

AUCTION

TUESDAY 27 OCTOBER 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



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on the morning of the sale to ensure that the particular lot will be offered at the Auction as a lot can be sold or withdrawn at any time prior to being offered.**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 A and 22 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

A	69–111 Darkes Lane
1	28 Wellington Street
2	46 Glengall Road
3	3 Guildhall Street
4	39a/39b Stroud Green Road
5	471 Hackney Road
6	46 Sackville Road
7	26–28 Carters Green
8	97 North Street
9	755 Wimborne Road, Moordown
10	704–706 High Road
11	1, 1a & 1b Sussex Ring
12	105 King Street
13	68 Fortune Green Road
14	133 Wennington Road
15	17/25 High Street
16	43 Bridgegate
17	689 Christchurch Road, Boscombe
18	199 Queens Road
19	200 Queens Road
20	201/202 Queens Road

Potters Bar	Hertfordshire
Luton	Bedfordshire
Edgware	Middlesex
Folkestone	Kent
Finsbury Park	London N4
Hackney	London E2
Bexhill-on-Sea	East Sussex
West Bromwich	West Midlands
Romford	Essex
Bournemouth	Dorset
Tottenham	London N17
Woodside Park	London N12
South Shields	Tyne & Wear
West Hampstead	London NW6
Rainham	Essex
Ruislip	Middlesex
Rotherham	South Yorkshire
Bournemouth	Dorset
Hastings	East Sussex
Hastings	East Sussex
Hastings	East Sussex

Lot

21	33 Walton Road
22	104/105 Coventry Street
23	23 High Street
24	89–90 High Street
25	237–239 High Street
26	The Co-Operative Food, Market Street
27	53 High Street
28	Sutton Windmill, Mill Road, Sutton
29	5 Sheffield Road
30	44/44A Glengall Road
31	221–227 High Road
32	16 Conway Road
33	Garages at St Peter's Court, St Peter's Close
34	247 Portnall Road
35	101 Randolph Avenue
36	85 Warwick Avenue
37	47/47A Drayton Road
38	Garage 7, Prescott, Hanworth
39	Flat M, 504 Edgware Road
40	3 Halsway

East Molesey	Surrey
Kidderminster	Worcestershire
Bognor Regis	West Sussex
Battle	East Sussex
Bromley	Kent
Kirkby Stephen	Cumbria
South Norwood	London SE25
Norwich	Norfolk
Chesterfield	Derbyshire
Edgware	Middlesex
Harrow Weald	Middlesex
Colwyn Bay	Clwyd
Hendon	London NW4
Maida Vale	London W9
Maida Vale	London W9
Maida Vale	London W9
Harlesden	London NW10
Bracknell	Berkshire
Little Venice	London W2
Hayes	Middlesex

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.

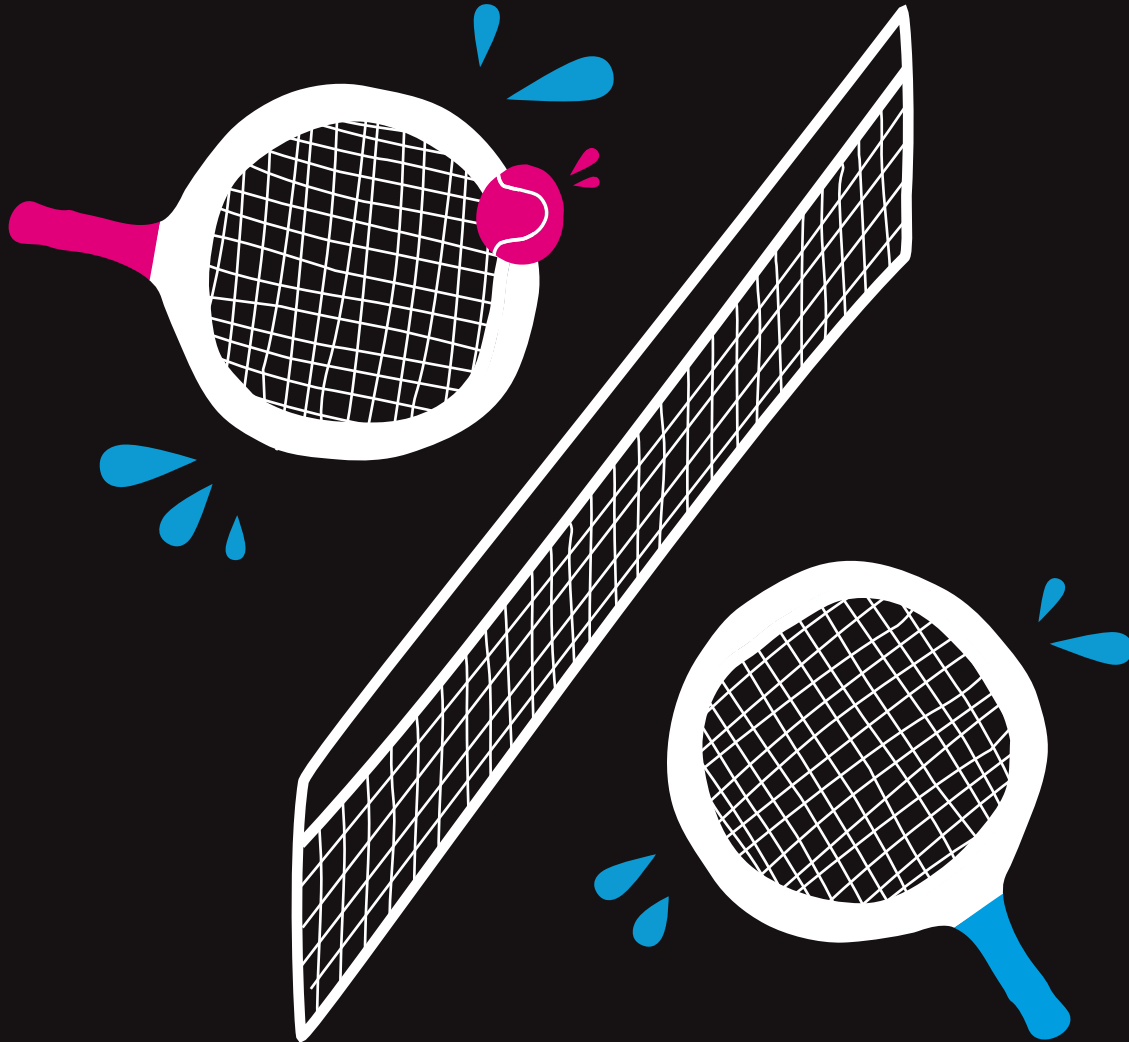
Name as it appears on the card Signature

Expiry date /

Card address (if different from above)

..... Post code

Telephone



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

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

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- Sales
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- Transfers
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- Divorce
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Please call to discuss your requirement:

John Barnett FRICS (Registered Valuer)

020 8492 9449

jbarnett@barnettross.co.uk

Are you acting as an Executor?



- We regularly sell Commercial and Residential properties in our National Auctions on behalf of Executors.
- If you are an Executor, let us help to maximise your asset with a sale by auction.
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Please call to discuss your requirement:

John Barnett FRICS (Registered Valuer)

020 8492 9449

jbarnett@barnettross.co.uk



www.barnettross.co.uk
020 8492 9449

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Regards,

Jonathan Ross

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 jross@barnettross.co.uk

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020 8492 9449

www.barnettross.co.uk

LOT
A

**69–111 Darkes Lane,
Potters Bar,
Hertfordshire EN6 1BW**

***Reserve below £5,250,000**

6 WEEK COMPLETION



UNBROKEN MIXED COMMERCIAL & RESIDENTIAL PARADE

comprising:

**6 Shops
plus
1 ex-Woolworths Store with First Floor Ancillary Space
plus
14 Self-Contained Flats**

Currently producing £272,874 p.a. Plus 2 Vacant Flats

Freehold For Sale by Public Auction

(unless sold prior)

Date: To be offered at 1pm on Tuesday, 27th October 2015
(Main Auction commences at 12 pm)

Venue: The Radisson Blu Portman Hotel, 22 Portman Square, London W1H 7BG



Tel: 020 8492 9449 – www.barnettross.co.uk

The Surveyors dealing with this property are:

John Barnett – jbarnett@barnettross.co.uk

Steven Grossman – sgrossman@barnettross.co.uk



SITUATION

Located within the main retail shopping thoroughfare of this affluent Town being amongst such multiple retailers including **Costa Coffee, Boots, Barclays Bank** and **McDonald's**. In addition, Potters Bar Station (Main Line – **17 minutes to King's Cross**) is within a few hundred yards where there is a **large Sainsbury's Supermarket**.

Potters Bar lies approximately 16 miles north of central London and 2 ½ miles of the M25 (Junction 23).

VAT is NOT payable in respect of this Lot

FREEHOLD

Note 1: This purchase is subject to Multiple Dwellings Relief (MDR) for Stamp Duty.

PROPERTY

Forming a substantial parade built Post War comprising:

- **6 Shops**
- **1 ex-Woolworths Store with First Floor Ancillary Space**
- **14 Self-Contained Flats** (most having uPVC windows and gas central heating) on first and second floors accessed from both a direct pedestrian-only walk-way from Darkes Lane and via a rear service road.
- There is a communal Rear Yard behind the shops used for loading and parking.

Note 2: There is potential to create a third floor for additional residential flats, subject to obtaining the necessary consents.

TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 69, 71 & 75 (Shop & 2 Flats)	No. 75 & 69 (Shop & 1st Floor Flat)	Ground Floor Shop Internal Width 17'4" Built Depth 84'0" GIA Approx. 1,414 sq ft First Floor Flat 3 Rooms, Kitchen, Bathroom/WC	G S & A S Khalon & H Singh (News/Conf/Tob/Off Licence with 3 branches)	15 years from 14th February 2004	£26,750	FRI Rent Review Feb 2014 (Outstanding – Landlord quoted £33,000 p.a.). The Flat is sub-let at £10,000 p.a.
	No. 71 (2nd Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Estate141 Ltd	1 year from 14th February 2011	£7,500	Holding Over. Tenants offered £10,200 p.a. for new 3 year lease.
Nos. 73, 77/79 & 83 (ex-Woolworths store & 2 Flats)	Nos. 77/79 (ex-Woolworths Store)	Ground Floor Internal Width 42'11" (max) Shop & Built Depth 100'10" Area Approx. 4,310 sq ft First Floor Ancillary Area Approx. 3,806 sq ft Plus WCs Total Area Approx. 8,116 sq ft	Carpentryright Plc (Having approx. 500 stores)	10 years from 28th April 2009	£55,000	FRI (subject to a schedule of condition) Rent Review April 2014 (Outstanding – Landlord quoted £72,250 p.a.). Future potential for conversion of first floor into flats.
	No. 73 (2nd Floor Flat)	3 Rooms, Kitchen, Bathroom/WC (GIA Approx. 757 sq ft)	Individual	1 year from 22nd December 2011	£11,964	AST. Holding Over.
	No. 83 (2nd Floor Flat)	3 Rooms, Kitchen, Bathroom/WC (GIA Approx. 757 sq ft)	Individual	1 year from 1st November 2012	£7,800	AST. Holding Over. £650 Rent Deposit held.
Nos. 81, 85 & 87 (Shop & 2 Flats)	No. 81 (Shop)	Internal Width 11'3" widening to 18'5" (max) Shop Depth 48'1" Built Depth 57'2" WC Area Approx. 855 sq ft External Rear Store Approx. 48 sq ft	HOB Salons Ltd (Hairdresser having 26 branches)	10 years from 1st April 2011	£18,000	IRI (subject to a schedule of condition) plus capped max. contribution of £1,500 towards common parts. Rent Review April 2016 (Landlord quoted £21,500 p.a.)
	No. 85 (1st Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	2 Individuals	1 year from 30th October 2013	£9,000	AST. Holding Over. £750 Rent Deposit held.
	No. 87 (2nd Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	2 Individuals	1 year from 1st March 2012	£8,580	AST. Holding Over. £715 Rent Deposit held.
Nos. 89, 91 & 105 (Shop & 2 Flats)	No. 105 (Shop)	Internal Width 11'3" widening to 18'5" (max) Shop & Built Depth 48'7" WC Area Approx. 728 sq ft External Rear Store Approx. 21 sq ft	Marie Curie Cancer Care (Charity Shop having 190 branches)	10 years from 28th June 2004	£17,500	FRI Holding over – Section 25 Notice served offering a new 10 year lease at £19,500 p.a. with a Rent Review after 5 years.
	No. 89 (1st Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 10th April 2011	£8,160	AST. Holding Over.
	No. 91 (2nd Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 1st January 2014	£9,000	AST. Holding Over. £700 Rent Deposit held.
Nos. 93, 95 & 107 (Shop & 2 Flats)	No. 107 (Shop)	Internal Width 17'11" widening to 18'5" (max) Shop & Built Depth 63'8" WC Area Approx. 1,114 sq ft	Paul Mordecai (Hallmark Cards)	15 years from 18th September 1998	£19,000	FRI. Holding Over – Section 25 Notice served offering a new 10 year lease at £22,500 p.a. with Rent Review after 5 years.
	No. 93 (1st Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	VACANT			
	No. 95 (2nd Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 7th April 2010	£8,160	AST. Holding Over.
Nos. 97, 99 & 109 (Shop & 2 Flats)	No. 109 (Shop)	Internal Width 18'5" Shop Depth 39'2" Built Depth 47'4" Area Approx. 720 sq ft Safe 74 sq ft 2 WCs	TSB Bank Plc (having over 600 branches)	From 25th March 2010 to 22nd May 2018	£20,000	FRI The lessee trades from the adjoining unit which also interconnects with No. 109.
	No. 97 (1st Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	VACANT (Completely refurbished – Quoting £12,000 p.a.)			
	No. 99 (2nd Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Estate141 Ltd	1 years from 14th February 2011	£7,500	Holding Over. Tenant offered £10,200 p.a. for new 3 year lease.
Nos. 101, 103 & 111 (Shop & 2 Flats)	No. 111 (Shop)	Internal Width 19'2" (max) Shop Depth 39'4" Built Depth 65'7" Area Approx. 915 sq ft Strong Room 195 sq ft	TSB Bank Plc (having over 600 branches)	From 25th March 2010 to 22nd May 2018	£20,600	FRI The lessee trades from the adjoining unit which also interconnects with No. 111.
	No. 101 (1st Floor Flat)	3 Rooms, Kitchen, Bathroom/WC (GIA Approx. 665 sq ft)	2 Individuals	6 months from 21st January 2013	£9,000	AST. Holding Over. £750 Rent Deposit held.
	No. 103 (2nd Floor Flat)	3 Rooms, Kitchen, Bathroom/WC (GIA Approx. 675 sq ft)	Individual	1 year from 4th October 2013	£9,360	AST. Holding Over. £780 Rent Deposit held.
TOTAL					£272,874 Plus 2 Vacant Flats	

Rear of Property



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VENDOR'S SOLICITORS

Macrory Ward

Tel: 020 8440 3258

Ref: Ms Martina Ward

Email: martina@macroryward.co.uk



Brook Point, 1412 High Road
Whetstone, London N20 9BH Tel: 020 8492 9449
The Surveyors dealing with this property are
JOHN BARNETT and **STEVEN GROSSMAN**

General Conditions and Memorandum As per Barnett Ross Catalogue 27th October 2015

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

In accordance with the Estate Agents Act
1979, the family of the Chairman of the
Auctioneers has an interest in the property.



ON BEHALF OF TRUSTEES
6 WEEK COMPLETION

SITUATION

Located close to the pedestrianised George Street near to the town centre and amongst a variety of local traders and multiples such as **The Salvation Army, Haart Estate Agents, The Tanning Shop** and a **Money Shop**.

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

PROPERTY

An attractive terraced building comprising a **Ground Floor Shop (with A2 Use)** plus internal access to **Commercial Accommodation** on the 3 upper floors.

In addition there is rear pedestrian access from Peel Street which may facilitate the upper part being self-contained.

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

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	12'9"
Internal Width	11'7"
Shop Depth	43'3"
Built Depth	51'6"
WC	

First Floor

2 Offices

Second Floor

2 Offices

Third Floor

1 Office, Kitchen & WC

TENANCY

The entire property is let on a full repairing and insuring lease to **Mr J. Sethee (t/a Raymond Fox Property Services)** for a term of 10 years from 25th March 2006 at a current rent of **£11,500 per annum** exclusive.

Note: The Lessee has a personal rent concession to £10,350 p.a. from September 2015 which falls away upon change of Freehold ownership.

£11,500 per annum

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

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

VENDOR'S SOLICITORS

Israel Strange & Conlon – Tel: 020 7833 8453
Ref: M. Conlon Esq – Email: michaelconlon@isclawyers.co.uk

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



SITUATION

Located close to the junction with Marlborough Avenue within this well established local parade, opposite **Martin's**, close to **Tesco Express** and serving the surrounding residential area.

Edgware lies approximately 10 miles north-west of central London with good access to the M1 and M25 motorways.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Office** on the first floor. In addition, the property includes rear parking for at least 2 cars accessed via a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'9"
Internal Width	17'0"
Shop Depth	33'1"
Built Depth	43'7"

Kitchen & 2 WCs

First Floor Office

2 Rooms Area	Approx 570 sq ft plus WC
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VAT is NOT payable in respect of this Lot

FREEHOLD

£20,000 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

TENANCY

The entire property is let on a full repairing and insuring lease to **Coral Racing Ltd (having approx 1,600 branches)** for a term of 10 years from 26th May 2011 at a current rent of **£20,000 per annum exclusive**.

Rent Review and Tenant's Break 2016

Note 1: The shop has been used as a Bookmakers for over 25 years.

Note 2: Coral do not currently use the first floor which may open an opportunity to negotiate a surrender of this area and possibly convert to residential, subject to planning.



VENDOR'S SOLICITORS

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

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



SITUATION

Occupying a prominent position within the pedestrianised town centre, adjacent to **Bon Marche** and near to a **Wilko**, **Oxfam**, **Ladbrokes**, **Clinton Cards** and more.

Folkestone is a well-known Port situated on the south-east coast approximately 8 miles south-west of Dover benefitting from excellent road communications via the A20 and M20.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'4"
Internal Width	16'10"
Shop and Built Depth	31'8"

Outbuildings

Store/WC	Area Approx. 335 sq ft
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First, Second & Third Floor Flat

4 Rooms, en-Suite Shower Room/WC, Kitchen



VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Vacant Shop & Flat

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

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

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
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IN SAME FAMILY OWNERSHIP SINCE 1969



SITUATION

In this well-known main road just north of Finsbury Park Station (Piccadilly, Northern and Jubilee Lines) approximately 5 miles north of central London and within 1 mile from Arsenal's Emirates Stadium.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop/Office	Gross Frontage 14'4" Internal Width 11'9" Shop Depth 34'10" Built Depth 56'0" WC plus Rear Yard	VACANT			
First & Second Floor Flat	3 Rooms, Kitchen, Bathroom/WC (Furnished)	2 individuals	9 months from 22nd November 2014 (See Notes 2 & 3)	£8,400	AST £1,000 Rent Deposit held. Gas Central Heating

Note 2: The AST, which has now expired, was previously to 3 individuals at £12,600 p.a., but it is currently continuing with 2 individuals.

**£8,400 p.a. Plus
Vacant Shop/Office**

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

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

PROPERTY

A late Victorian terraced building erected 1896 comprising a **Ground Floor Shop/Office** with separate front entrance to a **Self-Contained Flat** on the two upper floors.

Note 1: There is the possibility of incorporating the whole building into one unit and/or adding a third floor, subject to obtaining the necessary consents.

Note 3: If requested by the Purchaser, the Vendor will serve a Section 21 Notice to terminate the AST.

VENDOR'S SOLICITORS

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

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
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LOT 5

471 Hackney Road,
Hackney,
London E2 9ED

*Reserve below
£125,000
6 WEEK COMPLETION



SITUATION

Located in this busy main road location directly opposite a **Tesco Express** in this popular and densely populated residential area which lies approximately 1½ miles east of the City.

PROPERTY

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

VAT is NOT payable in respect of this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 15'11" Internal Width 15'6" Built Depth 37'9" WC	R Morris (Tattoo studio)	5 years from 24th June 2015 (Renewal of a previous lease)	£13,000 (see Note)	FRI
First & Second Floor Flat	Not Inspected – Believed to be 5 Rooms, Kitchen, Bathroom/WC	Individual	125 years from 25th March 2010	£250	FRI

TOTAL	£13,250
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Note: The rent is currently £11,000 rising to £12,000 in 2016 and £13,000 in 2017. The Vendor will top-up the difference so that the Purchaser effectively receives £13,000 from completion.

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

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

VENDOR'S SOLICITORS

Carpenters Rose - Tel: 020 8906 0088
Ref: M. Rose Esq - Email: mr@carpentersrose.co.uk

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SITUATION

Occupying a prominent trading position close to the junction with Egerton Road and The Marina in one of the town's main thoroughfares connecting with the principal retailing in Terminus Road, surrounded by a host of established local traders together with **BetFred**, **Scope** and **Curves**. Bexhill-on-Sea lies on the South Coast between Eastbourne and Hastings well served by the main A259.

PROPERTY

A mid terraced building comprising a **Ground Floor Takeaway and Basement** with separate front access to a **Self-Contained Flat** on the three upper floors. In addition, the property includes a **Garden** which can be accessed from a rear alleyway.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Takeaway & Basement Plus Garden	Ground Floor Takeaway Gross Frontage 19'0" Internal Width 14'5" Shop Depth 33'10" Built Depth 55'0" WC plus Shower Room Basement 2 Rooms Area Approx 440 sq ft	Mr Khan (Takeaway)	10 years from 11th October 2012	£7,000	FRI Rent Review and Tenant's Break 2017. Note: £2,500 Rent Deposit held.
First, Second & Third Floor Flat	Not inspected – Believed to be 4 Bedrooms, Lounge, Dining Room, Kitchen, Bathroom & sep. WC	Individual	99 years from 29th September 1983	£10	FRI Valuable Reversion in approx. 66 ⅔ years.
TOTAL				£7,010	

£7,010 per annum

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

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

VENDOR'S SOLICITORS

Metcalfe Copeman & Pettefar – Tel: 01733 865 880
Ref: Ms Jacqui Hesketh – Email: jacqui.hesketh@mcp-law.co.uk

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SITUATION

Located in this town centre position nearby a **Coral** and a **Large Aldi Supermarket**, close to the junction with the High Street whereby many other multiple retailers can be found. West Bromwich lies approx. 5 miles north-west of Birmingham City Centre with excellent road links via the M5 (Junction 1) and the M6 (Junction 9).

