

AUCTION

THURSDAY 25TH FEBRUARY 2016

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

Commencing at
1.00 p.m.

Light refreshments served at 12.30 p.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on the morning of the sale to ensure that the particular lot will be offered at the Auction as a lot can be sold or withdrawn at any time prior to being offered.**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 Lots 6, 7 and 13 there is a disclosure under the Estate Agents Act 1979 contained in the Special Conditions of Sale.

Proof of Identity

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

Proof of name

- Passport
- Photocard Driver's Licence

Proof of address

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

Mailing List

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

Telephone Bidding 020 8492 9449

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

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

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

Follow the Auction Live on the Internet

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

Choose 'Barnett Ross' and then 'View Auction'. You will then see details of the lot being offered and can watch the bidding as it happens.

It is not possible to bid from the screen.



ORDER OF SALE

COMMENCING 12 P.M.

Lot

1	12 Market Place	Dereham	Norfolk
2	8a Water Lane, Totton	Southampton	Hampshire
3	97/97a Foxhole Road	Paignton	Devon
4	99/99a Foxhole Road	Paignton	Devon
5	Garages r/o 40–50 Church Road	Stanmore	Middlesex
6	498/498a Kenton Lane, Belmont Circle	Harrow	Middlesex
7	502/502a Kenton Lane, Belmont Circle	Harrow	Middlesex
8	9/11 Bellegrove Road	Welling	Kent
9	2–4 Leys Avenue	Letchworth	Hertfordshire
10	1098/1100 Christchurch Road, Boscombe	Bournemouth	Dorset
11	282 High Street	Bangor	Gwynedd
12	3 Meadowgate Close	Mill Hill	London NW7
13	508/508a Kenton Lane, Belmont Circle	Harrow	Middlesex
14	660 High Road	Tottenham	London N17
15	Land in Glenhaven Avenue r/o The Wellington Public House, 4 Theobald Street	Borehamwood	Hertfordshire
16	71 Market Street	Crewe	Cheshire
17	299 London Road, North End	Portsmouth	Hampshire

Lot

18	297 London Road, North End
19	7, 8 & 9 Greenhill Parade, Great North Road
20	19 Newport Road
21	110 Sydney Road
22	16 Friday Street
23	20/22 Cambridge Arcade
24	1 Swan Street
25	43–44 Market Place
26	Flats 1–7, 59a High Street
27	8/10 Arcade Road & 1 Evans Gardens
28	20 & 20a Dimond Road
29	Flats 1 – 16, 12 Balls Road, Oxton
30	73–79 Childers Street
31	898–904 Uxbridge Road
32	83/83a College Street
33	19 Monks Avenue
34	76 St Thomas's Road

Portsmouth	Hampshire
New Barnet	Hertfordshire
Middlesbrough	Cleveland
Muswell Hill	London N10
Minehead	Somerset
Southport	Lancashire
Petersfield	Hampshire
Boston	Lincolnshire
Barnet	Hertfordshire
Littlehampton	West Sussex
Southampton	Hampshire
Birkenhead	Wirral
Deptford	London SE8
Hayes	Middlesex
Long Eaton	Nottinghamshire
New Barnet	Hertfordshire
Finsbury Park	London N4

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

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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 /

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W h o % S H

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

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.
- We can provide an RICS Probate Valuation and if you subsequently sell the property in one of our auctions, we will **refund the Valuation Fee.**

Please call to discuss your requirement:

John Barnett FRICS (Registered Valuer)

020 8492 9449

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SITUATION

Located on the principal shopping street in the centre of this attractive market town, amongst such multiples including **NatWest, Boots, Betfred, Poundland, Specsavers, Co-op Foodstore, Subway, Barclays** and many others. Dereham lies 16 miles west of Norwich and 26 miles east of King's Lynn, enjoying good road communications with the A47 and the A1075.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to **Commercial Accommodation** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note: There is potential to convert the upper part into Residential, subject to Planning consent.

Vacant Shop & Upper Part

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

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	23'5"
Internal Width	17'1"
Shop Depth	32'8"
Built Depth	37'3"
Area	Approx 560 sq ft
WC	

First Floor Commercial Accommodation (previously used as a Beauty Salon)

Area	Approx 460 sq ft plus 2 WC's
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Second Floor Commercial Accommodation

Area	Approx 530 sq ft
------	------------------

View opposite the Property



BROWN & CO

JOINT AUCTIONEERS

Brown & Co. The Atrium, St George's Street,
Norwich NR3 1AB. Tel: 01603 629 871 Ref: Ms Anna Smith

VENDOR'S SOLICITORS

Goodman Derrick LLP – Tel: 020 7404 0606
Ref: Dagmara Selwyn-Kuczera – Email: dselwyn-kuczera@gdlaw.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 trading position at the junction with Salisbury Road (A36) within this busy local shopping centre close to branches of **Clarks, Subway, Costa, Poundland, Asda, Barclays, Lloyds Pharmacy, Fox & Sons** and **The Post Office**, all serving the surrounding residential community.

Totton is situated close to the New Forest National Park approximately 3 miles west of Southampton City Centre with excellent road links via the A36 to the M27 (Junction 2).

PROPERTY

A mid terrace property comprising a deep **Ground Floor Shop** with A2 use plus separate rear access to a **Self-Contained Flat** on the first and second floors. There is also a large rear yard area for unloading and parking.

VAT is NOT payable in respect of this Lot

FREEHOLD

Note: There is potential to grant parking permits in the rear car park which could provide an additional income stream.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'10" Internal Width 19'0" Shop Depth 67'5" Built Depth 78'11" Sales Area Approx. 1,280 sq ft Ancillary Area Approx. 190 sq ft 3 WC's	Coral Racing Ltd. (Having approx. 1,600 branches)	10 years from 21st May 2010	£19,000	FRI Rent Review 2015 not implemented. Tenant's Break 2015 not exercised.
First & Second Floor Flat	Not Inspected	Individual	99 years from 25th March 1987	£50	FRI Valuable Reversion in approx. 70 years. Rent rises by £50 every 33 years.
TOTAL				£19,050	

£19,050 per annum

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

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

VENDOR'S SOLICITORS

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

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LOTS
3 & 4

97/97a & 99/99a Foxhole Road,
Paignton,
Devon TQ3 3SU

To be offered as
2 Separate Lots
6 WEEK COMPLETION



SITUATION

Located close to the junction with Fernicombe Road within this established local parade, adjacent to a **Premier Express** and near to a **Co-Op Food Store**, serving the surrounding residential area. Paignton is located 2 miles south-west of Torquay and 6 miles south of Newton Abbot, benefitting from excellent road communications via the A380 connecting Paignton to the M5 (Junction 31).

PROPERTIES

A mid terraced building comprising **2 intercommunicating Ground Floor Shops** with separate rear access to **2 Self-Contained Flats** above. In addition, the properties benefit from use of a rear service road and front lay-by parking.

VAT is NOT payable in respect of these Lots

FREEHOLD

TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 3 *Reserve below £75,000	No. 97/97a (Shop & Flat)	No. 97 – Ground Floor Shop	Day Lewis Chemists Limited (see Tenant Profile)	15 years from 1st April 2006	£6,000	FRI by way of service charge. Rent Reviews 2015 (Outstanding) and 2018
		Gross Frontage 16'10"				
		Internal Width 16'3"				
		narrows at rear to 10'5"				
		Shop Depth 19'1"				
		Built Depth 28'8"				
		Kitchen plus WC				
		No. 97a – 1st & 2nd Floor Flat	Riviera Housing Trust Limited Sanctuary Group	999 years from 17th August 2006	Peppercorn	FRI by way of service charge.
		Not Inspected				
				TOTAL	£6,000	
Lot 4 *Reserve below: £75,000	No. 99/99a	No. 99a – Ground Floor Shop	Day Lewis Chemists Limited (see Tenant Profile)	15 years from 1st April 2006	£6,000	FRI by way of service charge. Rent Reviews 2015 (Outstanding) and 2018
		Gross Frontage 16'10"				
		Internal Width 16'3"				
		narrows at rear to 10'2"				
		Shop & Built Depth 28'8"				
		WC				
		No. 99a – 1st & 2nd Floor Flat	Riviera Housing Trust Limited Sanctuary Group	999 years from 17th August 2005	Peppercorn	FRI by way of service charge.
		Not Inspected				
				TOTAL	£6,000	

TENANT PROFILE

TENANT PROFILE

Day Lewis is one of the largest independent pharmacy chains in the UK and Europe owning and managing over 250 pharmacies in the UK. For Y/E 31/03/15, Day Lewis Chemists Ltd reported a T/O of £43.2m, Pre-Tax Profit £3.3m and Shareholders' Funds £20.9m. Holding company is Day Lewis Plc.

The Surveyors dealing with these properties are
JOHN BARNETT and **NICHOLAS LEIGH**

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

VENDOR'S SOLICITORS

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

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



SITUATION

Located off Elm Park, close to its intersection with Church Road, within this busy shopping centre amongst such multiples as **Sainsbury's, Boots, Costa, Santander** and **Lloyds Bank**.

Stanmore is a prosperous residential suburb of north London located between Edgware and Hatch End enjoying excellent road links to the A41 and M1(Junction 4) approximately 10 miles from central London.

PROPERTY

Comprising an unbroken block of **12 Lock-up Garages**.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Lessee	Term	Ann. Excl. Rental	Remarks
Garage Nos. 1, 4, 11 & 12 (4 Garages)	Various	Monthly Agreements	£4,800	Each Garage is let at £100 p.a.
Garage Nos. 2, 3, 5, 6, 7, 8, 9 & 10 (8 Garages)	VACANT			

TOTAL

**£4,800 plus
8 Vacant Garages**

£4,800 p.a. Plus 8 Vacant Garages

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

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



The Property

VENDOR'S SOLICITORS

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

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SITUATION

Located at the junction with Belmont Circle Roundabout and forming part of a well established retail parade being amongst such multiple retailers as **Costa Coffee, Tesco Express, Lloyds Pharmacy** and **William Hill**. In addition, there is a public car park to the rear. Harrow lies approximately 13 miles north-west of central London.

PROPERTY

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

ACCOMMODATION

No. 498 – Ground Floor Restaurant

Gross Frontage	28'1"
Internal Width	26'0" (max)
Restaurant Depth	36'6"
Built Depth	57'10"
WC	

No. 498a – First & Second Floor Maisonette (See Note)

1st Floor: 4 Rooms, Bathroom, sep. WC
2nd Floor: 3 Rooms, Kitchen, sep. WC
(GIA Approx. 1,100 sq ft)

Note: There is potential to convert the maisonette into 2 Flats.

£26,950 per annum

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

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

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **K. M. L. Wong as a Chinese Restaurant** for a term of 20 years from 4th February 2002 at a current rent of **£26,950 per annum** exclusive.

