under the agreement shall be joint and several. This is also to relate to sales prior and post Auction.
- 3.2.2 Any Agent or individual bidder/offeree wishing to be released from the liability under clause 3.2.1 may apply to the Auctioneers in advance of the sale. If the Vendor agrees, the Agent or individual bidder/offeree will be issued with a letter from the Auctioneers stating that his personal liability under clause 3.2.1 shall be waived in the event that his is the successful bid and such waiver will be evidenced by a copy of that letter being attached to the Memorandum of Contract.

- 3.3 On the Property being knocked down the successful bidder must upon being requested by the Auctioneers or the Auctioneers' clerk give his name and address and the name and address of the person or company on whose behalf he has been bidding and any other particulars which the Auctioneers may reasonably request and in default the Auctioneers shall be entitled to re-submit the property for sale and to hold the Bidder liable for any loss whatsoever suffered by the Seller.
- 3.4 The Auctioneers reserve the right to hold the Memorandum of Agreement signed by them on behalf of the Seller until the Buyer's cheque for the deposit has been cleared.
- 3.5 The Auctioneers reserve the right to regulate the bidding and the right (without assigning any reason therefor) in their sole absolute discretion to refuse to accept a bid.

4. DEPOSIT

- 4.1 A deposit of ten per cent (or whatever figure is provided for in the Special Conditions or Addendum) of the purchase price must be paid to the Auctioneer as agent for the Seller but where the property is VAT registered this deposit and any VAT on it will be held as stakeholder, unless the Special Conditions of Sale and/or the Addendum state otherwise.
- 4.2 The Bidder/Purchaser must supply a cheque for the deposit which the Auctioneers will hold at their office. The Bidder will be given the Auctioneer's bank account details and must arrange to transfer the deposit monies to the Auctioneer's client bank account the following day by way of a same day CHAPS payment. Once these funds are received the Auctioneers will return the Bidder's cheque by post.
 - 4.3.1 In the event that any cheque given as the deposit (or part thereof) shall be dishonoured upon presentation or the Buyer fails to pay the deposit immediately on request then without notice the Seller shall if it so chooses have the right to deem the conduct of such Buyer as a repudiation of the agreement between the Buyer and the Seller and the Seller may resell without notice and/or take steps which may be available to it as a consequence of the Buyer's breach but without prejudice to any claims it may have against the Buyer for breach of the agreement between the parties or otherwise.
 - 4.3.2 In the event of the Auctioneers exchanging contracts over the telephone with a Purchaser's solicitor whereby the deposit is to be paid by way of a CHAPS payment then in the event of the cleared funds not being received by Barnett Ross within 24 hours from the time of exchange the Vendors will similarly have the right to treat this as a repudiation of the agreement and can take such steps as in 4.3.1.
- 4.4 Without prejudice to the generality of the Seller's rights as aforesaid the Seller will additionally be entitled to recover from the Buyer the sum of £100.00 plus VAT to cover the costs incurred by the Auctioneers in representing each and every dishonoured cheque or presenting any replacement.
- 4.5 The Buyer agrees that the interest earned on the deposit (if any) shall be applied for the benefit of the Auctioneers who shall be entitled to retain all such interest whether or not the purchase is completed.

5. TITLE

- 5.1 In the case of registered land title to the Property shall be deduced in accordance with Schedule 3 of the Land Registration Act 2002.
- 5.2 In the case of unregistered land title to the Property shall be deduced in accordance with the Special Conditions.

6. CAPACITY OF SELLER

- 6.1 The Seller sells with Full Title Guarantee.