PROPERTY

A mid terrace building comprising a **Large Ground Floor Shop** with separate rear access via an external staircase to **Self-Contained Offices** on the first and second floors. In addition, there is a **Warehouse** to the rear as well as **parking for approx. 13 cars**.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Internal Width 34'9" Shop Depth 29'2" Built Depth 60'1" Kitchen & 2 WCs	Remigus Okoh (Mini-market)	5 years from 19th November 2015 (Renewal of previous lease)	£11,000	IRI
First & Second Floor Offices	First Floor Area Approx 1,610 sq ft Second Floor Area Approx 1,845 sq ft Total Area Approx 3,455 sq ft ¹	Polmed Midlands Ltd (Polish Doctors, Dentist & Healthcare Specialists)	10 years from 8th February 2013	£14,000	IRI Rent Review and Tenant's Break 2018
Roof Telecoms		02 (UK) Limited	15 years from 20th October 2006	£8,000.38	The lessee did not operate their 2015 Tenant's Break
Rear Warehouse	Width 45'0" Depth 28'5" Kitchen & WC	Centrepont Christian Church	6 years from 25th September 2006	£5,500	FRI Holding Over
TOTAL				£38,500.38	

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

£38,500.38 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

DGB Solicitors – Tel: 01634 304000
Ref: J. Gomme – Email: james.gomme@dgblaw.co.uk

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SITUATION

Located on this main A125 close to the junction with St Edwards Way (A118) within this established parade only yards from a large pay & display car park serving the surrounding mixed commercial and residential area. Romford lies approximately 13 miles east of central London via the A12 (Eastern Avenue).

VAT is NOT payable in respect of this Lot

PROPERTY

An end of terraced building comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** at first and second floor levels. In addition, the property benefits from a front forecourt for parking and rear service road for unloading.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 15'7" Internal Width 14'4" Shop Depth 57'5" Built Depth 82'4" WC Sales/Prep/Office Area Approx. 823 sq.ft Rear Store/Kitchen Area Approx. 154 sq.ft Total Area Approx. 977 sq.ft	Papa John's (GB) Ltd (Having over 250 branches)	15 years from 29th August 2013	£19,000	FRI Rent Reviews 2018 & 5 yearly Tenant's Break 2023
First Floor Flat	Bedroom, Living Room/Kitchen (Currently partitioned to provide second Bedroom plus Kitchen), Bathroom/WC	Individual	1 year from 23rd December 2013	£9,000	AST. Holding Over Occupied by Shop Franchisee
Second Floor Flat	Bedroom, Living Room, Kitchen, Bathroom/WC (Not Inspected by Barnett Ross)	Individual	1 year from 1st March 2014	£9,000	AST. Holding Over
TOTAL				£37,000	

£37,000 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

VENDOR'S SOLICITORS

Axiom Stone – Tel: 020 8422 1181
Ref: Ms Jaymini Ghelani – Email: jg@axiomstone.co.uk

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SITUATION

In a local parade of shops close to the junction with Coronation Avenue, amongst a variety of established traders some 3 miles north of Bournemouth Town Centre. Bournemouth is a popular seaside resort on the south coast, approximately 30 miles south-west of Southampton.

PROPERTY

A detached building comprising a **Ground Floor Shop** with internal and separate side access via a front gate to a **Self-Contained Flat** on part ground and first floor levels. In addition, the property benefits from a **Rear Garden**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 20'11"
Internal Width 18'9"
Shop Depth 20'1"
Built Depth 48'7"

Part Ground and First Floor Flat

4 Rooms, Kitchen, Bathroom/Shower Room, WC
GIA Approx. 962 sq ft

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on an internal repairing and insuring lease (plus Shop Front) to **M. G. Durose and L. A. Durose as a Furniture Upholsterers** for a term from 10th January 2013 to 31st July 2023 at a current rent of **£17,000 per annum** exclusive.

Rent Review 2018

Note 1: The lessees have been in occupation for approx. 15 years and live in the Flat.

Note 2: There is future potential to add further residential accommodation in the attic as per the adjacent building.

£17,000 per annum

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

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

VENDOR'S SOLICITORS

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

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6 WEEK COMPLETION



SITUATION

Located close to the junction with Bromley Road amongst a variety of local businesses and traders, nearby a **TFC Supermarket**, within close proximity to Tottenham Hotspur Football Stadium and approx. ½ mile of White Hart Lane Main Line Station.

Tottenham is a busy commercial area and densely populated residential suburb of London lying approx. 8 miles north-east of central London.

VAT is NOT payable in respect of this Lot

FREEHOLD

PROPERTY

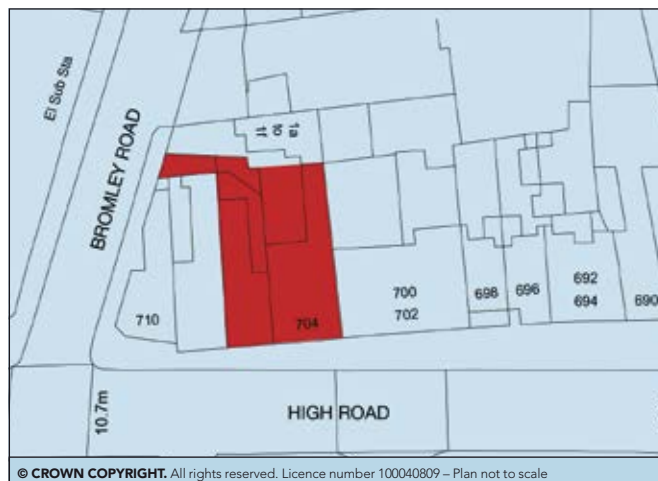
A mid terrace building with a **50 ft Total Gross Frontage** comprising:

- **2 Ground Floor Shops (one with a Basement).**
- **7 Self-Contained Flats** arranged over part ground, first and second floors and accessed via Bromley Road.
- A **Large Rear Yard** (parking for max. 6 cars) which includes an open sided lean-to plus a **3 Car Garage**.

Note 1: There is an existing separate front entrance between the two shops that provides additional access to the Rear Yard.

**£51,576 per annum plus
2 Vacant Shops,
1 Vacant Flat &
Vacant Yard with Garage**

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



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 704 (Ground Floor Shop & Basement)	Ground Floor Shop Internal Width 24'4" Shop Depth 39'0" Plus Basement	<p style="text-align: center;">V A C A N T</p> <p>Note 2: The ground floor area for both shops measure 1,347 sq ft as per the V.O.A.</p> <p>Note 3: The Basement below No. 704 has an area of approx. 832 sq ft (Height 5'3" – 5'9")</p>			
No. 706 (Ground Floor Shop)	Ground Floor Shop Internal Width 15'9" Shop Depth 17'8" Built Depth 29'3"				
Rear Yard and 3 Car Garage		<p style="text-align: center;">V A C A N T</p>			
No. 704 (Rear Ground & First Floor Flat)	3 Rooms, Kitchen, Shower Room/WC & Separate WC	<p style="text-align: center;">V A C A N T (The Flat also has internal access to the Shop)</p>			
Flat A (Rear Ground & First Floor)	2 Rooms, Kitchen, Bathroom/WC	Individuals	6 months from 8th June 2015	£8,580	AST £750 Rent Deposit held. Gas c/h & Entryphone
Flat B (First & Second Floor)	4 Rooms, Kitchen, Bathroom/WC, Separate WC	Individual	6 months from 16th August 2015	£9,900	AST £850 Rent Deposit held. Gas c/h & Entryphone
Flat C (First Floor)	2 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 25th August 2015	£8,880	AST £700 Rent Deposit held. Gas c/h & Entryphone
Flat D (First Floor)	1 Room, Kitchen, Bathroom/WC	Individuals	6 months from 17th July 2015	£7,680	AST £700 Rent Deposit held. Gas c/h & Entryphone
Flat E (Second Floor)	2 Rooms, Kitchen, Bathroom/WC	Individuals	6 months from 23rd May 2015	£9,096	AST £850 Rent Deposit held. Gas c/h & Entryphone
Flat F (Second Floor)	1 Room, Kitchen, Bathroom/WC	Individual	6 months from 18th May 2015	£7,440	AST £600 Rent Deposit held. Gas c/h & Entryphone

Note 4: The flats were converted approx. 20 years ago and inspection is recommended. All tenanted flats are furnished (Inventories available upon request).

Note 5: There is the potential of an additional 3rd floor as per adjoining properties at Nos. 700/702, subject to obtaining the necessary consents.

TOTAL

**£51,576 plus
2 Vacant Shops,
1 Vacant Flat &
Vacant Yard with
Garage**

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

Palmer's – Tel: 01268 240 023
Ref: Ms Maisie Yau – Email: myau@palmer'slaw.co.uk



SITUATION

In this popular location at the junction with Lullington Garth and Chanctonbury Way amongst a variety of established traders close to Woodside Park Station (Northern Line) serving the surrounding highly sought after residential area between Totteridge and Finchley.

PROPERTY

An end of terrace building comprising a **Ground Floor Double Shop/Restaurant** with excellent window frontage plus separate side access to a **Self-Contained Flat** on the first floor.

In addition, the property includes a **Garage** and benefits from a rear service road for unloading.

VAT is NOT payable in respect of this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 1 & 1a (Ground Floor Double Shop/Restaurant)	Gross Frontage 46'0" Internal Width 44'4" (max) Built Depth 25'7" (max) Total Area Approx. 730 sq.ft External WC Plus Garage	T & M Bakers Limited (Patisserie/brasserie/boulangerie with 36 covers & outside seating)	15 years from 25th March 2014	£30,000	FRI Rent Reviews 2019, 2024 and 2029
No. 1b (First Floor Flat)	Not inspected – Believed to be 2 Bedrooms, Lounge, Kitchen, Bathroom/WC	Individual	99 years from 25th March 1971	£72	FRI Rent rises to £100 in 2037. Valuable Reversion in approx. 54½ years.
TOTAL				£30,072	

£30,072 per annum

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

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

VENDOR'S SOLICITORS

Taylor Walton – Tel: 01582 731 161
Ref: I. McLoone Esq – Email: ian.mcloone@taylorwalton.co.uk

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View along King Street towards
Phase 1 of Regeneration

SITUATION

Occupying a prominent location on the town's principal shopping thoroughfare close to Market Square, adjacent to a **Lloyds Bank**, opposite a **Poundland** and amongst such multiples as **Greggs**, **W H Smith**, **Superdrug**, **Store TwentyOne** and more.

South Shields is located approximately 8 miles east of Newcastle-upon-Tyne and 6 miles north of Sunderland with good road links via the A19 and A194(M) which in turn leads to the A1(M).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop and Basement** with internal access to **Ancillary Accommodation** on the first and second floors.

VAT is payable in respect of this Lot
(TOGC may be available – see Special Conditions of Sale).

FREEHOLD

TENANCY

The entire property is currently let on a temporary licence for 2 months from 1st September 2015 at **£1,350**.

Note: Vacant Possession possible.