Rent Review & Tenant's Break 2017



VENDOR'S SOLICITORS

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

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SITUATION

Located close to the junction with Belmont Circle Roundabout and forming part of a well established retail parade being amongst such multiple retailers as **Costa Coffee, Tesco Express, Lloyds Pharmacy** and **William Hill**. In addition, there is a public car park to the rear. Harrow lies approximately 13 miles north-west of central London.

PROPERTY

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

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 502 (Ground Floor Shop)	Gross Frontage 19'4" Internal Width (max) 17'10" Shop Depth 31'1" Built Depth 45'3" WC	James F S Ltd (Funeral Directors)	5 years from 12th July 2011	£9,950	FRI (subject to a schedule of condition). Section 25 Notice served quoting £15,850 p.a.
No. 502a (First & Second Floor Maisonette)	5 Rooms, Kitchen, Bathroom/WC	Individual	Regulated (From 1977)	£5,556	EDR 16/11/15
TOTAL				£15,506	

£15,506 per annum

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

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

VENDOR'S SOLICITORS

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

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SITUATION

Occupying a prominent trading position on the southern side of the busy A207, opposite its junction with Upper Wickham Lane, and amongst such other multiples as **Poundland, Morrisons, Tesco, Lidl, Boots, Santander, Screwfix City, Superdrug, KFC** and **McDonald's**.

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

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 37'1" Internal Width (max) 34'1" narrowing at rear to 13'9" Shop Depth 45'11" Built Depth 52'11" Sales Area Approx. 1,135 sq ft Rear Store Area Approx. 60 sq ft WC	M. Puskullu (Curtain Shop)	15 years from 16th June 2014	£19,000	FRI Rent Reviews 2019 and 2024. £4,750 Rent Deposit held.
No. 9a (First, Second & Third Floor Maisonette)	5 Rooms, Kitchen, Bathroom, WC ¹	Individual	1 year from February 2016 (In occupation since 2009)	£10,800	AST
No. 11a (First, Second & Third Floor Maisonette)	5 Rooms, Kitchen, Bathroom/WC ¹	2 individuals	1 year from February 2016 (In occupation since 2011)	£10,800	AST £800 Rent Deposit held.
TOTAL				£40,600	

¹Not inspected by Barnett Ross

£40,600 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

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

PROPERTY

Forming part of an attractive parade comprising a **Ground Floor Double Shop** with separate rear access to **2 Self-Contained Maisonettes** on the three upper floors. In addition, the property includes a rear hard standing area and it benefits from use of a rear service road.

VAT is NOT payable in respect of this Lot

FREEHOLD

VENDOR'S SOLICITORS

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

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SITUATION

Occupying a prominent trading position in the town centre at the junction with Station Road and Eastcheap amongst a variety of multiple traders such as **WH Smith, Nationwide, William Hill, Lloyds Bank, NatWest, Ladbrokes, Edinburgh Woolen Mill** and many others, as well as being only 100 yards from Letchworth Rail Station.

Letchworth was the first Garden City and is located in Hertfordshire just off the A1(M) (Junction 9), being 8 miles north-west of Stevenage, approximately 20 miles from Watford and within easy driving distance of Luton Airport.

PROPERTY

Forming part of a substantial corner building comprising a **Ground Floor Banking Hall** with separate front entrance to **Self-Contained Offices** at first and second floor level.

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 99 years from 25th December 1921 (having approx. 4 ¾ years unexpired) at a fixed ground rent of £13 p.a.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Bank & First Floor Offices	Ground Floor Banking Hall Gross Frontage 37'0" Internal Width 33'5" Bank Depth 25'10" First Floor Offices Office Area Approx. 600 sq ft Kitchen Area Approx 35 sq ft 2 WC's	HSBC Bank Plc (T/O for Y/E 31/12/14 £18.3bn, Pre-Tax Profit £1.953bn and Shareholders' Funds £36bn)	28th August 2015 to 20th December 2020	£25,000	FRI by way of service charge Tenant's Break 13th November 2017 on 6 months' Notice on or before the break date and paying an additional quarters rent. Note: The first floor Offices are sub-let to an I.T. Consultancy.
Second Floor Office	Office & Kitchen Area Approx. 820 sq ft WC	Mico Agency (Magazine Editors)	3 years from 29th September 2015	£5,000	IRI plus schedule of condition
TOTAL				£30,000	

£30,000 per annum

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

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

VENDOR'S SOLICITORS

BPE Solicitors – Tel: 01242 224 433
Ref: Ms Nicola Corner – Email: nicky.corner@bpe.co.uk

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SITUATION

Located on this busy main thoroughfare (A35) at the junction with Waltham Road opposite **Ladbroke's**, **Post Office** and other local traders serving the surrounding residential area. Boscombe is a popular 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 substantial semi-detached building comprising a large **Ground Floor Supermarket** with a separate front and rear access to a **Self-Contained Sports Bar/Pool Club** at first floor level.

There is a large rear yard accessed from Waltham Road which provides servicing and parking.

FREEHOLD

ACCOMMODATION

Ground Floor Supermarket

Gross Frontage	72'0"
Internal Width	70'5"
Supermarket Depth	41'4"
Built Depth	49'2"
Area	Approx. 3,065 sq ft
WC	

First Floor Sports Bar/Pool Club

Area	Approx. 2,600 sq ft
3 WC's	

Total Area **Approx. 5,665 sq ft**

VAT is NOT payable in respect of this Lot

£50,000 per annum

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

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



JOINT AUCTIONEERS
Ellis & Partners, 4 Dean Park Crescent, Bournemouth BH1 1LY
Tel: 01202 551 821 Ref: N. Ellis

VENDOR'S SOLICITORS
DWFM Beckman Solicitors - Tel: 020 7408 8888
Ref: B. Beckman - Email: brian.beckman@dwfmbeckman.com

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Interior of First Floor
Sports Bar/Pool Club

TENANCY

The entire property is let on a full repairing and insuring lease to **Sainsbury's Supermarkets Ltd** (having over 1,200 supermarkets and convenience stores) (T/O for Y/E 14/03/2015 £23.44bn, Pre-Tax Loss £206,000 and Shareholders' Funds £4.37bn) for a term of 15 years from 2nd September 2011 at a current rent of **£50,000 per annum** exclusive.

Rent Reviews September 2016 and 2021

Tenant's Break September 2021

Note 1: The upper part is currently sublet to a Sports Bar/Pool operator who are in the process of negotiating a renewal of their sub-lease.

Note 2: There may be future potential to convert the upper part into residential and extend into the rear yard area, subject to obtaining possession and the necessary consents.



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SITUATION

Occupying a prominent trading position within the heart of the pedestrianised town centre, adjacent to **Costa Coffee** and opposite **H&M**, **JD Sports** and **Boots** which form part of the Menai Centre. Other nearby multiple retailers include **Caffé Nero**, **Poundland**, **Peacocks**, **William Hill**, **Greggs** and **WH Smith**.

Bangor is a University City and provides the gateway to Anglesey and Ogwen Valley. The City is served by the main A55 (North Wales Coastal Expressway) being 9 miles north-east of Caernarfon and 20 miles west of Colwyn Bay.

PROPERTY

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

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 30'4" Internal Width 20'8" (narrowing at rear) Shop Depth 64'11" Built Depth 75'8" Area Approx. 1,360 sq ft WC	Countrywide Estate Agents (t/a Beresford Adams) (See Tenant Profile)	10 years from 2nd March 2015	£22,500	FRI Rent Review & Tenant's Break 2020
First & Second Floor Offices	Not Inspected		250 years from completion	£250	FRI
TOTAL				£22,750	

£22,750 per annum

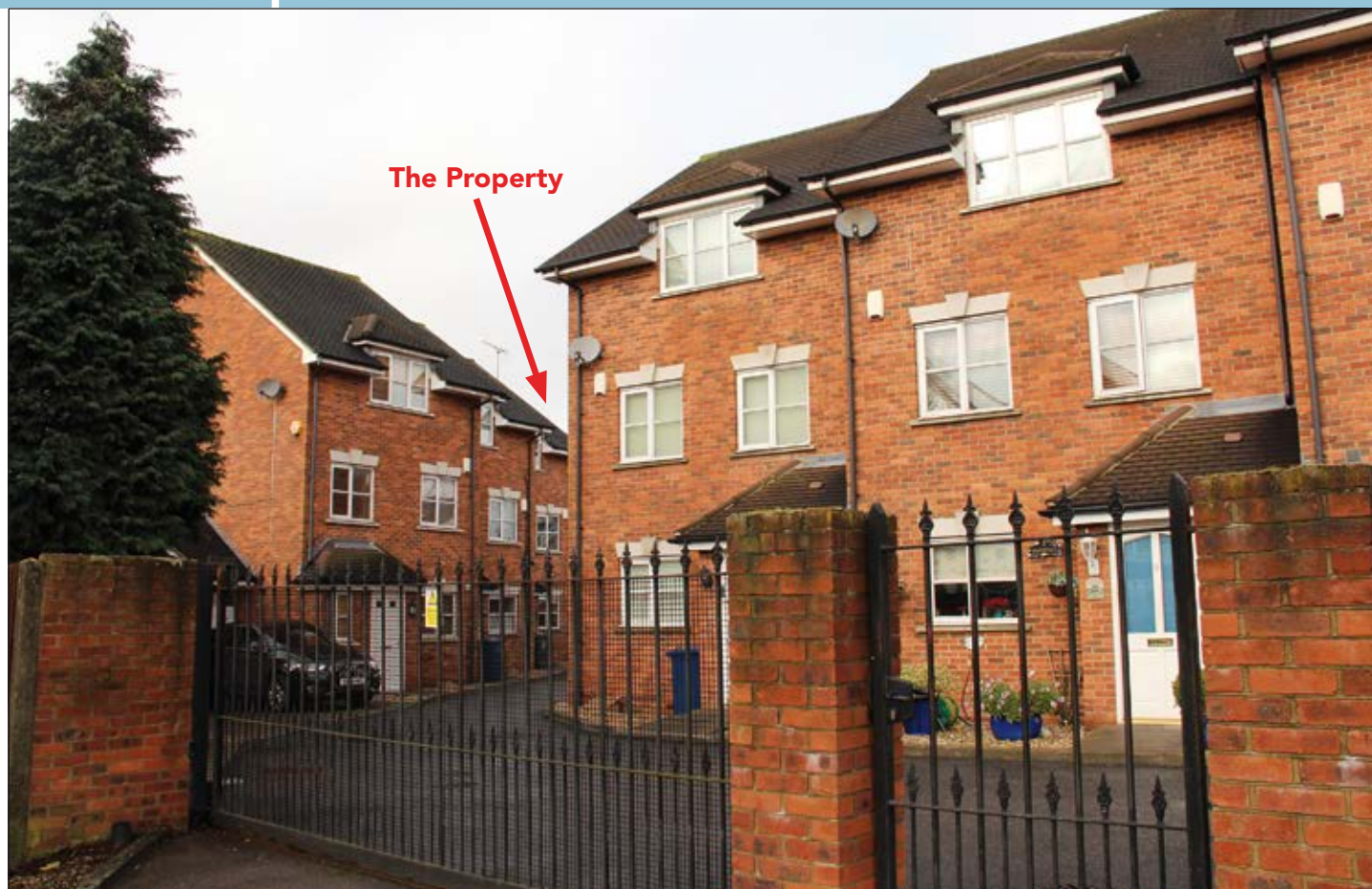
The Surveyors dealing with this property are **ROY TAMARI** and **STEVEN GROSSMAN**

TENANT PROFILE

For Y/E 31/12/14 **Countrywide Estate Agents** reported a T/O of £368m, Pre-Tax Profit £59.7m and Shareholders' Funds £132m. The **Countrywide Group** are the UK's largest property services with 1,500 locations across more than 50 brands (Source: www.countrywide.co.uk).