7. INCUMBRANCES AFFECTING THE PROPERTY

- 7.1 If the Property is registered at HM Land Registry the Property is sold subject to and with the benefit of all (if any) entries on the Land Register of the Title Number specified in the Special Conditions.
- 7.2 If the Property is not registered at HM Land Registry the property is sold subject to and with the benefit of all those matters contained mentioned or referred to in the documents specified in the Special Conditions.
- 7.3 A copy of either the Land Register and Filed Plan of the Title Number of the Property or the documents specified in the Special Conditions having been made available for inspection at the offices of the Seller's Solicitors and/or the Auctioneers (or which may be supplied at the discretion of the Seller's Solicitors or Auctioneers subject to payment of the proper copying charges) the Buyer shall be deemed to purchase with full knowledge of the contents thereof whether he has inspected the same or not and notwithstanding any incomplete or inaccurate statement thereof in the Special Conditions and shall raise no requisitions or objections with regard thereto.
- 7.4 The Buyer shall raise no objection requisition or enquiry in respect of any rights covenants obligations easement quasi-easements privileges licences subsisting acquired or being acquired over under or in respect of the Property whether or not the same are disclosed to the Buyer. The Seller and the Auctioneers shall be under no liability to disclose the same whether or not the same are known to them.

8. LOCAL LAND CHARGES AND PUBLIC RIGHTS

- 8.1 The Property is sold subject to all matters registered or capable of being registered (whether registered or not) in any Local Land Charges Register and the requirements orders notices proposals demands and requests of any public or local authority which affect or relate to the Property whether arising before or after the date hereof and all financial and other restrictions liabilities and obligations arising therefrom.
- 8.2 For the purposes of Section 6(2)(a) of the Law of Property (Miscellaneous Provisions) Act 1994 all matters recorded in registers open to public inspection are to be considered within the knowledge of the Buyer.
- 8.3 The buyer acknowledges that notwithstanding any statement in the Special Conditions, Particulars and Addendum no representation warranty or condition is made or implied whether directly indirectly or collaterally as to:
- 8.3.1 the permitted user of the Property under the Town and Country Planning Acts.
- 8.3.2 the state or condition of the property or any part thereof.
- 8.3.3 whether the Property is subject to road widening proposals and schemes.
- 8.3.4 whether the Property is in an area designated for redevelopment.

9. COMPLETION

- 9.1 The completion date will be 42 days from the date hereof unless varied by the Special Conditions, Particulars or Addendum, but otherwise completion will take place in accordance with Standard Condition 8.

10. LEASEHOLD PROPERTY

- 10.1 Condition 10 of the Standard Conditions shall apply.

11. TENANCIES

- 11.1 If the Special Conditions state that the Property is sold subject to and with the benefit of any tenancies leases or other occupancies:
- 11.1.1 the only representation made or intended to be implied by or from the Special Conditions is that the amounts of rent stated are the rents actually payable or being paid by the tenants to the Seller.
- 11.1.2 no representation is made that those rents are properly payable.
- 11.1.3 no representation is made that any notices served were valid in proper form or properly served.
- 11.1.4 the Seller shall not be required to furnish copies of any notices served by him or his predecessors in title.
- 11.1.5 the Buyer shall be satisfied with such evidence or information of the terms of the tenancies as the Seller can supply whether such have been produced in writing or not.
- 11.1.6 the Buyer will satisfy himself before bidding as to the correctness of all rents and other details of the tenancies leases or occupancies and no objection requisition or enquiry shall be made by the Buyer whether or not he has made such enquiries as to the correctness or otherwise of such rentals or that the same are not lawfully recoverable either in whole or in part and the Buyer shall not be entitled to refuse to complete or to demand compensation or damages or in any way make any claim or counterclaim or claim compensation on account of any of these matters.
- 11.1.7 nothing shall be incorporated in any sale either directly indirectly or collaterally whether by way of condition warranty or representation as to whether in the case of a Property sold subject to any tenancy that there are subsisting any sub-tenancies or similar such occupancies and whether or not any shall be disclosed at or before the Auction the Buyer shall be deemed to purchase with full knowledge of any such tenancies that there may be whether or not he shall have enquired of the Auctioneers or have inspected and no objection shall be taken or requisition made on account thereof.
- 11.1.8 if at the date of completion there shall be due to the Seller any sums in respect of rent, insurance premium or any other sums due from the tenants such sums shall be paid in full to the Seller by the Buyer and the Seller if required by the Buyer will assign to the Buyer the benefit of such sum or sums.
- 11.1.9 the liability of the Buyer for arrears of rent shall extend only to the period of time commencing one clear quarter immediately prior to completion and in regards to insurance and/or service charge to one clear year prior to completion unless The Special Conditions and/or the Auctioneer's Addendum contain particulars of the arrears and the periods to which they relate.