£16,200 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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	25'7"
Internal Width	21'11"
Shop and Built Depth	47'2"
Sales Area	Approx 937 sq ft
Basement	Not inspected

First Floor Ancillary

Area	Approx 559 sq ft
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Gents/Ladies WC's

Second Floor Ancillary

Area	Approx 720 sq ft
Total Area	Approx 2,216 sq ft

REGENERATION

"South Shields 365 town centre vision is a £100 million redevelopment of South Shields town centre. The first stages include: The construction of a new Central Library and Digital Media Centre known as The Word, a new 40 space car park at Harton Quays and improvements to the Market Place. South Shields 365 brings new opportunities for residents, businesses and visitors, ultimately realising our potential to be North East England's premier coastal resort 365 days a year".

Source - <http://www.southtyneside.gov.uk>

VENDOR'S SOLICITORS

Janet Auckland Solicitor - Tel: 01392 210 152
Ref: Ms Janet Auckland - Email: ja@janetaucklandsolicitor.com

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SITUATION

In this well-known location midway between Finchley Road and West End Lane, opposite **Nautilus** and near to **Tesco Express**, being within this extremely popular mixed commercial and residential area conveniently situated for Hampstead and the West End.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'4"
Internal Width	15'1" (max)
Shop & Built Depth	28'5"

Basement

Area Approx. 260 sq ft incl. Bath/WC

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 1st January 2007 at a fixed ground rent of £250 p.a.

£17,000 per annum

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

TENANCY

The property is let on a full repairing and insuring lease to **M Osman Ali as a Dry Cleaner** for a term to expire on 19th July 2027 at a current rent of **£17,000 per annum** exclusive.

Rent Reviews 2012 (Outstanding), 2017 and 2022

Note 1: £4,250 Rent Deposit held.

Note 2: The shop has been used as a dry cleaners for many years.



VENDOR'S SOLICITORS

Philip Ross Solicitors - Tel: 020 7636 6969
Ref: D. Abrahams Esq - Email: daniel.abrahams@philipross.com

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REFURBISHMENT OPPORTUNITY



SITUATION

Located close to the junction with Ferro Road in this established local parade which includes a Chemist, Tanning Shop, Hair Salon and an Off-Licence and within close proximity to the newly re-built Rainham Main Line Station, serving the surrounding mixed commercial and residential area.

Rainham lies approximately 3 miles east of Dagenham on the A13 which links to the M25 (Junction 30).

PROPERTY

A mid terraced building in need of refurbishment comprising a **Ground Floor Shop** with internal and separate rear access to a **Self-Contained Flat** on rear ground and first floors. In addition, the property includes a **Small Rear Garden** with a **Store/Workshop** that can be accessed from a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	21'1"
Internal Width	19'10"
Shop Depth	14'4"
Built Depth	30'0"
Ext. WC	

Rear Ground and First Floor Flat

4 Rooms, Kitchen, Bathroom/WC

GIA Approx 805 sq ft

Store/Workshop

GIA Approx 290 sq ft

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note: There may be potential to extend into the roof space, subject to obtaining the necessary consents.

Vacant Shop, Flat & Store/Workshop

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

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

JOINT AUCTIONEERS

Highview Estates – Tel: 020 7247 1513
Ref: A. Klemin, Esq – Email: alex@highviewestates.co.uk

VENDOR'S SOLICITORS

Black Stone Solicitors - Tel: 020 8971 9520
Ref: Ms Tehmina Yakoob - Email: t.yakoob@blackstonesolicitors.com

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SITUATION

Located within this well known shopping centre, opposite the junction with The Oaks, and amongst such multiples as **Boots Opticians, Café Rouge, A-Plan, Baskin Robbins, Sue Ryder, Barclays, KFC** and others.

Ruislip is an affluent residential area, being approximately 12 miles north-west of central London and 7 miles from Heathrow Airport.

PROPERTY

An unbroken parade on a **Site Area of approx. 6,340 sq ft** comprising:

- A **Ground Floor Shop** with separate front access to **Self-Contained Offices** on the first floor.
- **3 single storey Ground Floor Shops.**
- A **Ground Floor Shop** with internal access to **4 Treatment Rooms** on the first floor.
- **Front Parking for approx. 7 cars plus Rear Service Area.**

VAT is NOT payable in respect of this Lot

FREEHOLD

**£116,350 p.a. rising
to £117,900 in 2016**

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

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



Note 1: There may be potential to partially or fully convert the property to residential use which could include the addition of an upper part above Nos. 19-23, all of which is subject to obtaining possession and the necessary consents.

Note 2: 6 Week Completion.

VENDOR'S SOLICITORS

Macrory Ward – Tel: 020 8440 3258

Ref: Ms Martina Ward – Email: martina@macroryward.co.uk

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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 17 (Shop)	Gross Frontage 25'5" Return Frontage 10'9" Internal Width 23'11" (max) Shop & Built Depth 33'2" WC	Michael Pitfield (Framers)	10 years from 24th June 2010	£24,250	FRI
No. 17a (First Floor Offices)	Area Approx. 1,336 sq ft Male & Female WCs Plus front parking for approx 7 cars.	David Durn Legal Services LLP (Solicitors)	10 years from 21st March 2013	£20,000	FRI Rent Review 2018.
No. 19 (Shop)	Gross Frontage 17'4" Internal Width 17'0" Shop & Built Depth 30'3" WC	Christine Unwin & Simon Unwin (Jewellers)	12 years from 24th June 2010	£17,050 (Rising to £17,825 in June 2016)	FRI Rent Review 2018.
No. 21 (Shop)	Gross Frontage 18'0" Internal Width 17'2" Shop & Built Depth 30'3" WC	Orchard Property Services (Sales) Limited (with Gaurantor) (Estate Agents)	12 years from 24th June 2010	£17,050 (Rising to £17,825 in June 2016)	FRI Rent Review 2018. £7,750 Rent Deposit held.
No. 23 (Shop)	Gross Frontage 18'10" Internal Width 16'11" Shop & Built Depth 30'3" WC	Stephen Kanter (Alteration Tailors having 2 branches)	10 years from 12th December 2011	£15,000	FRI Rent Review 2016.
No. 25 (Shop & First Floor)	Ground Floor Shop Gross Frontage 25'3" Internal Width 23'5" Shop & Built Depth 46'7" Incl. 4 Treatment Rooms & 2 WCs First Floor 4 Treatment Rooms & Shower Room/WC Area Approx. 585 sq ft	Aunchalee Vannasut (Thai Massage)	10 years from 16th May 2006	£23,000	FRI (subject to a schedule of condition)
TOTAL				£116,350 (rising to £117,900 in 2016)	



SITUATION

Located on the pedestrianised section of Bridgegate and All Saints Square amongst a variety of traders and multiples such as **Barclays Bank, McDonald's, The Co-Operative Bank, Ladbrokes** and a **Superdrug** with Rotherham Central Train Station being within ¼ mile.

Rotherham is a major commercial centre in South Yorkshire lying approx. 6 miles north-east of Sheffield and enjoying excellent road access via the M1 (Junction 33) and the M18 (Junction 1).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access (via a hatch) to **Ancillary Accommodation** on the first and second floors as well as an **Attic** at third floor level.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'4"
Internal Width	16'11"
Shop Depth	38'9"
Built Depth	48'2"
Area	Approx 862 sq ft
First Floor Ancillary Area	Approx 645 sq ft ¹
Second Floor Ancillary Area	Approx 250 sq ft ¹
Third Floor Attic	Not inspected

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



Vacant Shop & Upper Part

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

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

VENDOR'S SOLICITORS

Radleys - Tel: 020 3617 1999

Ref: J. Akhter Esq - Email: jawed@radleysolicitors.com

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SITUATION

Occupying a busy trading position on this main thoroughfare (A35) close to a **Ladbrokes, Costcutter, Oxfam, The Money Shop, Barclays, Halifax** and a **NatWest** as well as being just a short walk from the **Sovereign Shopping Centre**. Boscombe is a suburb of the thriving coastal town of Bournemouth which benefits from good road links via the A338 providing direct access to the A31 and the M27.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage 19'8"
Internal Width 14'9" widening to 19'4"
Shop Depth 39'2"
Built Depth 52'7"

WC

First and Second Floor Flat

5 Rooms, Kitchen/Diner, Bathroom/WC & Shower/WC
GIA Approx 1,650 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 **Dorset Contract Flooring Limited (with 2 guarantors) (in occupation for over 14 years)** for a term of 15 years from 25th December 2000 at a current rent of **£19,000 per annum exclusive**.

Note 1: The Landlord has served a S.25 Notice offering a new lease. The Lessee has indicated that they would like to take a new lease of the Shop and surrender Vacant Possession of the Flat – negotiations are still ongoing.

Note 2: There is potential to convert the flat into 2 or 3 units, subject to obtaining the necessary consents.

£19,000 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

BACI Solicitors - Tel: 020 8349 7680
Ref: D. Conway Esq - Email: d.conway@baciasolicitors.co.uk

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LOTS
18-20

199 – 202 Queens Road,
Hastings,
East Sussex TN34 1RG

To Be Offered as
3 Separate Lots
6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position within this established parade at the junction with South Terrace, adjacent to the **Priory Meadow Shopping Centre** and opposite **Halfords**, **Cash Generator** and **Santander**, within easy reach of the Station and the Seafront.

Hastings is a popular south-coast seaside resort lying on the A259 and A21 which links with the M25 (Junction 5) some 14 miles north-east of Eastbourne and 32 miles east of Brighton.

PROPERTIES

Part of an attractive parade comprising **3 Ground Floor Shops (1 with a Basement) plus 1 Large Lower Ground Shop** plus separate side entrance to **3 Self-Contained Flats** on 2 upper floors.