21



SITUATION

Located in a gated development in Stanhope Gardens which is directly off Flower Lane and just a short walk to Mill Hill Broadway which hosts a large variety of shopping facilities as well as good transport links via Mill Hill Broadway Station (19 minutes to St. Pancras).

Mill Hill is a popular and affluent residential suburb, situated some 10 miles north-west of central London.

PROPERTY

A **modern end of terrace 4 Bed House** arranged over ground, first and second floors and benefitting from double glazing, gas central heating, off-street parking, Garage and Rear Garden.

VAT is NOT payable in respect of this Lot

FREEHOLD

Note 1: There is a £3,115 Rent Deposit held.

Note 2: 4 or 6 week completion is available – see **Special Conditions of Sale**.

£27,000 per annum

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

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

ACCOMMODATION (measurements to maximum points)

Ground Floor:

Living Room	14'9" x 16'3"
Conservatory	11'10" x 9'3"
Kitchen with Breakfast Bar	7'11" x 13'11"
WC	
Plus Garage & Garden	

First Floor:

Bedroom 2	14'4" x 10'6"
Bedroom 3	7'11" x 13'7"
Bedroom 4	6'4" x 9'10"
Family Bathroom/WC	

Second Floor:

Master Bedroom	14'9" x 20'6"
leading to	
Dressing Room	8'7" x 9'7"
Ensuite Bathroom/Shower/WC	

Total GIA Approx. 1,480 sq ft plus Garage and Rear Garden

TENANCY

The entire property is let on an Assured Shorthold Tenancy to 2 individuals for a term of 1 year (less 1 day) from 10th September 2015 at a current rent of **£27,000 per annum** (£2,250 pcm) exclusive.

Mutual Break after 6 months – refer to Tenancy Agreement.

VENDOR'S SOLICITORS

Mills Chody LLP - Tel: 020 8909 0400
Ref: D. Ford - Email: dford@millschody.com

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PLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

Measurements to maximum points



TOTAL GROSS INTERNAL AREA APPROX. 1,480 SQ FT

LOT 13

**508/508a Kenton Lane,
Belmont Circle, Harrow,
Middlesex HA3 8RD**

***Reserve below
£375,000
6 WEEK COMPLETION**



SITUATION

Located close to the junction with Belmont Circle Roundabout and forming part of a well established retail parade being amongst such multiple retailers as **Costa Coffee, Tesco Express, Lloyds Pharmacy and William Hill**. In addition, there is a public car park to the rear. Harrow lies approximately 13 miles north-west of central London.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Maisonette** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 508 (Ground Floor Shop)	Gross Frontage 21'4" Internal Width (max) 20'0" Shop Depth 25'0" Built Depth 32'0" WC	AMG Healthcare Ltd (see Note) (Pharmacy having 23 branches) (T/O for Y/E 31/3/15 £11.3m, Pre-Tax Profit £114,000 and Shareholders' Funds £11.13m)	10 years from 16th September 2014	£13,000	FRI Rent Review & Tenant's Break 2019. Note: The lease has recently been assigned to AMG Healthcare Ltd who have sublet to CCR Insurance Brokers Ltd.
No. 508a (First & Second Floor Maisonette)	4 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 26th June 2015	£15,600	AST £1,950 Rent Deposit held.
TOTAL				£28,600	

£28,600 per annum

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

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

VENDOR'S SOLICITORS

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

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SITUATION

Located close to the junction with Hampden Lane amongst a variety of local businesses and traders, nearby a **Sainsbury's Local**, **Job Centre** and **Sports Direct**, and being 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 lying approx. 8 miles north of central London.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	34'4"
Internal Width	31'8"
Shop Depth	22'9"
WC	

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

£13,500 per annum

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

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

TENURE

Leasehold for a term of 999 years from 29th February 2012 at a fixed ground rent of £200 p.a.

TENANCY

The property is let on a full repairing and insuring lease to **Velina Limited (with personal guarantor) as a Beauty Salon** for a term of 12 years from 19th July 2013 at a current rent of **£13,500 per annum** exclusive.

Rent Reviews July 2017 and 2021



VENDOR'S SOLICITORS

DWFM Beckman Solicitors - Tel: 020 7408 8888
Ref: M. Frankel - Email: monty.frankel@dwfmbeckman.com

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RESIDENTIAL DEVELOPMENT OPPORTUNITY



SITUATION

Conveniently positioned in the town centre, close to Borehamwood Shopping Park which hosts a large variety of multiple retailers and just a short walk of Elstree & Borehamwood Mainline Station (22 minutes to King's Cross). Borehamwood has now become a popular commercial and highly sought after and expanding residential community only 11 miles north-west of central London and within easy reach of the M1 (Junction 4).

PROPERTY

A square shaped site (formally the Beer Garden of the Wellington P.H.) of approx. 4,095 sq ft (0.09 acres) with direct frontage onto Glenhaven Avenue.

ACCOMMODATION

Site Frontage Approx. 65'0"
Site Depth Approx. 64'0"

VAT is payable in respect of this Lot

Development Site with Planning for 4 Flats

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

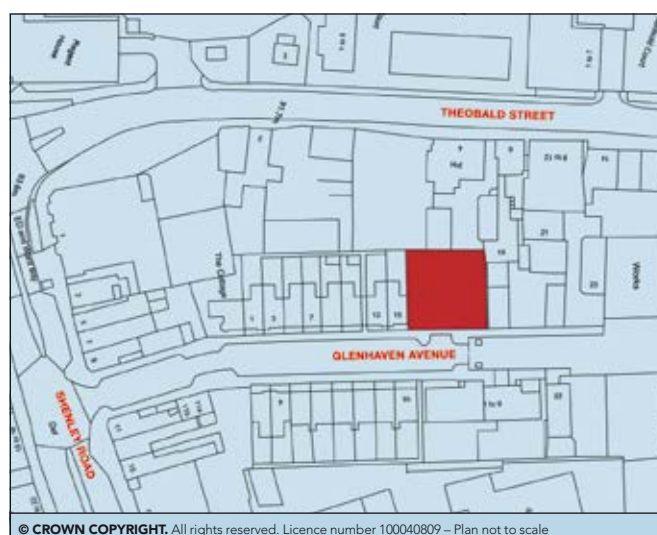
PLANNING

Outline Planning Permission was granted for the 'Erection of a three storey detached building comprising 4 flats (1 x 1 bed, 1 x 2 bed, 2 x 3 bed)' on 6th October 2015 by Hertsmere Borough Council (Planning ref No. 15/1747/OUT).

Proposed Flat Sizes (GIA):

Flat 1: (Ground & First Floor)	3 bed	1,076 sq ft	(100 m ²)
Flat 2: (Ground Floor)	1 bed	527 sq ft	(49 m ²)
Flat 3: (First Floor)	2 bed	721 sq ft	(67 m ²)
Flat 4: (Second Floor)	3 bed	1,291 sq ft	(120 m ²)

FREEHOLD offered with FULL VACANT POSSESSION



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Artist's impression of the Development



Proposed Floor Plans of Development.
Plans not to scale and for identification
purposes only.

VENDOR'S SOLICITORS

Fletcher Day – Tel: 020 7766 5260
Ref: Ms Julia Harling – Email: julia@fletcherday.co.uk

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SITUATION

Occupying a prime trading position, centrally located on one of the principal retail thoroughfares of this busy town centre amongst such multiples as **Coral, Boots, Vodafone, Poundland, Specsavers, Greggs, Thomas Cook, Marks & Spencer** and **William Hill**.

Crewe lies approximately 12 miles north-west of Stoke-on-Trent and 25 miles south-east of Chester with good road access to the M6 (Junctions 16 and 17).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to a **Store Area** at first floor level. In addition, the property benefits from rear access as well as an **External Store** and **Rear Yard**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	13'10"
Internal Width (max)	11'8"
Shop Depth	51'6"
Built Depth	59'5"

First Floor

Store Area	Approx. 480 sq ft
Plus Kitchen and 2 WCs	

External Store Area	Approx. 215 sq ft
----------------------------	-------------------

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
JOHN BARNETT and **STEVEN GROSSMAN**

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



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JOINT AUCTIONEERS

Halls Commercial, Bowen Way, Battlefield,
Shrewsbury SY4 3DR Tel: 01453 450 700
Ref: J. Evans – Email: james.evans@hallsrgb.com

VENDOR'S SOLICITORS

Howell Jones Cyfreithwyr Solicitors - Tel: 01492 640 277
Ref: A. Jones - Email: jonesa@howelljoneslaw.co.uk

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SITUATION

Close to the corner of Ophir Road, adjacent to a **Tesco Express** and being on the main A2047 London Road serving the surrounding residential area and only a few minute's drive from the centre of the town.

Portsmouth is the most densely populated city outside of London and lies approximately 70 miles south-west of London via the A3(M) and M27 (Junction 13).

The city is famous for its naval links and is a major tourist attraction and Port with regular services to the Isle of Wight.

PROPERTY

A mid terrace single storey building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'0"
Internal Width	17'8"
Shop Depth	31'10"
Area	Approx 500 sq ft
WC	

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **A. Awwal and S. Awwal as an Indian Takeaway** for a term of 25 years from 27th August 2015 **(in occupation over 15 years)** at a current rent of **£10,400 per annum** exclusive.

Rent Reviews 2020 and 5 Yearly

Note: There is potential to build additional accommodation above the shop, subject to obtaining the necessary consents.

£10,400 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

Metcalfe Copeman & Pettefar - Tel: 01733 865 887
Ref: Ms Jacqueline Hesketh - Email: jacqui.hesketh@mcp-law.co.uk

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SITUATION

Close to the corner of Ophir Road, two doors from a **Tesco Express** and being on the main A2047 London Road serving the surrounding residential area and only a few minute's drive from the centre of the town.

Portsmouth is the most densely populated city outside of London and lies approximately 70 miles south-west of London via the A3(M) and M27 (Junction 13).