12. FIXTURES AND FITTINGS

- 12.1 Any fixtures and fittings subject to any lien or hire purchase loan or credit agreement are expressly excluded from the sale.
- 12.2 The Seller makes no representation as to the ownership of any electric wiring, fittings, gas installation and fittings, and central heating installations which may be on hire or hire purchase from the supply companies. In such case the Seller accepts no liability for any payments that may be outstanding in respect thereof and the Property is sold subject thereto.

13. MISREPRESENTATION

- 13.1 The Buyer acknowledges that:
- 13.1.1 no statement or representation which may previously have been made to him or any person concerned on his behalf by or on behalf of the Seller whether orally or in writing induced him to enter into this agreement.
- 13.1.2 any such statement or representation as aforesaid does not form part of this agreement and
- 13.1.3 any liability of the Seller in respect of any statement made to the Buyer at law or in equity is hereby excluded to the extent authorised by the Misrepresentation Act 1967.
- 13.2 Any measurements given in the particulars of the Property or Special Conditions are approximate for guidance only and photographs or plans are for convenience only and each is excluded from the basis of this agreement.
- 13.3 It is the Buyer's responsibility to satisfy himself before making a bid as to the accuracy of the Particulars of the Property and the Special Conditions.

14. VALUE ADDED TAX 'VAT'

- 14.1 Except where stated in the Special Conditions and/or in the Particulars and/or in the Addendum of the Lot:
- 14.1.1 VAT will not be chargeable on the sale of the Property.
- 14.1.2 the Seller warrants and undertakes to the Buyer that the Seller has not elected to waive VAT exemption in respect of the property nor has he notified HM Customs and Excise of any such election and will not do so prior to completion.
- 14.2 Any obligation to pay any other sums of money pursuant to the provisions of the General Conditions or the Special Conditions includes an obligation to pay any VAT chargeable in respect of that payment.

15. AUCTIONEERS' RIGHTS

- 15.1 The Auctioneers act only as agents for the Seller and are not responsible for any default by the Seller or Buyer.
- 15.2 The Auctioneers shall not be under liability financial or otherwise in respect of any of the matters arising out of the Particulars of the Property and the Special Conditions and any matters arising out of the auction.
- 15.3 No claim shall be made by the Buyer against the Auctioneers in respect of any loss damage claims or demands suffered or received by the Buyer as a consequence of the Buyer acquiring or agreeing to acquire the Property.

16. SALE BY PRIVATE TREATY

- 16.1 The Seller reserves the right to sell the Property by private treaty at any time before the auction.
- 16.2 The Seller reserves the right to withdraw the Property from sale at any time prior to exchange of contracts.
- 16.3 The Seller reserves the right to amend or add to the Particulars of the Property and the Special Conditions at any time prior to the auction.

17. INSURANCE

Please refer to Clause 7 of the Standard Commercial Property Conditions (Second Edition) as well as the Special Conditions of Sale relating thereto and/or the Addendum.