VAT is NOT payable in respect of these Lots

FREEHOLD



The Surveyors dealing with these properties are
MATTHEW BERGER and **NICHOLAS BORD**

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



TENANCIES & ACCOMMODATION ¹

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 18 *Guide: £100,000	No 199 (Shop & Flat)	Ground Floor Shop Gross Frontage 13'0" Built Depth 46'0" Basement Area Approx 380 sq ft WC	H N Le t/a T N Nails	10 years from 10th May 2012	£10,000	FRI Rent Review 2017
		First & Second Floor Flat Not Inspected	Individual	99 years from 2015	£100	FRI
		TOTAL			£10,100	
Lot 19 *Guide: £100,000	No 200 (Shop & Flat)	Ground Floor Shop Gross Frontage 17'0" Built Depth 53'0" WC	K Gremlik & D Popek (Polish Supermarket)	6th January 2014 to 5th February 2016	£9,000	FRI
		First & Second Floor Flat Not Inspected	Individual	99 years from 2015	£100	FRI
		TOTAL			£9,100	
Lot 20 *Guide: £175,000	No 201 & 202 (2 Shops & Flat)	Ground Floor Shop (No. 201) Gross Frontage 17'4" Internal Width 16'0" Shop Depth 42'3" Sales Area Approx 665 sq ft WC	Instant Cash Loans Ltd t/a The Money Shop	5 years from 16th July 2015	£9,000	FRI
		Lower Ground Floor Shop (No. 202) GIA Approx 1,615 sq ft	W. Jeapes (Reptile & Aquatic Centre)	15 years from 1st June 2009	£11,000	FRI
		First & Second Floor Flat Not Inspected	Individual	99 years from 2015	£100	FRI
		TOTAL			£20,100	

¹ Not inspected by Barnett Ross

VENDOR'S SOLICITORS

Carpenters Rose - Tel: 020 8906 0088
Ref: M. Rose Esq - Email: mr@carpentersrose.co.uk

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

6 WEEK COMPLETION



SITUATION

Occupying a prominent location opposite the junction with Matham Road amongst a variety of specialist traders. East Molesey is an attractive residential area located 3 miles north of Esher and 4 miles south of Kingston-upon-Thames, close to Hampton Court and approximately 17 miles from central London.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate side access to a **Self-Contained Flat** on the first floor.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'6" Internal Width 18'4" Shop Depth 29'6" Built Depth 45'11" WC Kitchen	M. Mugunthan (Premier Express Convenience Store)	12 years from 19th October 2012	£10,000	FRI Rent Reviews 2016 and 4 yearly There is a rent deposit of £833.33 held.
First Floor Flat	Not Inspected	Individual	999 years from 3rd May 2007	Peppercorn	FRI
TOTAL				£10,000	

£10,000 per annum

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

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



VENDOR'S SOLICITORS

Sylvester Amiel Lewin & Horne LLP – Tel: 020 8446 4000
Ref: B. Lewin Esq – Email: brucelewin@sylvam.co.uk

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SITUATION

Occupying an excellent position within the town centre close to 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 serves a population of over 55,000, 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 **2 Ground Floor Shops** with front access to **3 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	Internal Width 7'10" Shop Depth 21'7" WC	A. Mohammadi (Tailor and Dry cleaner)	5 years from 23rd May 2012	£3,996	FRI £2,000 Rent Deposit held.
Ground Floor Shop	Internal Width 15'1" Shop Depth 30'7" Built Depth 37'3" WC	S. V. Nguyen and N. T. Le (Nail Salon)	5 years from 1st September 2013	£9,600	Full Repairing Rent Review 2016.
Flat 1 (Second Floor)	3 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 12th January 2015	£3,720	AST. Holding Over. £320 Rent Deposit held.
Flat 2 (First Floor)	2 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 1st February 2005	£3,960	AST. Holding Over. £330 Rent Deposit held.
Flat 3 (First Floor)	Studio Room, Kitchen, Shower Room/WC	Individual	6 months from 19th February 2010	£3,360	AST. Holding Over. £280 Rent Deposit held.
TOTAL				£24,636	

£24,636 per annum

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

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

VENDOR'S SOLICITORS

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

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SITUATION

Occupying a prominent trading position within the heart of the Town Centre, diagonally opposite the pedestrianised section of London Road and amongst such multiples as **Santander, Subway, Lloyds Bank, Betfred, Bonmarche, Nationwide, Carphone Warehouse** and many others, and only a few minutes' walk from the Sea Front and Bognor Pier. Bognor Regis is a popular coastal resort town and tourist destination, located just off the main A27 (via the A259) some 6 miles east of Chichester and 26 miles west of Brighton.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate gated rear access from Belmont Street to **3 Self-Contained Flats** on first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

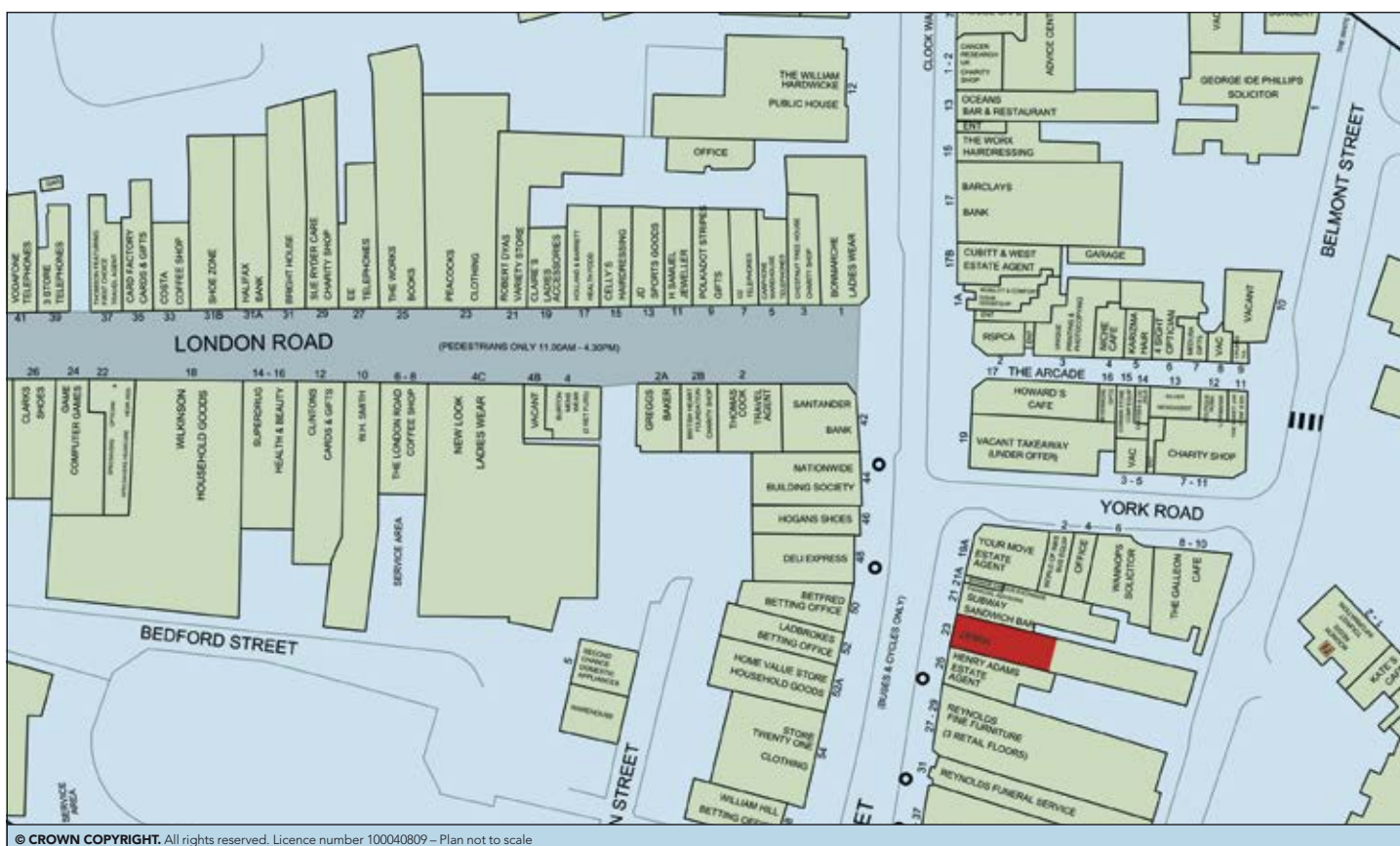
Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'4" Internal Width 19'3" Shop Depth 39'6" Built Depth 70'0" Sales Area Approx 750 sq ft Storage Area Approx 265 sq ft WC	DEBRA (a registered charity with 120 branches)	10 years from 7th May 2015	£22,000	FRI by way of service charge (capped at £2,000 p.a.) Rent Review 2020 Tenant's Break 2018 and 2020
Flat A (Second Floor)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC (Not Inspected)	2 Individuals	3 years from 18th October 2013	£7,104	AST £802.50 Rent Deposit held.
Flat B (First Floor)	2 Bedrooms, Living Room/Kitchen, Bathroom/WC	2 Individuals	1 year from 9th April 2015	£7,500	AST £937.50 Rent Deposit held.
Flat C (First Floor)	Bedroom with en-suite Shower/WC, Living Room, Kitchen,	Individual	3 years from 9th May 2014	£4,632	AST £562.50 Rent Deposit held.
TOTAL				£41,236	

£41,236 per annum

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

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

View along London Road



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VENDOR'S SOLICITORS

BPE Solicitors LLP - Tel: 01242 248212
Ref: Ms Nicky Corner - Email: nicky.corner@bpe.co.uk

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SITUATION

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

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

PROPERTY

A substantial Grade II Listed detached building comprising a **Former Museum** with internal access to **Ancillary Commercial Space** on 2 Upper Floors and a **Cellar** as well as a **Large Modern Rear Museum Building** arranged over 2 floors.

In addition, the property benefits from a large rear garden.

Large Vacant Former Museum & Rear Building

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

ACCOMMODATION

FORMER MUSEUM:

Ground Floor

Gross Frontage	61'2"
Internal Width	55'7"
Built Depth	45'9"
G.I.A	Approx 2,173 sq ft

Cellar (Not Inspected)

First Floor

G.I.A	Approx 2,035 sq ft
-------	--------------------

Second Floor

G.I.A	Approx 984 sq ft
-------	------------------

REAR BUILDING:

Ground Floor

G.I.A	Approx 3,153 sq ft
-------	--------------------

First Floor

G.I.A	Approx 1,581 sq ft
-------	--------------------

Total G.I.A

Approx 9,926 sq ft plus Cellar

VENDOR'S SOLICITORS

Funnell and Perring - Tel: 01424 426 287
Ref: Ms Jackie Eichler - Email: jeichler@funnellperring.co.uk

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View of Battle Abbey Opposite the Property



View Along the High Street

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note 1: There is a large area of land at the rear that has been rented by the Vendors from the adjoining owners (The Battle Club) in order to widen the rear decking area and increase the play area. This Agreement expired on the 15th June 2014 and the Vendors are holding over and have paid the rent of £5,000 p.a. up to the 15th June 2016.

Note 2: The Battle Club (No. 91 High Street) are currently preparing to submit a Planning Application for Residential Development on the area at the rear of their building.

Note 3: Floor Plans of Nos. 89-90 High Street are available on request from the Auctioneers.

View of Rear Building





SITUATION

Located to the north-west of Bromley town centre, opposite the **Empire Cinema** and within an area that hosts a number of restaurants and pubs. In addition, there is a walk-way opposite that leads directly to a multi-storey car park and there is a separate car park to the rear of the property. The pedestrianised section of the High Street is only approx. 250 yards away. Bromley is located some 12 miles south-east of central London at the junction of the A21 and A222.

PROPERTY

Forming part of a terraced building comprising a recently refurbished **Ground Floor Double Restaurant/Bar** with internal access to a **Basement Store**. There is a rear external artificial grassed seating area and a rear parking space accessed via a service road.

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 15th November 2012 at a peppercorn ground rent.

£45,000 per annum

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

ACCOMMODATION

Ground Floor Double Restaurant/Bar

Internal Width	33'1" (max)
narrowing at rear to	11'7"
Restaurant Depth	67'9"
Built Depth	98'4"
Restaurant Area	Approx 1,485 sq ft
Kitchen Area	Approx 335 sq ft
Male & Female WCs	
Plus Rear External Seating Area	
Basement Store	Approx 695 sq ft

TENANCY

The property is let on a full repairing and insuring lease to **Ronnys Limited as a Restaurant/Bar** for a term of 10 years from 8th January 2015 at a rent of **£45,000 per annum** exclusive (**see Note 1**) rising to **£50,000 p.a. in 2019**.