The city is famous for its naval links and is a major tourist attraction and Port with regular services to the Isle of Wight.

PROPERTY

An end of terrace single storey building comprising a **Ground Floor Shop** with a large rear garden area.

ACCOMMODATION

Ground Floor Shop (L-Shaped)

Gross Frontage	19'0"
Internal Width	17'8"
Rear Width	34'0"
Shop Depth	48'6"
Built Depth	59'0"
Area	Approx 1,140 sq ft
External WC	

**£8,000 p.a. rising to
£8,500 in 2017.**

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

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

VAT is NOT payable in respect of this Lot

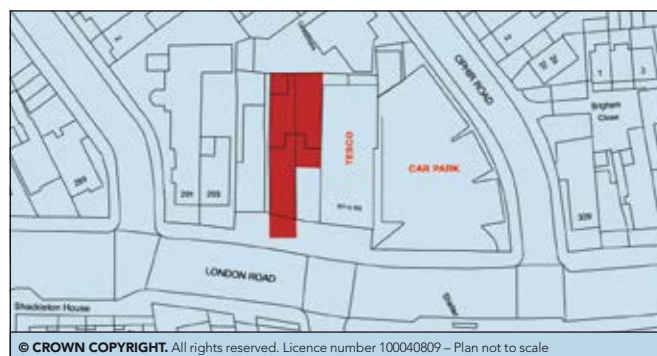
FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **I. Pickup as a Laundrette** for a term of 10 years from 27th August 2015 (**in occupation since 1998**) at a current rent of **£8,000 per annum rising to £8,500** in August 2017.

Rent Review and Tenant's Break 2020

Note: There is potential to build additional accommodation above the shop, subject to obtaining the necessary consents.



VENDOR'S SOLICITORS

Metcalfe Copeman & Pettefar - Tel: 01733 865 887
Ref: Ms Jacqueline Hesketh - Email: jacqui.hesketh@mcp-law.co.uk

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SITUATION

Occupying a prominent corner position on the main A1000 (Great North Road) at the junction with Station Road, opposite the **Barnet Everyman Cinema** and close to such multiples as **Ladbroke's**, **Bairstow Eves**, **Costa Coffee**, **Poggenpohl Kitchens** and a **BP Petrol Station**.

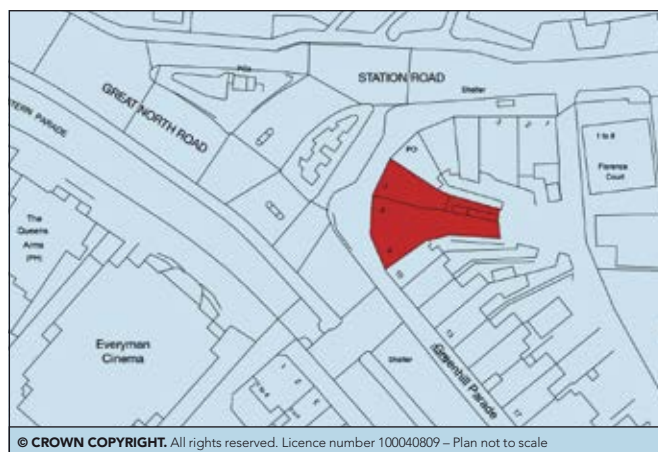
New Barnet is a popular North London suburb located between High Barnet and Whetstone some 11 miles from Central London. High Barnet Underground Station (Northern Line) is within easy walking distance.

PROPERTY

A terraced corner building with excellent splayed window frontage comprising a **Ground Floor Triple Shop** with separate rear access to **4 Self-Contained Flats** at first and second floor level.

All the flats have been modernised with central heating and uPVC windows.

There is a rear service road allowing vehicular access for unloading.



VAT is NOT payable in respect of this Lot

FREEHOLD

Note: There may be a Stamp Duty Saving available under the Multiple Dwellings Relief rules for residential property.

£79,292.52 per annum Plus 2 Vacant Flats

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

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



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 7, 8 & 9 (Ground Floor Triple Shop)	Ground Floor Triple Shop Gross Frontage 92'4" Internal Width 85'0" Shop Depth 49'2" Built Depth 98'0" WC Sales Area Approx. 2,765 sq ft Store/Staff Area Approx. 1,000 sq ft Total Area Approx. 3,765 sq ft	Tesco Stores Ltd (Having over 3,500 branches) (visit www.tesco.com)	15 years from 29th January 2010	£53,154	FRI Rent Review 2020 based on the RPI Index (minimum uplift of 1% and maximum of 4%)
Flat 7a (First & Second Floor)	5 Bedrooms, Living Room, Kitchen, Bathroom/WC, Sep WC (GIA Approx. 1,120 sq ft)	VACANT			
Flat 8 (First Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC (GIA Approx. 490 sq ft)	VACANT			
Flat 8a (First & Second Floor Duplex)	Open Plan Living Room/Bedroom/ Kitchen, Bathroom/WC (GIA Approx 450 sq ft)	Rent Connect LLP	3 years from 10th June 2013	£8,698.56	AST
Flat 9a (First & Second Floor)	4 Bedrooms, Living Room, Kitchen, Utility Room, 2 Shower Rooms/WC's (GIA Approx. 1,100 sq ft)	Individuals	1 year from 6th February 2015	£17,439.96	AST Holding over
TOTAL				£79,292.52	

VENDOR'S SOLICITORS

S E Law Limited – Tel: 01606 333 533
Ref: Ms Susan Edwards – Email: sedwards@selawlimited.com

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6 WEEK COMPLETION

SITUATION

Occupying a busy trading position in the town centre, close to the junction with Corporation Road, adjacent to the **British Heart Foundation** and amongst other such multiples as **Debenhams, Specsavers, House of Fraser, Age UK, Burger King** and many more. The **Cleveland Shopping Centre** is also within close proximity as well as the town's main bus station located diagonally opposite.

Middlesbrough is the principal town of Teeside and is situated approximately 35 miles to the south-east of Newcastle-upon-Tyne and 45 miles to the north of York with easy access via the A1, A19 and A66.

PROPERTY

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

VAT is NOT payable in respect of this Lot

FREEHOLD

£16,000 per annum

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

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'6"
Internal Width	16'4"
Shop & Built Depth	53'9"

First Floor Ancillary

Area	Approx. 413 sq ft
2 WCs	

TENANCY

The entire property is let on a full repairing and insuring lease to **Rihans Limited as a Phone Accessories Store** for a term of 5 years from 7th October 2015 (**see Note 1**) at a current rent of **£16,000 per annum** exclusive (**see Note 2**).

Note 1: The tenant has recently relocated to this shop from another position in the town.

Note 2: The current rent is £8,000 p.a. until 7th October 2016 and the Vendor will make up the rent shortfall on completion.

Boddy & Edwards

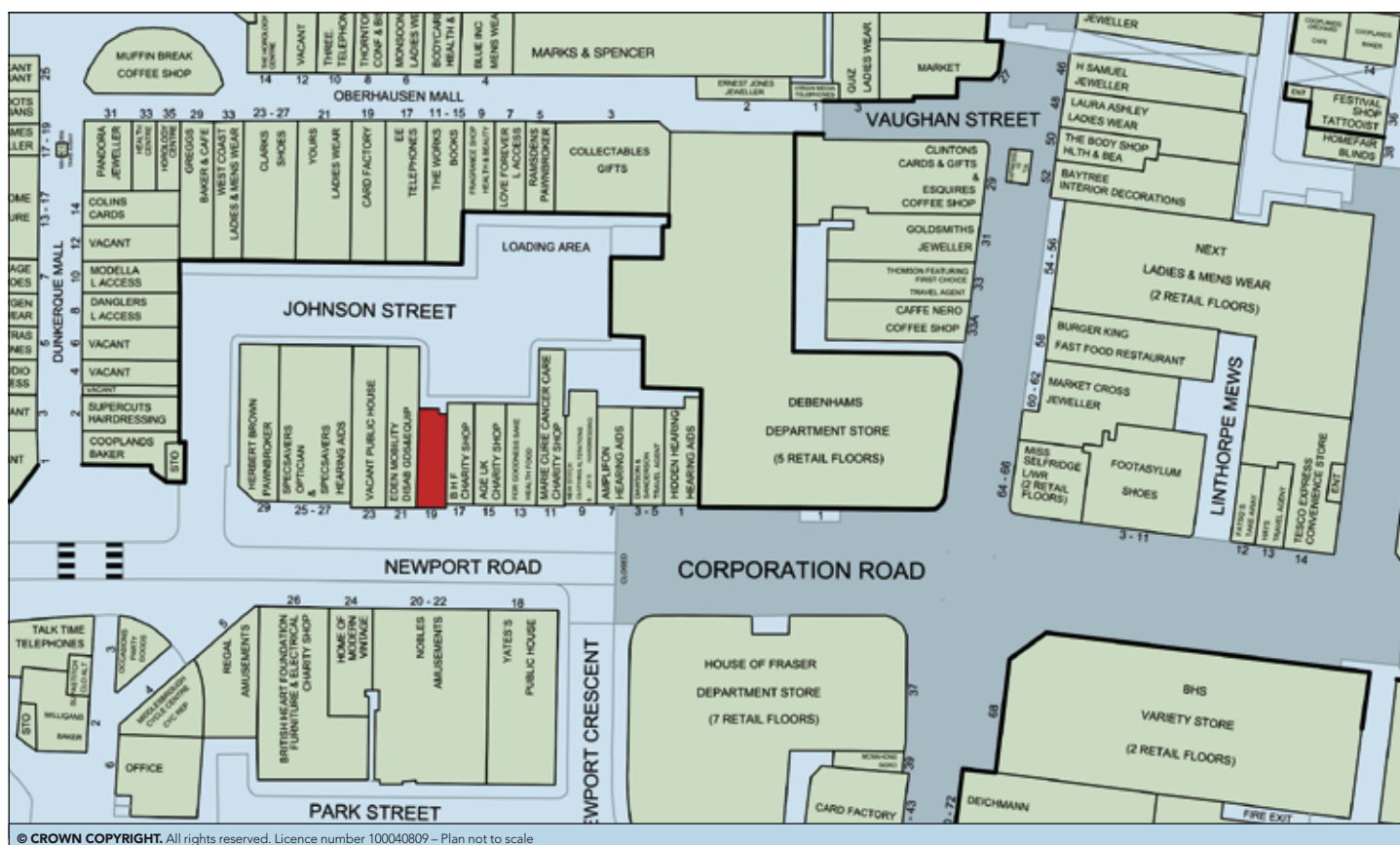
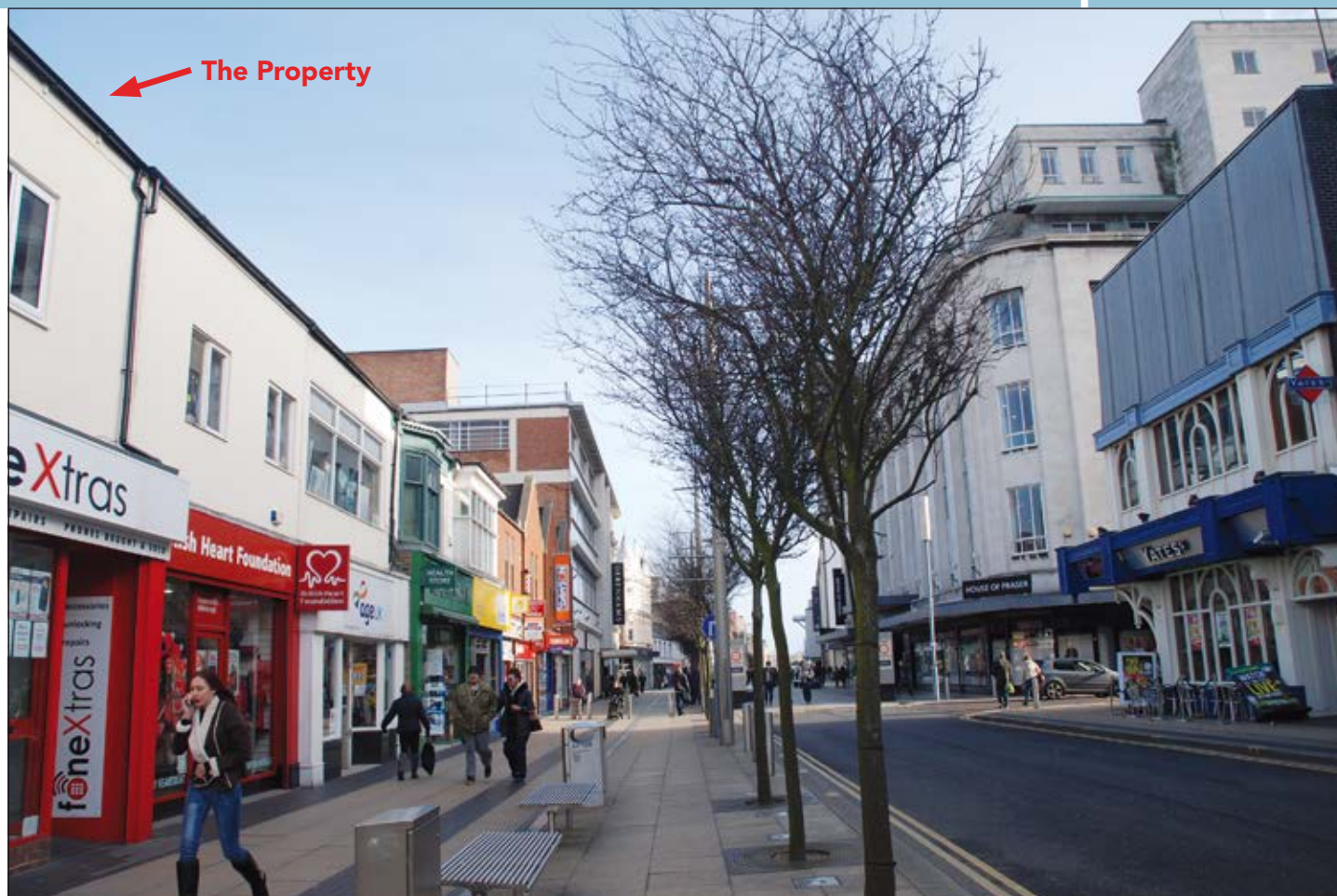
JOINT AUCTIONEERS