18. GENERAL

- 18.1 The provisions of this agreement – except insofar as they are fully satisfied on completion – shall not merge on completion but shall continue to subsist for so long as may be necessary to give effect thereto.
- 18.2 Where the property sold forms part of a larger title the Assurance to the Buyer shall contain:
- 18.2.1 an easement providing for the free flow of water soil gas electricity and other services from and to any adjoining land and premises belonging to the Seller through any sewers, drains, watercourses, pipes, wires, cables and conduits now existing in or under the said property or substituted therefore by the purchaser or its successors.
- 18.2.2 a covenant by the Buyer with the Seller to contribute and pay a due proportion as apportioned by the Seller to the said property of the costs, charges and expenses of cleaning and lighting repairing and maintaining pavements yards and ways adjoining the said property, staircases, sewers, drains, pipes, wires, conduits and watercourses of the said property or any part thereof which may be used or enjoyed by the Purchaser and all other persons lawfully entitled thereto.
- 18.2.3 The following exceptions and reservations 'Except and reserving unto the Seller and its successors the right in common with the Buyer and all other persons lawfully entitled thereto to use all sewers, drains, pipes, wires, conduits and watercourses now in or upon the said property or any part thereof and freely to run and pass water, soil and electricity through and along the same or any of them AND excepting and reserving the right in common with the Buyer and all other persons lawfully entitled thereto to use the pavements, yards and ways adjoining the said property'.

RESULTS OF AUCTION HELD ON 12TH MAY 2015

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	72/74 Bellegrave Road, Welling, Kent	£383,000		30	210 Whitby Road, Ruislip, Middlesex	£327,000	
2	4/5 Market Place, Downham Market, Norfolk	£127,000		31	115 St. Margarets Road, Twickenham, Middlesex	Sold Prior	
3	62 Sherringham Avenue, Tottenham, London N17	£342,000		32	6-7 Corbet Square, Leighton Buzzard, Bedfordshire	Sold Prior	
4	1 Cole Green Lane, Welwyn Garden City, Hertfordshire	£123,000		33	4 Shamrock Way, Southgate, London N14	£600,000	
5	210-212 Croydon Road, Beddington, Croydon, Surrey	£154,000		34	21 Burnt Ash Hill, Lee, London SE12	£215,000	
6	208/210 Old Christchurch Road, Bournemouth, Dorset	£361,000		35	204 Dukes Ride, Crowthorne, Berkshire	Sold Prior	
7	2-4 Crayford High Street, Crayford, Kent	£51,000		36	218 Hornsey Road, Hornsey, London N7	Sold Prior	
8	Flat 124 Clifford's Inn, Fetter Lane, London EC4		Refer	37	31 Heath Street, Golborne, Warrington, Lancashire	£94,500	
9	36 York Street, Marylebone, London W1	£2,150,000		38	20 London Road, King's Lynn, Norfolk	£21,000	
10	176 Stoke Newington Road, Stoke Newington, London N16	£905,000		39	47 Parkway, Camden Town, London NW1	£950,000	
11	102 Main Street, Bingley, West Yorkshire	£153,000		40	26 & 34 Chaucer Way, Hoddesdon, Hertfordshire	Sold Prior	
12	23/25 High Street, Newhaven, East Sussex	£266,000		41	27 & 35 Chaucer Way, Hoddesdon, Hertfordshire	Sold Prior	
13	5/5A Silver Street, Gainsborough, Lincolnshire	Sold Prior		42	28 High Street, Cromer, Norfolk	£159,500	
14	48 & 50 Shenley Road and 1 Drayton Road, Borehamwood, Hertfordshire	Withdrawn		43	32/32A High Street, Horley, Surrey	Sold After	
15	2 Abbey Yard, Selby, North Yorkshire	£208,000		44	66/68 Stanhope Road, St Albans, Hertfordshire	Withdrawn	
16	16 Mill Lane, Carshalton, Surrey	£174,000		45	62 Stanhope Road, St Albans, Hertfordshire	£420,000	
17	17 Mill Lane, Carshalton, Surrey	£158,000		46	79A Plashet Grove, East Ham, London E6	Sold Prior	
18	158/162 Fortis Green Road, Muswell Hill, London N10	£1,050,000		47	137/139 Victor Street, Grimsby, South Humberside	Sold After	
19	8 Adare Street, Bridgend, Mid Glamorgan	£181,000		48	8 Cedar Court, Parkway, Porters Wood, St Albans, Hertfordshire	Sold Prior	
20	3 Old Street, Ashton-under-Lyne, Lancashire		£120,000	49	Flat 104 Kings Court, Hamlet Gardens, Hammersmith, London W6		Refer
21	15/16/16A Allhalland Street, Bideford, Devon	£45,500		50	2 Hanbury Road, Bargoed, Mid Glamorgan	£130,000	
22	17/17A Allhalland Street, Bideford, Devon	£47,000		51	44A High Street, Old Stevenage, Hertfordshire	£158,000	
23	286, 286a/288 High Street, Dorking, Surrey	£425,000		52	14 Oxford Street, Workington, Cumbria	£130,000	
24	39-42 Chaucer Way, Hoddesdon, Hertfordshire	£369,000		53	Garages off Royal Avenue, r/o 79-97 Swanfield Road, Waltham Cross, Hertfordshire	£187,000	
25	Flat 3 Carlton Mansions, 217 Randolph Avenue, Maida Vale, London W9		Refer	54	Garages off Albury Walk r/o 68/70 Littlebrook Gardens, Cheshunt, Hertfordshire	£106,000	
26	Car Park at Caister House, Roman Way, Islington, London N7	Sold Prior		55	93 Howberry Road, Canons Park, Middlesex	£637,000	
27	19A Marlowes, Hemel Hempstead, Hertfordshire	Sold Prior		56	22-30 Well Street, Hackney, London E9	Sold After	
28	68/70 Sonning Avenue, Litherland, Merseyside	£150,000		57	1 & 1a Norfolk Road, Reading, Berkshire	£10,500	
29	4 Weston Court, Farnham Close, Whetstone, London N20	Sold Prior					