Rent Review 2020

Note 1: The current rent is £40,000 p.a. rising to £45,000 p.a. in January 2016 and the Vendor will make up the rent shortfall on completion.

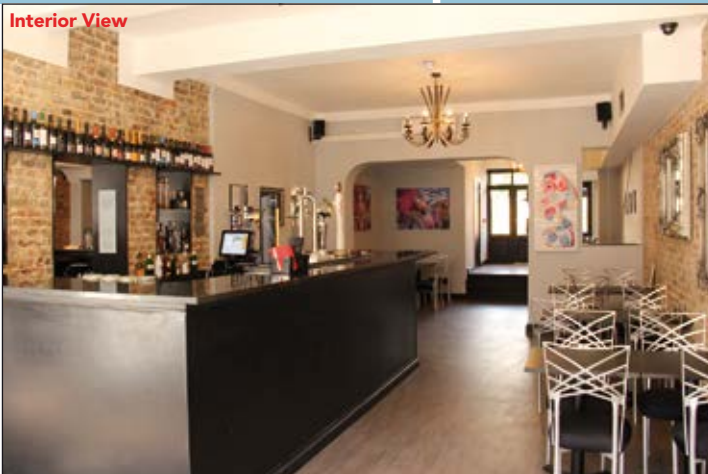
Note 2: There is a £10,000 Rent Deposit held.

Note 3: We understand the lessee of the restaurant has spent approx. £200,000 on fitting out the premises.

Interior View



Interior View



External Seating Area



View Further Along High Street



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Michael Laurie Kaye
CHARTERED SURVEYORS

JOINT AUCTIONEERS

Michael Laurie Kaye – Tel: 020 7629 1177

Ref: M. Kaye Esq – Email: m@mlk.co.uk

VENDOR'S SOLICITORS

Harrow Law Practice – Tel: 020 8909 0202

Ref: H. Patel, Esq – Email: hp@harrow-law.com

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View along Market Street



6 WEEK COMPLETION



SITUATION

The property is located on Kirkby Stephen's main retail thoroughfare, nearby an **HSBC** and a **Barclays Bank** as well as a variety of local traders all serving the surrounding residential area.

Kirkby Stephen is a small market town lying approximately 35 miles west of Darlington and 25 miles north-east of Kendal benefiting from good road links via the M6 (Junction 38) and the A66 via the A685.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** at first floor level. The property benefits from a conveyor belt between ground and first floor.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	35'6"
Internal Width	28'8"
Shop Depth	58'6"
Built Depth	74'10"
Sales/Store Area	Approx 1,953 sq ft

First Floor

Store/Staff Area	Approx 1,212 sq ft
Gents/Ladies WC's	
Total Area	Approx 3,165 sq ft

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

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Co-Operative Group Food Ltd (See Tenant Profile)** for a term of 25 years from 9th February 1999 (expiring in 2024) at a current rent of **£12,000 per annum** exclusive.

Rent Reviews 2014 (Outstanding) and 2019

TENANT PROFILE

The Co-operative Group Food Limited is a subsidiary of The Co-operative Group which is the UK's largest mutual business owned by more than 8 million members. The group operates over 3,500 outlets and employing approaching 70,000 people. (Source: www.co-operative.coop).

£12,000 per annum



JOINT AUCTIONEERS

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

VENDOR'S SOLICITORS

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

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

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

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SITUATION

Located close to the junction with Portland Road in this well established parade, opposite the **Harris Academy**, and serving the surrounding residential population. Norwood Junction Main Line Station is within close proximity. South Norwood lies approximately 10 miles south-east of central London.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Space** on the first floor.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 16'6"
Area Approx. 537 sq ft¹

First Floor Ancillary Space

2 Rooms Area Approx. 281 sq ft¹

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

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION



Vacant Shop & Upper Part

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

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

VENDOR'S SOLICITORS

Carpenters Rose - Tel: 020 8906 0088
Ref: M. Rose Esq - Email: mr@carpentersrose.co.uk

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SITUATION

Located between the market town of Sutton and Hickling within the Norfolk Broads, which lies off the A149, approximately 15 miles north-west of the Coastal resort of Great Yarmouth and 14 miles north-east of Norwich. The area is a popular holiday destination, being around 5 miles from the Norfolk Coast at Sea Palling, and within easy reach of Calthorpe Broad and Hickling Broad National Nature Reserves.

PROPERTY

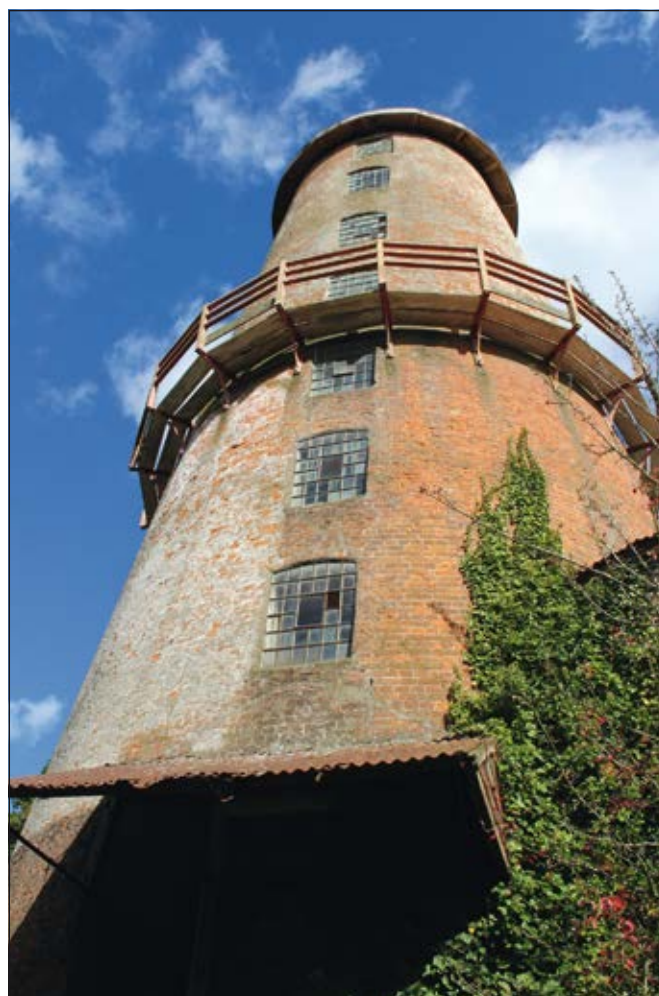
A substantial mainly rectangular **Site of approx. 4.5 Acres** upon which stands:

- **A Grade II* Listed 9 storey Windmill (one of the tallest remaining windmills in the Country) with adjacent Granary**
- **A detached 4 Bedroom Bungalow**
- **Various single storey former Museum Buildings**

PLANNING

There is scope to convert the Windmill / Granary and the additional Buildings into either Residential or other Commercial uses, subject to obtaining the necessary consents.

There is also potential for Residential Development on the Rear Land, subject to obtaining the necessary consents.



Vacant Development Opportunity

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

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



ACCOMMODATION

Windmill	9 Storeys (not measured)
Granary	
Ground Floor	GIA Approx. 3,950 sq ft
Mezzanine	GIA Approx. 1,315 sq ft
First Floor	GIA Approx. 1,910 sq ft
Total	GIA Approx. 7,175 sq ft
Building 1	GIA Approx. 3,640 sq ft
Building 2	GIA Approx. 260 sq ft
Building 3	GIA Approx. 575 sq ft
Building 4	GIA Approx. 1,500 sq ft
Building 5	Not inspected
Bungalow	
4 Bedrooms, Lounge, Kitchen, Bathroom/WC	GIA Approx. 1,250 sq ft

Garage

Rear Land Approx. 3 Acres

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note: There is a Public Footpath that crosses part of the Site.

View of Bungalow



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VENDOR'S SOLICITORS

Funnell and Perring – Tel: 01424 426 287
Ref: Ms Jackie Eichler – Email: jeichler@funnellperring.co.uk

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View towards Chesterfield College



SITUATION

Located on this busy road within an established parade adjacent to **Chesterfield College** less than a mile from the town centre serving the surrounding residential area. Chesterfield is located approximately 10 miles south of Sheffield and benefits from excellent road links via the M1 (Junction 29) and A61.

PROPERTY

An end of terrace building comprising a **Ground Floor Takeaway** with separate rear access to a **Self-Contained Flat** at First floor level and **Self-Contained Studio Flat** at Second Floor level.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Takeaway

Gross Frontage	24'9"
Internal Width	21'8" (max)
Shop Depth	34'7"
Built Depth	44'3"
WC	

First Floor Flat ¹

2 Rooms, Kitchen, Bathroom/WC

Second Floor Studio Flat ¹

Living Area/Kitchen, Bathroom/WC

¹ Not Inspected by Barnett Ross. Accommodation provided by Vendor.

TENANCY

The entire property is let on a full repairing and insuring lease to **Papa John's (GB) Limited (having over 250 branches)** for a term of 15 years from 9th January 2012 at a current rent of **£12,000 per annum** exclusive.

Rent Reviews 2017 & 5 yearly

Tenant's Break 2022

£12,000 per annum

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

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

VENDOR'S SOLICITORS

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

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SITUATION

Located close to the junction with Marlborough Avenue within this well established local parade, opposite **Martin's**, close to **Tesco Express** and serving the surrounding residential area.

Edgware lies approximately 10 miles north-west of central London with good access to the M1 and M25 motorways.

PROPERTY

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

In addition, the property includes rear parking for 2 cars accessed via 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 18'9" Internal Width 14'8" Shop Depth 18'4" Built Depth 30'11" WC	Mrs Sharron Harris (Funeral Directors)	10 years from 25th March 2011 (in occupation since 2003)	£13,500	FRI Rent Reviews 2019 and 2021
First Floor Flat	3 Rooms, Kitchen, Bathroom/WC	Individual	150 years from 12th December 2013	£100	FRI
TOTAL				£13,600	

£13,600 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

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

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OF INTEREST TO OWNER OCCUPIERS AND DEVELOPERS



SITUATION

Located close to the junction with Whitefriars Drive within this popular mixed commercial and residential suburb being only a few minutes walk from the main multiple shopping facilities in both Harrow Weald and Wealdstone. The area is well served by a variety of bus routes and Harrow & Wealdstone Station (Bakerloo & Main Line) is less than 1 mile away. In addition, Harrow Town Centre is only 2 miles to the south.

Harrow Weald lies approx. 13 miles north-west of central London.

PROPERTY

Two adjoining buildings (one of which has a single storey back addition) comprising a **Large Ground Floor Restaurant** with a **Function Room/Restaurant Area** on the first floor. In addition, the property includes a **Front Forecourt**.

Note 1: The Restaurant, which stopped trading on 1st September 2015, benefits from a Late Licence until 2 am on Fridays and Saturdays.

ACCOMMODATION

Ground Floor Restaurant

Gross Frontage	61'6"
GIA to incl. seating area, kitchen & WCs	Approx. 2,080 sq ft

First Floor Function Room/Restaurant

GIA to incl. seating/dance area, bar & WCs	Approx. 1,445 sq ft
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Total GIA	Approx. 3,525 sq ft
------------------	----------------------------

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note 2: The property has potential for the change of use to Residential, subject to Planning. There is a new flat development opposite (Lexington Apartments) with sales ranging from £255,000 for a 1 bed and £425,000 for a 3 bed unit. There is also a residential development to the rear.