Boddy & Edwards, 5 Riverview, Walnut Tree Close,
Guildford, Surrey GU1 4UX
Tel: 01483 322 500 Ref: B. Munday

VENDOR'S SOLICITORS

Downs Solicitors LLP - Tel: 01483 411 522
Ref: M. Debens - Email: m.debens@downslaw.co.uk

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SITUATION

Located in this popular and sought after residential area just off Colney Hatch Lane and within easy reach of the multiple shopping facilities of Muswell Hill Broadway. There are a number of good local schools nearby, together with the recreational amenities of Alexandra Palace and Muswell Hill Golf Club only minutes away. Muswell Hill is a highly desirable North London Suburb located between Finchley and Highgate, enjoying excellent road links with the A406 North Circular Road some 5 miles north of Central London.

PROPERTY

An attractive semi-detached **3 Bedroom House** which has recently been completely renovated to a very high standard with entryphone, new boiler and gas central heating, uPVC windows and fully integrated fitted kitchen. The property benefits from a large open plan living area on the ground floor with access to a wrap-around garden and 3 bedrooms on the first floor. There is also a rear **Garage**.

VAT is NOT payable in respect of this Lot

Vacant 3 Bed House

The Surveyors dealing with this property are
JONATHAN ROSS and **ROY TAMARI**

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

ACCOMMODATION (Measurements to maximum points)

Ground Floor

Open Plan Living Room / Kitchen 16'4" x 37'6"
Under-stairs store cupboard
Separate WC

First Floor

Bedroom 1	11'1"	×	10'3"
Bedroom 2	14'0"	×	10'3"
Bedroom 3	8'0"	×	7'7"
Bathroom/WC	9'2"	×	4'9"

GIA Approx. 975 sq ft

Garden (L-shaped) 34'7" x 76'0"

Garage/Store 15'1" x 8'0"

FREEHOLD offered with FULL VACANT POSSESSION

Note 1: 4 or 6 week completion available – see Special Conditions of Sale.

Note 2: There is potential to extend the property at the side (similar to the adjoining semi), subject to planning.



110 Sydney Road, Muswell Hill, London N10 2RN
Plan for identification purposes only - not to scale
Measurements to maximum points



FIRST FLOOR



GROUND FLOOR

Total Gross Internal Area (excluding garage) 975 sq. ft.



VENDOR'S SOLICITORS

Ingram Winter Green - Tel: 020 7845 7400
Ref: N. Green - Email: nickgreen@iwg.co.uk

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SITUATION

Located in the Town Centre, close to the junction with Quirke Street and within this well established parade that links into Park Street which hosts such multiple retailers as **HSBC**, **M&Co** and **McColls**, as well as a large variety of local traders. **The town also serves the nearby Butlins Holiday Resort which is less than one mile to the east.** Minehead lies some 27 miles north-west of Taunton enjoying excellent road access via the A39, A396 and the M5.

PROPERTY

A mid terraced property comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor plus a rear **Garage**.

VAT is NOT payable in respect of this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'6" Internal Width 16'4" narrowing at rear to 15'8" Shop Depth 17'10" Built Depth 26'8" Kitchen Area Approx 120 sq ft External WC	C. Hill & M. Down t/a Bailey Mac's (Coffee Shop)	10 years from 7th December 2012	£7,000	FRI Tenant's Break December 2017 Note: The tenant did not exercise the June 2014 Break Clause.
First Floor Flat & Garage	Not Inspected	Individual	999 years from 1st June 1982	£10	FRI
TOTAL				£7,010	

£7,010 per annum

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

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



FREEHOLD

Note: The property also includes a section of flying Freehold for part of the flat above the adjoining property.

VENDOR'S SOLICITORS

Darlington Hardcastles – Tel: 01923 774 272
Ref: H. Schneider – Email: howardschneider@dhsolicitors.co.uk

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SITUATION

Centrally located within this Victorian pedestrianised shopping arcade which is situated between the prime retail areas of Chapel Street and Lord Street, adjacent to **Clintons** and opposite **BHS**. Nearby multiple retailers include **Marks and Spencer**, **Primark**, **Santander**, **Boots**, **Caffé Nero**, **WH Smith** and **Holland & Barrett**. Southport is a popular coastal town approximately 17 miles north of Liverpool with good road access via the A570 to the M58 (Junction 3).

PROPERTY

A mid terrace **Ground Floor Double Shop** with **Ancillary Accommodation** at first floor level.

ACCOMMODATION Not inspected by Barnett Ross. Measurements & Areas provided by Vendor.

Ground Floor Shop

Gross Frontage	34'4"
Internal Width	28'4"
Shop Depth	36'7"
Area	Approx. 939 sq ft

First Floor Ancillary

Area	Approx. 889 sq ft plus WCs
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VAT is payable in respect of this Lot (TOGC available)

FREEHOLD

TENANCY

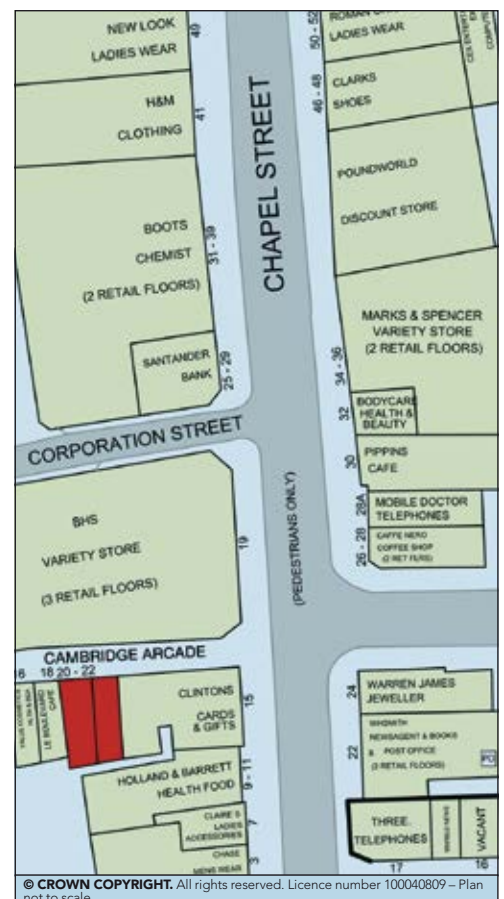
The entire property is let on a full repairing and insuring lease to **UK Nationwide Mobility Ltd as a mobility product retailer (having 2 branches)** for a term of 16 years from 1st October 2015 at a current rent of **£16,000 per annum** exclusive.

Rent Reviews October 2019 and 4 yearly

Tenant's Break 2022. Note: £4,000 Rent Deposit held

The Surveyors dealing with this property are
ELLIOTT GREENE and JONATHAN ROSS

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



VENDOR'S SOLICITORS

Brown Turner Ross – Tel: 01704 542 002
Ref: Ms Usha Sharma – Email: usha.sharma@brownturnerross.com

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SITUATION

Located in this town centre position, close to the junction with Chapel Street which joins the High Street and a large variety of multiple retailers such as **Nationwide, Specsavers, Caffè Nero, Fat Face, Post Office, Laura Ashley, HSBC, Coral** and many others as well as being within approx. ¼ mile of Petersfield Rail Station.

Petersfield is an affluent and popular market town being 17 miles north of Portsmouth via the A3 and approx. 22 miles south-west of Aldershot.

PROPERTY

Forming part of a modern detached retail/residential building comprising a **Large Ground Floor Supermarket**.