55 Lots offered – 51 Lots sold – Total raised £16,094,000

MEMORANDUM AUCTION 14TH JULY 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

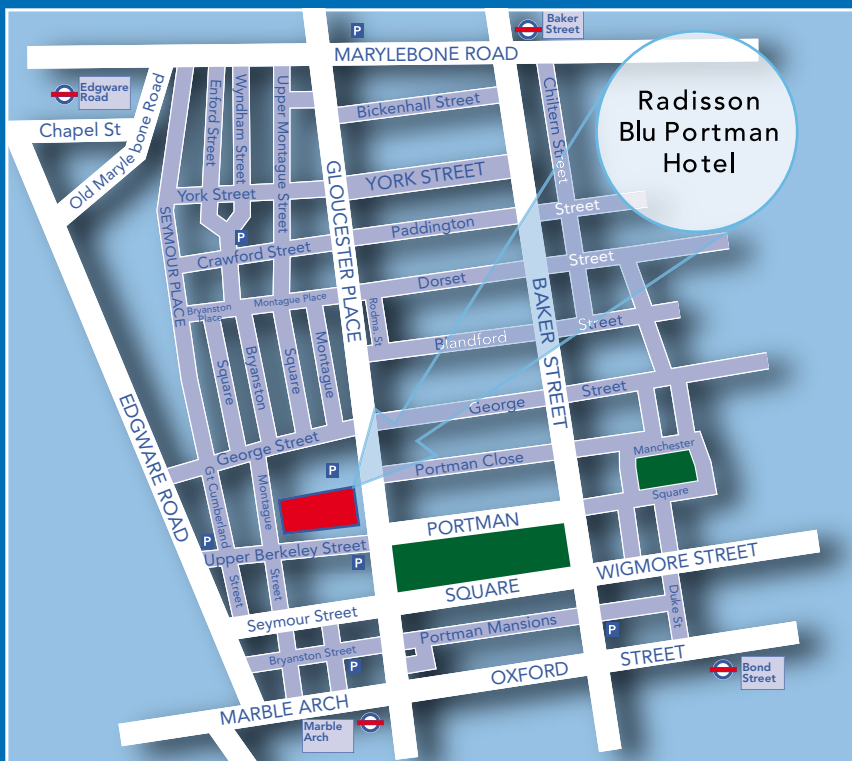
Address

Telephone Capacity

Following Auction – Tuesday 27th October 2015

To enter your lots, please contact:

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VENUE

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