Note 3: The property is available by way of a purchase of the SPV company – Refer to Auctioneers.

Vacant Restaurant with Potential Residential Use

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

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



View opposite of Lexington Court (see Note 2)



VENDOR'S SOLICITORS

Marshall Hatchick – Tel: 01394 388 411
Ref: N. Marshall, Esq – Email: nicholas.marshall@marshallhatchick.co.uk

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SITUATION

Occupying a prominent trading position on the A457 Conway Road, close to the junctions with Penrhyn Road and Station Road and amongst such multiples as **HSBC**, **NatWest**, **Barclays** and many more. In addition, the property is only a short distance from Colwyn Bay Railway Station.

Colwyn Bay is a popular Seaside Resort on the North Coast of Wales approximately 30 miles south-west of Liverpool and 35 miles west of Chester.

PROPERTY

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

There is rear access for unloading and parking.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'1"
Internal Width	14'6"
Built Depth	37'2"

Basement

Area	Approx 515 sq ft
------	------------------

First & Second Floor Flat

3 Rooms, Kitchen/Diner, Bathroom/WC	
GIA	Approx 855 sq ft

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Vacant Shop & Flat

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

Ronald Fletcher Baker LLP - Tel: 020 7467 5762
Ref: S. Lawrence Esq - Email: s.lawrence@rfblegal.co.uk

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



SITUATION

Located close to the corner of Queens Road just off Brent Street in this most sought after residential area close to local shopping and transport facilities.

Hendon is a prosperous north-west London suburb being approx. 8 miles from central London and benefitting from easy access to the M1 (Junction 2), the A406 North Circular Road and Brent Cross Shopping Centre.

VAT is NOT payable in respect of this Lot

PROPERTY

An unbroken mainly rectangular site comprising **16 Lock-Up Garages.**

Site Area Approx. 5,400 sq ft (0.12 Acres)

FREEHOLD

Note 1: There may be potential for future development, subject to obtaining the necessary consents.

Note 2: 6 Week Completion.

TENANCIES & ACCOMMODATION

Property	Lessee	Term	Ann. Excl. Rental	Remarks
15 Garages	Various	Either Monthly or 3 Monthly tenancies	£11,700	Each garage is let at £780 p.a. Tenancy Schedule available from the Auctioneers
1 Garage	VACANT			

TOTAL

**£11,700 plus
1 Vacant Garage**

£11,700 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

Middlesex Property Management Ltd
Ref: G. Collins, Esq - Email: gcollins8@sky.com

VENDOR'S SOLICITORS

Malcolm Dear Whitfield Evans LLP - Tel: 020 8907 4366
Ref: P. Francis Esq - Email: p.francis@mdwe-law.com

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SITUATION

Located near to the junction with Kilburn Lane in this highly sought after residential area approximately 4 ½ miles north-west of the West End.

PROPERTY

A mid terraced building comprising **3 Self-Contained Flats** together with a Rear Garden.

VAT is NOT payable in respect of this Lot

FREEHOLD

Note 1: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. This Lot cannot be sold prior to auction.

Note 2: The Freeholder currently appoints management and insures. Current sum insured £672,341. Current premium £891.97.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground & Part First Floor Flat	Not inspected	Mountview Estates plc	125 years from 20th February 2015	£300	FRI Rent rises by £300 every 25 years.
First Floor Flat	Not inspected	Individual(s)	125 years from 25th December 1991	£100 (rising to £200 in 2016)	FRI Rent rises by £100 every 25 years.
Second Floor Flat	Not inspected	Individual(s)	125 years from 25th December 1991	£100 (rising to £200 in 2016)	FRI Rent rises by £100 every 25 years.
TOTAL				£500 (rising to £700 in 2016)	

**£500 p.a. rising to
£700 p.a. in 2016**

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

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

VENDOR'S SOLICITORS

Watson, Farley & Williams LLP – Tel: 020 7814 8000
Ref: G. Ritter Esq – Email: gritter@wfw.com

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SITUATION

Located between Elgin Avenue and Sutherland Avenue in this highly sought after residential area approximately 2 miles north-west of the West End.

PROPERTY

A semi-detached building comprising **4 Self-Contained Flats** together with a Rear Garden.

VAT is NOT payable in respect of this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Basement Flat plus Garden	Not inspected	Individual(s)	125 years from 24th June 1987	£50 (rising to £100 in 2017)	FRI Rent rises by £50 every 30 years.
Ground Floor Flat	Not inspected	Individual(s)	125 years from 24th June 1987	£50 (rising to £100 in 2017)	FRI Rent rises by £50 every 30 years.
First Floor Flat	Not inspected	Mountview Estates plc	125 years from 17th February 2015	£300	FRI Rent rises by £300 every 30 years.
Second Floor Flat and Loft Space	Not inspected	Mountview Estates plc	125 years from 17th February 2015	£300	FRI Rent rises by £300 every 30 years.
TOTAL				£700 (rising to £800 in 2017)	

**£700 p.a. rising to
£800 p.a. in 2017**

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

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

FREEHOLD

Note 1: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. This Lot cannot be sold prior to auction.

Note 2: The Freeholder currently appoints management and insures. Current sum insured £1,313,696. Current premium £1,747.37.

VENDOR'S SOLICITORS

Watson, Farley & Williams LLP – Tel: 020 7814 8000
Ref: G. Ritter Esq – Email: gritter@wfw.com

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SITUATION

Located close to the junction with Sutherland Avenue in this highly sought after residential area approximately 2 miles north-west of the West End.

PROPERTY

A mid terraced building comprising **2 Self-Contained Flats** together with a Rear Garden.

VAT is NOT payable in respect of this Lot

FREEHOLD

Note 1: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. This Lot cannot be sold prior to auction.

Note 2: The Freeholder currently appoints management and insures. Current sum insured £896,456. Current premium £1,184.45.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Lower Ground & Raised Ground Floor Flat plus Garden	Not inspected	Lansvale Properties Limited	125 years from 25th December 1987	£50 (rising to £100 in 2017)	FRI Rent rises by £50 every 30 years.
First & Second Floor Flat	Not inspected	Mountview Estates plc	125 years from 20th February 2015	£300	FRI Rent rises by £300 every 25 years.
TOTAL				£350 (rising to £400 in 2017)	

**£350 p.a. rising to
£400 p.a. in 2017**

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

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

VENDOR'S SOLICITORS

Watson, Farley & Williams LLP – Tel: 020 7814 8000
Ref: G. Ritter Esq – Email: gritter@wfw.com

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SITUATION

Located close to the junction with St. Johns Avenue in this residential area within a mile of Harlesden Station. Shopping facilities can be found on the A404 Craven Park Road as well as being within close proximity to Roundwood Park. Harlesden lies approximately 6 miles north-west of central London and 2 miles west of Kilburn with easy access to the A406 North Circular Road which connects to the A40.

PROPERTY

A mid terrace house comprising **2 Self-Contained Flats** arranged over ground and first floors. The property benefits from a **rear Garden**.

VAT is NOT payable in respect of this Lot

FREEHOLD

Note 1: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. This Lot cannot be sold prior to auction.

Note 2: We understand No. 55 Drayton Road (2 Bed Flat) sold in August 2014 for £335,155.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 47 (Ground Floor Flat)	Not Inspected – Same floor plate as first floor flat Plus part Rear Garden	Individual	99 years from 29th September 1993	£100	FRI Valuable Reversion in approx. 77 years.
No. 47A (First Floor Flat)	Not Inspected – Lease plan shows 5 Rooms, Kitchen, Bathroom/WC Plus part Rear Garden	Individual	99 years from 25th March 1975	£20	FRI Valuable Reversion in approx. 58 ½ years.
TOTAL				£120	

£120 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

Moerans - Tel: 020 8952 0242

Ref: S. Shaffer Esq - Email: simon.shaffer@moerans.com

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4 WEEK COMPLETION



SITUATION

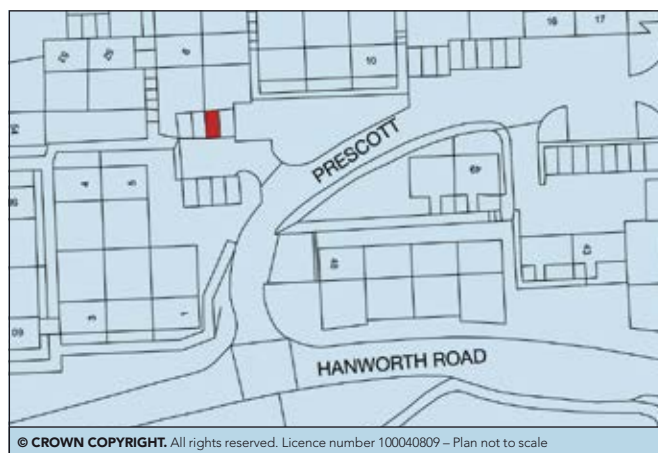
Located within this residential estate off Hanworth Road approximately 2 miles south of Bracknell Town Centre. Bracknell benefits from good road links with the M3 (Junction 3) and M4 (Junction 10) as well as being within 15 miles of Heathrow Airport to the east.

PROPERTY & ACCOMMODATION

A single storey **Lock-up Garage** within a block.

Width 8'0" (max)

Depth 16'3" (max)



VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Vacant Garage

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

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

VENDOR'S SOLICITORS

Three Coats Ltd - Tel: 07815 141 835
Ref: G. Glenn Esq - Email: glennjarman@gmail.com

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SITUATION

Located opposite Regent's Canal, close to the junction with Crompton Street and Maida Avenue, being within walking distance to various shops and amenities (Church Street Market) as well as having Oxford Street just a short distance away.

In addition, the property benefits from Edgware Road Underground Station (Circle & District Lines) and Warwick Avenue Underground Station (Bakerloo Line) being within close proximity.

PROPERTY

Comprising a **Self-Contained Raised Ground Floor Flat** within this mid terrace building.

ACCOMMODATION

Raised Ground Floor Flat

Open-plan Living/Kitchen/Bedroom, Shower Room, WC (Floor plan available upon request)

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 99 years from 1st March 2006 (having approx. 89 ½ years unexpired) at a fixed ground rent of £250 p.a. (see Note 3).

TENANCY

The property is let on an AST for a term of 1 year from 6th March 2015 to an individual at a current rent of **£13,419.12 per annum** exclusive.

Note 1: The Kitchen is fully fitted with Oven, Hob, Fridge, Washing Machine and Microwave all of which are included in the sale.

Note 2: There is a small ceiling space storage area with hatch access.

Note 3: There are Service Charge and Ground Rent provisions in the lease but nothing has been demanded in the last 3 years.

£13,419.12 per annum

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

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

VENDOR'S SOLICITORS

SCJ Solicitors - Tel: 01286 677 897

Ref: Ms Samantha Jones - Email: samantha.jones@scjsolicitors.co.uk

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SITUATION

Located within this popular residential area being within a short distance of the shopping amenities of Uxbridge Road and Coldharbour Lane and benefiting from excellent road links via the M4 (Junctions 3 & 4), the M25 (Junction 15) and the A40 which connects the A406. In addition, Heathrow Airport lies approx. 2½ miles to the south-west.