ACCOMMODATION

Ground Floor Supermarket

Gross Frontage	103'4"
Internal Width	102'1"
Reducing at the rear to	53'3"
Built Depth	74'4"
WC	
Area	Approx 6,085 sq ft

£50,000 per annum

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

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

TENURE

Leasehold for a term of 650 years from 28th June 2013 at a peppercorn.

TENANCY

The property is let on a full repairing and insuring lease to **ML Convenience Limited (formerly WM Morrison Convenience Stores Ltd)** (Guaranteed by **WM Morrison Supermarkets Plc**) (**see Tenant Profile**) for a term of 15 years from 3rd July 2013 at a current rent of **£50,000 per annum** exclusive.

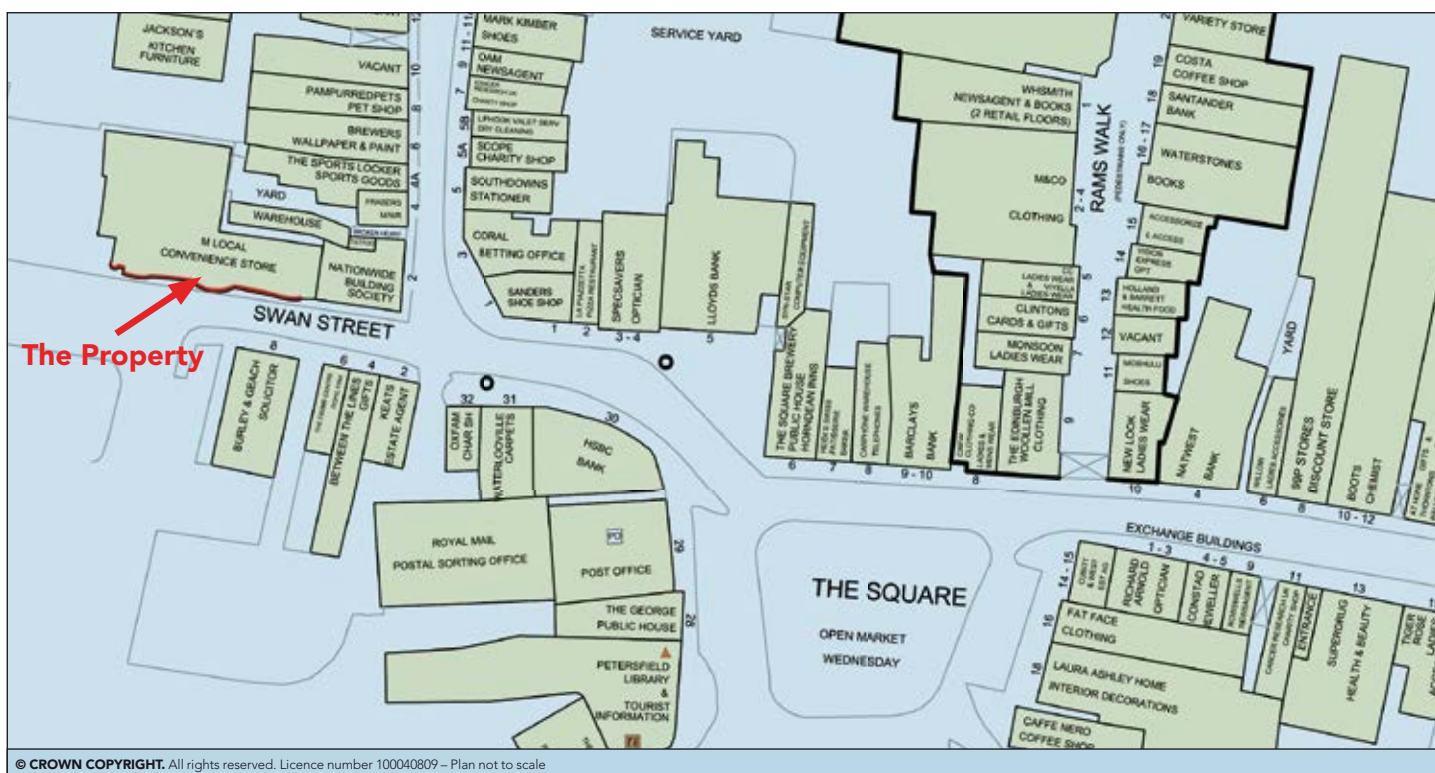
Rent Reviews 2018 & 2023 linked to RPI with minimum uplift of 1% p.a. compounded and a maximum uplift of 4% p.a. compounded. Therefore, the minimum rent in 2018 will be £52,550 p.a.

Tenant's Break 2023

TENANT PROFILE

ML Convenience Limited currently trade from approx. 140 branches and for the Y/E 01/02/15 reported a T/O of £13.7m, Pre-Tax Profit £270,000 and Shareholders' Funds £530,000. The Guarantor, WM Morrison Supermarket Plc, reported a T/O for Y/E 01/02/15 of £16.8bn, Pre-Tax Loss £792m and Shareholders' Funds £3.59bn.

View Towards the Property



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VENDOR'S SOLICITORS

Leigh Davis Solicitors - Tel: 020 7631 0302
Ref: A. Davis - Email: adavis@leighdavis.co.uk

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SITUATION

Located on the west side of Market Place in this prime trading position in the centre of this attractive market town amongst such multiple retailers as **Marks & Spencer, KFC, Ladbroke's, Lloyds, Barclays, HSBC, H Samuel, and Holland & Barrett.**

Boston lies on the A16 and A52 approx. 30 miles north-west of Peterborough and 35 miles south-east of Lincoln.

PROPERTY

A mid terrace Grade II Listed building comprising a **Ground Floor Café/Restaurant** with internal access to **Ancillary Accommodation** at first and second floor levels.

VAT is NOT payable in respect of this Lot

FREEHOLD

£18,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

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

ACCOMMODATION

Ground Floor Café/Restaurant

Gross Frontage	28'1"
Internal Width (max)	22'11"
Restaurant Depth	52'6"
Built Depth	70'1"
2 WCs	
Area	Approx. 1,114 sq ft ¹

First Floor Ancillary

Area	Approx. 787 sq ft ¹
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Second Floor Ancillary

Area	Approx. 785 sq ft ²
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Total Area **Approx. 2,686 sq ft**

¹Area taken from V.O.A.

²Area provided by Vendor.

TENANCY

The entire property is let on a full repairing and insuring lease to **D. Brett as a Café/Restaurant (with guarantee from previous tenant by way of an AGA)** for a term of 20 years from 30th April 2014 at a current rent of **£18,000 per annum** exclusive.

Rent Reviews 2019 and 5 yearly.

Note: 6 month Rent Deposit held.



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VENDOR'S SOLICITORS

Axiom Stone - Tel: 020 8951 6989

Ref: Ms Jaymini Ghelani - Email: jg@axiomstone.co.uk

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SITUATION

Located opposite the Junction with Moxon Street lying in a prominent position on Barnet High Street near multiples such as **McDonald's**, **Boots Opticians**, **Foxtons**, a **Post Office**, **Cancer Research**, **Specsavers**, **Robert Dyas** and being close to the **Spires Shopping Centre**. Barnet Underground Station (Northern Line) and Barnet College Wood Street Campus are both within easy walking distance.

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

PROPERTY

Forming part of an attractive mid terraced building with separate front access to **7 Self-Contained Flats** on the first and second floors. In addition the flats benefits from double glazed sash windows, entryphone system and electric heating.

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 29th September 1998 at a Peppercorn ground rent.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 1 (First Floor)	Studio Room with Kitchen, Shower Room/WC	Individual	1 year from 8 August 2015	£8,580	AST £715 Rent Deposit held.
Flat 2 (First Floor)	Studio Room with Kitchen, Shower Room/WC	Individual	1 year from 1 September 2015	£8,580	AST £715 Rent Deposit held.
Flat 3 (First Floor)	1 Bedroom, Living Room/ Kitchen, Shower Room/WC	Individual	6 months from 6 April 2015	£9,000	AST. Holding Over.
Flat 4 (Second Floor)	Studio Room with Kitchen, Shower Room/WC	Individual	6 months from 1 April 2015	£6,600	AST. Holding Over.
Flat 5 (Second Floor)	Studio Room with Kitchen, Shower Room/WC	Individual	1 year from 1 November 2015	£8,580	AST £715 Rent Deposit held.
Flat 6 (Second Floor)	Studio Room with Kitchen, Shower Room/WC	Individual	1 year from 17 October 2014	£7,800	AST. Holding Over. £650 Rent Deposit held.
Flat 7 (Second Floor)	Studio Room with Kitchen, Bathroom/WC	Individual	1 year from 17 January 2015	£7,800	AST. Holding Over. £650 Rent Deposit held.
TOTAL				£56,940	

£56,940 per annum

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

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

View along High Street



Note 1:

Planning Permission was granted on 13th April 2011 (now lapsed) for a 'Roof extension involving rear dormer window and roof lights to facilitate a loft conversion to provide additional habitable accommodation in the roof space plus internal re-arrangement of flats on 2nd floor.'

Planning Ref. No: B/01245/11.

Note 2:

4 or 6 week completion available – see Special Conditions of Sale.

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 frontage close to the junction with Beach Road and the pedestrianised Town Centre amongst a variety of multiples including **Boots, Ladbroke's, Barclays, Lloyds Bank** plus a host of established local traders. Littlehampton is a popular seaside resort town lying midway between Worthing and Bognor Regis and enjoying excellent road access with the A259 and the A27.

PROPERTY

An attractive corner building with substantial window frontage comprising a **Ground Floor Restaurant (with A3 use)** and internal access to **Ancillary accommodation** at first floor level. The restaurant also has a side access and small outside seating area facing a paved courtyard area which could also provide parking.

ACCOMMODATION

Ground Floor Restaurant (previously 65 Covers)

Gross Frontage	48'0"
Internal Width	44'9"
Restaurant Depth	51'4" (max)
Restaurant Area	Approx 1,125 sq ft
Kitchen/Prep Area	Approx 300 sq ft
Male & Female WC's	

First Floor Ancillary

Store/Office/Shower Area	Approx 315 sq ft
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Vacant Restaurant

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



VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note 1: The previous Restaurant tenant retired recently following the expiration of a 15 year lease.

Note 2: There may be potential for change of use to Residential subject to planning.

Note 3: There is a room at first floor level which is accessed only from the adjacent building and is not included in the sale.

VENDOR'S SOLICITORS

SMR Solicitors - Tel: 01243 780 211

Ref: Ms Sarah Evans - Email: sevens@smrsolicitors.co.uk

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SITUATION

Located close to the junction with Bond Road in this pleasant residential area, being within close proximity to a number of local amenities including the Bitterne Park Triangle shopping area and within 1 mile of Bitterne Rail Station. Southampton city centre is just 2 ½ miles south-west of the property where further shopping facilities are located as well as the University of Southampton.