The property is within close proximity of **Hayes & Harlington Main Line Station** which, from 2018, will become part of the Crossrail programme and include a major overhaul creating a Landmark Station.

PROPERTY

A semi-detached **3 Bedroom House** in need of modernisation. The property benefits from off-street parking and a rear garden.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

3 Bed House

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

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

ACCOMMODATION (measurements to maximum points)

Ground Floor

Reception 1	13'10" × 11'6"
Reception 2	9'11" × 9'5"
Kitchen	13'4" × 8'8"
WC	

First Floor

Bedroom 1	13'10" × 11'5"
Bedroom 2	13'0" × 9'5"
Bedroom 3	9'11" × 8'7"
Bathroom/WC	8'0" × 5'6"

Note: 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.

haart

JOINT AUCTIONEERS
Haart, 462 Uxbridge Road, Hayes, Middlesex, UB4 0SD
Tel: 020 8573 0550
Ref: Mr J. Sagoo – Email: jas.sagoo@haart.co.uk

VENDOR'S SOLICITORS
Vincent Solicitors – Tel: 020 8574 0666
Ref: Mrs Salina Adam-Sabir – Email: salina@vincentsolicitors.com

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Energy Performance Certificate (EPC) Appendix

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

Lot	Address	EPC Asset Rating
A	69–111 Darkes Lane, Potters Bar, Herts EN6 1BW	E, E, E, E, D, C, E, E, E
1	28 Wellington Street, Luton, Beds LU1 2QH	E
2	46 Glengall Road, Edgware, Middlesex HA8 8SX	E
3	3 Guildhall Street, Folkestone, Kent CT20 1EA	C
4	39A/39B Stroud Green Road, London N4 3EF	E, D
5	471 Hackney Road, Hackney, London E2 9ED	C
6	46 Sackville Road, Bexhill-on-Sea, East Sussex TN39 3JE	D
7	26–28 Carters Green, West Bromwich, West Midlands B70 9LW	F, F
9	755 Wimborne Road, Moordown, Bournemouth, Dorset BH9 2BA	D
10	704–706 High Road, Tottenham, London N17 0AR	D, G, E, D, D, E
12	105 King Street, South Shields, Tyne & Wear NE33 1DP	D
13	68 Fortune Green Road, West Hampstead, London NW6 1DS	C
14	133 Wennington Road, Rainham, Essex RM13 9TR	F, F
15	17/25 High Street, Ruislip, Middlesex HA4 7AU	D, E, E, E, D, G
17	689 Christchurch Road, Boscombe, Bournemouth BH7 6AA	D
18	199 Queens Road, Hastings, East Sussex TN34 1RG	D
19	200 Queens Road, Hastings, East Sussex TN34 1RG	E
22	104/105 Coventry Street, Kidderminster, , Worcestershire DY10 2BH	D, D, D, D, D
21	33 Walton Road, East Molesey, Surrey KT8 0DH	C
23	23 High Street, Bognor Regis, West Sussex PO21 1RS	C, C, D, E
25	Ground Floor & Basement, 237–239 High Street, Bromley, Kent BR1 1NZ	D
29	5 Sheffield Road, Chesterfield, Derbyshire S41 7LL	D
30	44/44A Glengall Road, Edgware, Middlesex HA8 8SX	D, D
32	16 Conway Road, Colwyn Bay, Clwyd LL29 7HS	D
39	Flat M, 504 Edgware Road, Little Venice, London W2 1EJ	F
40	3 Halsway, Hayes, Middlesex UB3 3JS	D

OUR NEXT AUCTION

IS ON

**WEDNESDAY
16TH DECEMBER
2015**

LIST STILL OPEN

GENERAL CONDITIONS OF SALE APPLICABLE TO ALL LOTS

1. INTERPRETATION

The following expressions shall have the meanings assigned to them:

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

2. STANDARD CONDITIONS

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

3. THE AUCTION

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

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

4. DEPOSIT

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

5. TITLE

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

6. CAPACITY OF SELLER

- 6.1 The Seller sells with Full Title Guarantee.

7. INCUMBRANCES AFFECTING THE PROPERTY

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

8. LOCAL LAND CHARGES AND PUBLIC RIGHTS

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

9. COMPLETION

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

10. LEASEHOLD PROPERTY

- 10.1 Condition 10 of the Standard Conditions shall apply.

11. TENANCIES

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

12. FIXTURES AND FITTINGS

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

13. MISREPRESENTATION

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

14. VALUE ADDED TAX 'VAT'

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

15. AUCTIONEERS' RIGHTS

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

16. SALE BY PRIVATE TREATY

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

17. INSURANCE

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

18. GENERAL

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

January 2012

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

RESULTS OF AUCTION HELD ON 14TH JULY 2015

Lot	Property	Sale Price (Subject to contract)	Available Price	Lot	Property	Sale Price (Subject to contract)	Available Price
1	19/21 Brockley Rise, Forest Hill, London SE23	£375,000		27	77B St Johns Street, Bury St Edmunds, Suffolk	Sold Prior	
2	128 Station Road, Burnham-on-Crouch, Essex	£132,000		28	9 Gloucester Parade, Blackfen Road, Sidcup, Kent	Sold After	
3	258 Field End Road, Eastcote, Middlesex	£575,000		29	23 Broad Street, March, Cambridgeshire	£275,000	
4	137 Woodhouse Road, Friern Barnet, London N12	£480,000		30	75 Fore Street, Redruth, Cornwall	£75,000	
5	41/41b Bellegrove Road, Welling, Kent	£300,000		31	214 Seven Sisters Road, Finsbury Park, London N4	£325,000	
6	150/150A Bells Hill, Barnet, Hertfordshire	Sold After		32	99A High Street, Bedford, Bedfordshire		Refer
7	345 Hagley Road, Edgbaston, Birmingham, West Midlands	£203,000		33	99B High Street, Bedford, Bedfordshire		Refer
8	152a-f Kingston Road, Portsmouth, Hampshire	£377,000		34	77D St Johns Street, Bury St Edmunds, Suffolk	Sold Prior	
9	5 High Street, Bagshot, Surrey		£495,000	35	9 Market Place, Dewsbury, West Yorkshire		£149,500
10	65/65a Fore Street, Barton, Torquay, Devon	£52,000		36	55 Victoria Place and Land r/o 55 Victoria Place, Brightlingsea, Colchester, Essex	£170,000	
11	67/69 Fore Street, Barton, Torquay, Devon	£75,500		38	260-264 Greenwood Avenue, Kingston-upon-Hull, East Riding of Yorkshire	Withdrawn	
12	16 The Terrace, Market Jew Street, Penzance, Cornwall	£186,000		39	77A St Johns Street, Bury St Edmunds, Suffolk	Sold Prior	
13	20 High Street & 1a West St Helen Street, Abingdon, Oxfordshire	£405,000		40	Daisy Day Care, Kettering Road, Hannington, Northamptonshire	Sold After	
14	27 High Street, Eastleigh, Hampshire	£421,000		41	153 Central Drive, Blackpool, Lancashire	£80,000	
15	14-14a Great Tattenhams, Banstead, Surrey	Sold Prior		42	54 Hoylake Road, Bidston, Birkenhead, Merseyside	£63,000	
16	9 East Grinstead Road, Lingfield, Surrey		£195,000	43	Unit 8 Ephraim Court, Ephraim Street, Hanley, Stoke-on-Trent, Staffordshire	Sold After	
17	77 St Johns Street, Bury St Edmunds, Suffolk	£150,000		44	94 Knights Hill, West Norwood, London SE27	£95,000	
18	3 High Street, Bedford, Bedfordshire	£665,000		45	11/13 Old Woking Road, West Byfleet, Surrey	Withdrawn	
19	Holly Court Arcade, High Street, Midsomer Norton, Somerset	Sold After		46	165 & 165a Copers Cope Road, Beckenham, Kent	£290,000	
20	77C St Johns Street, Bury St Edmunds, Suffolk	£103,000		47	Garages at Chaucer Court, Chaucer Way, Hoddesdon, Hertfordshire	Sold Prior	
21	Lenwood Country Club, Lenwood Road, Northam, Bideford, Devon	Withdrawn		48	16 Dury Road, Hadley Green, Hertfordshire	Sold Prior	
22	96 Queen's Crescent, Kentish Town, London NW5	£356,000		49	Flat 1 Raymond Court, Pembroke Road, Muswell Hill, London N10	£250,000	
23	109-111 Coventry Street, Kidderminster, Worcestershire		£330,000	50	Flat 36 Hillgate Place, Balham Hill, Balham, London SW12		£400,000
24	Units 1 & 2, 279-283 Greenwich High Road, Greenwich, London SE10	£1,430,000		51	43 Monks Avenue, New Barnet, Hertfordshire	£570,000	
25	KDO Business Park, Little Witley, Worcester, Worcestershire		£395,000	52	11B Dollis Road, Finchley, London N3	Sold Prior	
26	24 High Street, Steyning, West Sussex	£245,000					

48 Lots offered – 40 Lots sold – Total raised £11,998,000

MEMORANDUM AUCTION 27TH OCTOBER 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

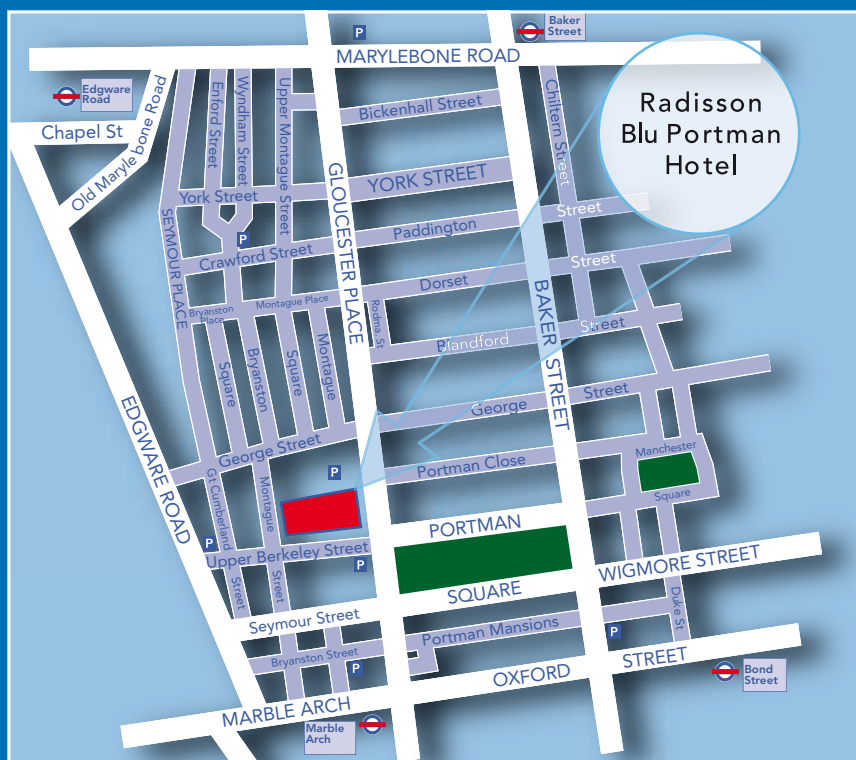
Address

Telephone Capacity

Following Auction – Wednesday 16th December 2015

To enter your lots, please contact:

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



VENUE

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