PROPERTY

A semi-detached house converted to form **2 Self-Contained Flats** on ground and first floor level, each with their own separate entrance. There is a 55 ft deep rear garden which is shared between the two flats.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 20 (Ground Floor Flat plus section of rear garden)	Not inspected.	Individual	99 years from 29th September 2006	£100	FRI
No 20a (First Floor Flat plus section of rear garden)	2 Bedrooms, Living Room, Kitchen/Diner, Bathroom/WC (GIA Approx. 825 sq.ft.)	VACANT (Note: Potential to create additional accommodation in the loft, subject to obtaining the necessary consents)			Newly decorated. Electric Heating. uPVC double glazing.

Vacant 2 Bed Flat

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

Jefferies Essex LLP - Tel: 01702 332 311
Ref: M. Hadveggy - Email: mjh@jefferieslaw.co.uk

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REVISED PARTICULARS



SITUATION

Located at the junction with Ridley Street in this residential area, just under a mile west of Birkenhead Central Rail Station and Birkenhead town centre which hosts a large variety of multiple retailers.

Birkenhead provides a fast link to Liverpool via the Mersey Tunnel as well as enjoying easy access via to the M53 (Junction 3).

PROPERTY

A modern purpose built block constructed in 2009 comprising **15 Self-Contained Flats (11 x 2 Beds and 4 x 3 Beds)** benefitting from:

- Communal garden
- Passenger lift
- Independent gas central heating
- Video entryphone
- uPVC double glazing
- 5 Flats have balconies

VAT is NOT payable in respect of this Lot

FREEHOLD

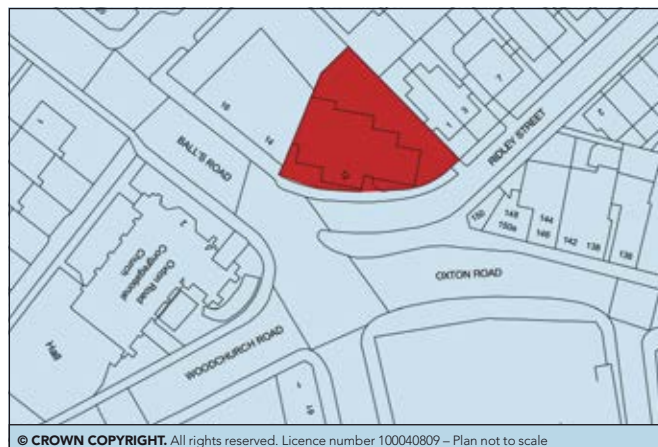
Note 1: The purchase may be subject to Multiple Dwellings Relief (MDR) for Stamp Duty.

**£75,097.12 p.a.
Plus 1 Vacant Flat**

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

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

Note 2: Completion – 23rd March 2016.



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REVISED PARTICULARS

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 1 (Ground Floor)	2 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	Individual	6 months from 6th July 2015	£4,800	AST Holding Over
Flat 2 (Ground Floor)	3 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	Individual	6 months from 13th January 2014	£5,720	AST Holding Over
Flat 3 (Ground Floor)	2 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	Individual	6 months from 17th June 2013	£5,200	AST Holding Over
Flat 4 (Ground Floor)	2 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	Individual	6 months from 26th May 2014	£4,810	AST Holding Over
Flat 5 (First Floor)	2 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	Individual	1 year from 28th March 2011	£5,902	AST Holding Over £300 Rent Deposit held
Flat 6 (First Floor)	3 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	Individual	6 months from 12th September 2011	£6,240	AST Holding Over
Flat 7 (First Floor)	2 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	2 individuals	6 months from 12th December 2015	£5,100	AST £200 Rent Deposit held
Flat 8 (First Floor)	2 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	Individual	6 months from 21st September 2015	£4,500	AST
Flat 9 (Second Floor)	2 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	Individual	6 months from 20th December 2012	£5,400	AST Holding Over £450 Rent Deposit held
Flat 10 (Second Floor)	3 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	Individual	6 months from 16th November 2015	£5,400	AST £450 Rent Deposit held
Flat 11 (Second Floor)	2 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	Individual	6 months from 28th September 2015	£5,385.12	AST £250 Rent Deposit held
Flat 12 (Second Floor)	2 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	Individual	1 year from 1st March 2011	£5,720	AST Holding Over £300 Rent Deposit held
Flat 14 (Third Floor)	2 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	VACANT			
Flat 15 (Third Floor)	3 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	Individual	6 months from 20th May 2013	£5,720	AST Holding Over
Flat 16 (Third Floor)	2 Bedrooms, Living Room with open plan Kitchen, Bathroom/WC	2 individuals	6 months from 29th December 2014	£5,200	AST Holding Over
TOTAL				£75,097.12 plus 1 Vacant Flat	

VENDOR'S SOLICITORS

Solis Law - Tel: 0161 488 3356
Ref: T. Higginbottom - Email: tony@solislaw.co.uk

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INVESTMENT / DEVELOPMENT OPPORTUNITY



SITUATION

Located at the junction with Arklow Road in this residential area, less than ½ mile from Deptford Rail Station and approx. 1 mile from Deptford Bridge DLR Station. The property benefits from good road links via the A2 and is nearby the University of Greenwich.

Deptford is located between Surrey Quays and Greenwich, some 4 miles south-east of central London.

PROPERTY

Comprising a **Large Ground Floor Commercial Unit (with A1/A2/B1 Use) in shell and core condition** located within this recently developed residential block.

ACCOMMODATION

Ground Floor Commercial Unit

Gross Frontage 58'5"

Return Window Frontage 45'8"

Built Depth 49'10"

WC

GIA Approx. 2,750 sq ft plus Bin Store

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 200 years from 17th June 2011 at a peppercorn ground rent.

Offered with FULL VACANT POSSESSION

Note 1: There may be potential for alternative uses including Residential, subject to obtaining the necessary consents.

Note 2: 6 Week Completion.



Vacant Commercial Unit

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

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

VENDOR'S SOLICITORS

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

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SITUATION

Occupying a corner position on this established parade close to the junction with Gledwood Drive amongst many other independent retailers and close to a **Co-operative Funeralcare**, **Pizza Hut Delivery** and a selection of local traders.

The town of Hayes is located approximately 13 miles west of central London and has good road access to the M4 (Junction 3) via the A437.

PROPERTY

An end of terrace building comprising **2 Ground Floor Shops** with separate rear access to **2 Self-Contained Flats** arranged over first and second floors.

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

TENURE

Leasehold for a term of 99 years from 29th September 1949 at a fixed ground rent of £750 p.a. (Thus having approx. 32½ years unexpired)

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 900 (Ground Floor Shop)	Gross Frontage 17'8" Internal Width 15'11" Shop Depth 39'6" Built Depth 47'0" Kitchen, WC	Magic Graphic Design Ltd (Graphic Designers)	5 years from 1st March 2015	£8,400	FRI (£2,000 p.a. service charge cap) Tenant's Break 2018
No. 904 (Ground Floor Shop)	Gross Frontage 17'4" Internal Width 15'8" Shop Depth 24'10" Built Depth 48'9" Kitchen, WC	R. I. Sindhu (Estate Agents) (Currently fitting out)	15 years from 20th January 2016	£6,000	FRI Rent Reviews and Tenant's Breaks 2021 & 2026
Nos. 898 & 902 (First and Second Floor Flats)	2 Flats – Not inspected	Various	Each for a term from 2015 to 26th September 2138	£200 (£100 per flat)	Each FRI
TOTAL				£14,600	

Net Income

£13,850 per annum

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

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

VENDOR'S SOLICITORS

BPE Solicitors – Tel: 01242 224 433
Ref: Ms Nicola Corner – Email: nicky.corner@bpe.co.uk

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SITUATION

Located close to the junction with Canal Street forming part of a parade of shops serving the local residential area and nearby a **Co-operative Food** supermarket and a **Post Office**.

Long Eaton is a major suburb of Nottingham, lying midway between Nottingham and Derby and enjoying excellent road access via M1 (Junction 25).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** together with separate rear access to a **Self-Contained Flat** at first floor level. In addition the property benefits from a **Rear Yard** and the flat has gas central heating and double glazed uPVC windows.

FREEHOLD

VAT is NOT payable in respect of this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 83 (Ground Floor Shop)	Gross Frontage 13'5" Internal Width 12'11" Shop Depth 32'5" Built Depth 51'2" WC		VACANT		
No. 83a (First Floor Flat)	1 Bedroom, Living Room, Kitchen, Shower Room/WC ¹	Individual	6 months from 17th March 2015	£4,200	AST Holding over.
TOTAL				£4,200 plus Vacant Shop	

¹Not inspected by Barnett Ross.

Note: No. 79/79a College Street (shop and flat) sold for £77,000 in May 2015.

£4,200 p.a. Plus Vacant Shop

The Surveyors dealing with this property are
JONATHAN ROSS and **ELLIOTT GREENE**

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



JOINT AUCTIONEERS
Wallace Jones, 27 Derby Road, Long Eaton,
Nottingham NG10 1LU Tel: 0115 946 8946 Ref: M. Glover

VENDOR'S SOLICITORS
Simmons Stein - Tel: 020 8954 8080
Ref: G. Simmons - Email: gary@simmons-stein.co.uk

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FIRST TIME ON THE MARKET FOR APPROX 50 YEARS



SITUATION

Located opposite the junction with Calton Road in this highly sought after residential area which lies approximately ½ mile from Oakleigh Park Main Line Station and 1 ¼ miles from High Barnet Underground Station (Northern Line). New Barnet is a popular north London suburb located between High Barnet and Whetstone some 11 miles from central London with easy access to the M25 (Junction 23).

PROPERTY

Comprising an unmodernised **3 Bed Semi-Detached House** planned on ground and first floors. The property includes aluminium framed double-glazed windows to the front, off-street parking as well as a **105 ft deep Rear Garden** which contains a rear **Lean-to Store** and **Pond**. In addition the property has the benefit of a right of way over the rear access road which leads to Longmore Avenue.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note 1: There may be potential to extend the property at the rear and into the loft, subject to obtaining the necessary consents.

Unmodernised 3 Bed House

The Surveyors dealing with this property are
ELLIOTT GREENE and **STEVEN GROSSMAN**

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

ACCOMMODATION (measurements to maximum points)

Ground Floor:

Front Room	12'9" × 15'9"
<i>interconnects with</i>	
Rear Room	11'5" × 12'1"
Kitchen/Breakfast Room	6'10" × 19'10"
Conservatory	10'1" × 7'8"

First Floor:

Bedroom 1	12'2" × 16'6"
Bedroom 2	12'3" × 12'4"
Bedroom 3	6'5" × 7'11"
Bathroom	
Separate WC	

Total GIA Approx. 1,185 sq ft plus Rear Garden

Note 2: 4 or 6 week completion available – see Special Conditions of Sale.



VENDOR'S SOLICITORS

Norton Peskett – Tel: 01986 835 632
Ref: Ms Emma Sampson – Email: e-sampson@nortonpeskett.co.uk

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SITUATION

Located in this popular and sought after residential area well served by the local shopping facilities in Finsbury Park and Blackstock Road. In addition, Finsbury Park Rail (Main Line, Victoria and Piccadilly) and Bus stations and Arsenal Underground station (Piccadilly Line) are within close walking distance.

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

PROPERTY

Comprising a mid-terrace **unmodernised 5 Bed House** planned on lower ground, raised ground, first and second floors. In addition there is internal and separate front access to the lower ground floor, gas central heating (not tested), separate front external store and front & rear gardens.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note 1: There is potential to extend at the rear of the property, subject to obtaining the necessary consents.

Vacant Unmodernised 5 Bed House

The Surveyors dealing with this property are
STEVEN GROSSMAN and ELLIOTT GREENE

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

ACCOMMODATION (measurements to maximum points)

Lower Ground Floor

Bedroom 1	12'0" x 13'3"
Breakfast Room	10'9" x 11'9"
Kitchen	6'6" x 10'6"
Utility Room	9'6" x 5'6"

Raised Ground Floor

Reception 1	12'9" x 14'6"
<i>interconnects with</i>	
Reception 2	10'9" x 12'0"
Bathroom/WC	5'5" x 6'5"

First Floor

Bedroom 2	16'9" x 12'3"
Bedroom 3	10'9" x 12'6"

Second Floor

Bedroom 4	17'0" x 12'3"
Bedroom 5	10'9" x 12'6"
Raised Rear Shower/WC	7'0" x 3'0"

GIA Approx. 1,850 sq ft

Note 2: There may be potential to convert the property into 3 Self-Contained Flats, subject to obtaining the necessary consents.

Note 3: 4 or 6 week completion is available – see Special Conditions of Sale.

VENDOR'S SOLICITORS

Islington Council Legal Department - Tel: 020 7527 3410
Ref: E. Soetan, Esq - Email: edward.soetan@islington.gov.uk

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

Energy Performance Certificate (EPC) Appendix

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

Lot	Address	EPC Asset Rating
1	12 Market Place, Dereham, Norfolk NR19 2AW	D
6	498/498A Kenton Lane, Belmont Circle, Harrow, Middx HA3 8RD	D
7	502/502A Kenton Lane, Belmont Circle, Harrow, Middx HA3 8RD	G
8	9/11 Bellegrove Road, Welling, Kent DA16 3PA	C (Shop), G, G (Flats)
9	2-4 Leys Avenue, Letchworth, Herts SG6 3EU	F (2nd Floor No. 4)
10	1098/1100 Christchurch Road, Boscombe, Bournemouth, Dorset BH7 6DT	C
11	282 High Street, Bangor, Gwynedd LL57 1UL	D
12	3 Meadowgate Close, Mill Hill, London NW7 2LW	D
13	508/508A Kenton Lane, Belmont Circle, Harrow, Middx HA3 8RD	E (Shop), E (Flat)
14	660 High Road, Tottenham, London N17 0AB	B
16	71 Market Street, Crewe, Cheshire CW1 2EY	D
17	299 London Road, North End, Portsmouth, Hampshire PO2 9HF	F
18	297 London Road, North End, Portsmouth, Hampshire PO2 9HF	G
19	7, 8 & 9 Greenhill Parade, Great North Road, New Barnet, Herts EN5 1ES	C (Shop), E, C, D, C (Flats)
20	19 Newport Road, Middlesbrough, Cleveland TS1 1LE	E
21	110 Sydney Road, Muswell Hill, London N10 2RN	D
22	16 Friday Street, Minehead, Somerset TA24 5UA	C
23	20/22 Cambridge Arcade, Southport, Lancashire PR8 1AS	E
26	Flats 1-7, 59a High Street, Barnet, Herts EN5 5UR	F, E, F, D, E, D, F
27	8/10 Arcade Road & 1 Evans Gardens, Littlehampton, West Sussex BN17 5AP	C
28	20 Dimond Road, Southampton, Hampshire SO18 1JP	D
29	Flats 1-16, 12 Balls Road, Oxton, Birkenhead, Wirral CH43 5RE	C (Flats 1-10), B (Flat 11), D (Flat 12), C (Flats 14, 15, 16)
30	Ground Floor Unit, 73-79 Childers Street, Deptford, London SE8 5JR	F
31	898-904 Uxbridge Road, Hayes, Middlesex UB4 0RW	C, E
32	83/83A College Street, Long Eaton, Nottingham NG10 4NN	D (Flat)
33	19 Monks Avenue, New Barnet, Herts EN5 1BZ	E
34	76 St Thomas's Road, Finsbury Park, London N4 2QW	D

OUR NEXT AUCTION

IS ON

THURSDAY

12TH MAY

2016

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

RESULTS OF AUCTION HELD ON 16TH DECEMBER 2015

Lot	Property	Sale Price (Subject to contract)	Available Price	Lot	Property	Sale Price (Subject to contract)	Available Price
1	6 Guildhall Street, Folkestone, Kent CT20 1DZ	£155,000		19	1-6 High Street, Lye, West Midlands DY9 8JT	Sold After	
2	Flat 6 Creighton Court, Creighton Avenue, East Finchley, London N2 9BS	£430,000		20	163-167 Grange Road, Bermondsey, London SE1 3AD	£4,400,000	
3	171/171A High Street, Dovercourt, Essex CO12 3QB	£222,000		21	34 High Street and 1-6 Coach House Court, Chatteris, Cambridgeshire PE16 6BG		Refer
4	40 Birnam Road, Finsbury Park, London N4 3LQ	Sold After		22	1/1a Whitby Parade, Whitby Road, Ruislip, Middlesex HA4 9EA	£151,500	
5	11 High Street, Godstone, Surrey RH9 8LS	£130,000		23	38-40 Cheshire Street, Market Drayton, Shropshire TF9 1PF	Sold After	
6	The Bell Inn, 1 Burford Street, Hoddesdon, Hertfordshire EN11 8HP	£475,000		24	Units 1, 2 and 3 The Old Coach Works, Simpson Road, Fenny Stratford, Milton Keynes, Buckinghamshire MK2 2DD	Sold Prior	
7	The Hollybush, High Street, Elstree, Hertfordshire WD6 3EP	£475,000		25	305 Wood Lane, Dagenham, Essex RM8 3NH	£291,000	
8	49 High Street, New Romney, Kent TN28 8AH	£335,000		26	Shop 1B, 3 North Street, Leatherhead, Surrey KT22 7AX		£400,000
9	54/58 Market Street, Crewe, Cheshire CW1 2EX		Withdrawn Post	27	66 Hewlett Road, Cheltenham, Gloucestershire GL52 6AR	Sold After	
10	14/14a North Street, Midhurst, West Sussex GU29 9DJ	£275,000		28	Russell House, Middleton Street, Llandrindod Wells, Powys LD1 5ET	Sold Prior	
12	32 Linksway, Northwood, Middlesex	Sold After		29	25 Hitchin Street, Biggleswade, Bedfordshire SG18 8AX		Refer
13	Garages r/o 39 & 41 Dawlish Avenue, Palmers Green, London N13 4HP	£141,000		30	27-31 Regent Street, Shanklin, Isle of Wight PO37 7AF	Withdrawn	
14	Garages at Wood Lane, Dagenham, Essex RM8 3NH	£345,000		31	Garden Flat 1, 2 Buxton Road, Willesden Green, London NW2 5BJ	Sold After	
15	46/48/50 High Street, New Romney, Kent TN28 8AT	Sold Prior		32	108 Wilberforce Road, Finsbury Park, London N4 2SU		£1,500,000
16	9/9a New Parade, Hill View Road, Ensbury Park, Bournemouth, Dorset BH10 5BG	Sold Prior		33	Front Garden of 148 Falloden Way, Hampstead Garden Suburb, London NW11 6JE	£500	
17	93 Sydenham Road, Sydenham, London SE26 5UA	£331,000					
18	12/18 Crown Hill, Croydon, Surrey CR0 1RZ	Sold Prior					

29 Lots offered – 26 Lots sold – Total raised £17,465,500

MEMORANDUM AUCTION 25TH FEBRUARY 2016

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

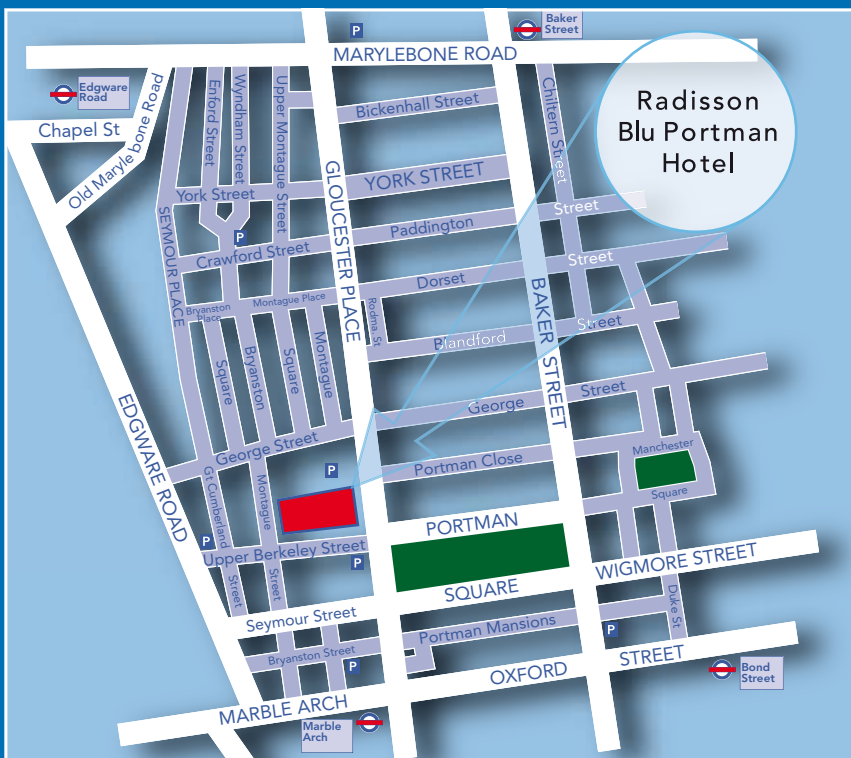
Address

Telephone Capacity

Following Auction – Thursday 12th May 2016

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
Nicholas Leigh	nleigh@barnettross.co.uk
Roy Tamari	rtamari@barnettross.co.uk
Elliott Greene	egreene@barnettross.co.uk



VENUE

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



Brook Point, 1412 High Road, Whetstone, London N20 9BH
Telephone: 020 8492 9449 Fax: 020 8492 7373
Email: info@barnettross.co.uk Website: www.barnettross.co.uk