

**AUCTION – THURSDAY 27<sup>TH</sup> OCTOBER 2016**  
**ADDENDUM**

**The following Lots have been sold prior:**  
31, 36, 48

**The following Lots have been withdrawn:**  
22, 39

**LOT 4 – THE OLD LIVERY STORE, 49½ HIGH STREET, SHOREHAM, SEVENOAKS, KENT**

Revised Special Conditions of Sale available at the Document Desk.

The special conditions of sale provide that the Purchaser is to pay an additional sum of £750 + VAT towards the Vendor's costs.

**LOT 8 – 58/60 & 82/84/86/88 CALVERTON ROAD, LUTON, BEDS.**

The Gross Window Frontage is 45'6".

**LOT 9 – 11 CASTLE STREET, HINCKLEY, LEICS.**

Revised Special Conditions of Sale available at the Document Desk.

Clauses 11.1 & 11.2 in the special conditions (which deal with the deposit) are to be deleted and the deposit in the sum of 10% of the purchase price will be held by the Auctioneers as agent for the vendor.

**LOT 10 – 3 HIGH STRET, CHALFONT ST PETER, BUCKINGHAMSHIRE**

Contrary to the special conditions of sale, the deposit is to be '10% of the price to be held by the Vendor's solicitors as stakeholder'.

**LOT 11 – ATM AT 3 METRO CENTRAL HEIGHTS, LONDON SE1**

Revised Special Conditions of Sale available at the Document Desk.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1% of the purchase price towards the Seller's costs.

**LOTS 12 TO 15 – 46 YARM LANE & 52/53, 54/55 AND 56 PRINCE REGENT STREET, STOCKTON-ON-TEES**

Contrary to the special conditions, the deposit shall be 25% of the purchase price for each lot.

In Panel 12 of the TP1 of each lot, to paragraph 2 of the section headed Rights Granted, there will be added the words:

"..... such right and liberty for the avoidance of doubt to extend to and to include the toilets, the electric meter room, the communal passageway, and to usage of the rear access to the communal areas and doors".

**LOT 16 – 327 EUSTON ROAD, LONDON NW1**

The Seller and the Occupational Tenant have reached agreement in relation to dilapidations. The sum of £5,000 will be deducted from the rent deposit in full and final settlement of any dilapidations claims under the lease. This sum shall be retained by the Seller and for the benefit of doubt it shall not be passed to the Buyer.

**LOT 17 – 34 VICTORIA ROAD, RUISLIP MANOR, MIDDX**

The special conditions of sale provide that the Purchaser is to pay an additional sum of £2,000 + VAT towards the Vendor's legal costs.

**LOT 20 – 4/6 FORE STREET, WELLINGTON, SOMERSET**

The special conditions of sale provide that the Purchaser is to pay an additional sum of £2,000 + VAT towards the Vendor's legal costs.

**LOT 23 – 10 MELBOURNE STREET, STALYBRIDGE, GREATER MANCHESTER**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £900 towards the Vendor's costs.

Tenure – Held on two separate leases each for a term of 2000 years from between 8<sup>th</sup> February 1837 and 1<sup>st</sup> July 1837 (having approx. 1821 years unexpired) at a total fixed ground rent of £8.15 p.a.

**LOT 24 – 7-9 QUEEN STREET, REDCAR, CLEVELAND**

Revised Special Conditions of Sale available at the Document Desk.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1% + VAT of the purchase price towards the Seller's legal costs.

**LOT 25 – 95 OLD CHRISTCHURCH ROAD, BOURNEMOUTH, DORSET**

No. 95 (Shop & Basement) – The Tenant's Break in March 2017 requires 6 months prior notice which has not been given and therefore the break clause will not be exercised.

No. 95a (Shop) – The rent of £27,518.75 p.a. is a personal concession from £29,750 p.a. whilst Kanoo Travel Ltd are the lessees.

**LOT 27 – 64 YORKSHIRE STREET, ROCHDALE, LANCS.**

The lease states that "The Tenant shall pay and contribute a sum not exceeding 1.5% of the Rent...towards the reasonable and proper costs chargeable by the Landlord's managing agents to the Landlord for the management of the Premises".

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,000 + VAT towards the Vendor's costs.

**LOT 28 – 255 WELL STREET, HACKNEY, LONDON E9**

The special conditions of sale provide that the Purchaser is to pay an additional sum of £1,000 + VAT towards the Vendor's costs.

**LOT 29 – 14 MARKET PLACE, ALFORD, LINCOLNSHIRE**

Revised Special Conditions of Sale available at the Document Desk.

Shop & Cellar – The lease is IRI plus 25% full repairing contribution.

First & Second Floor – The lease has a 75% full repairing contribution.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1% + VAT of the purchase price towards the Seller's legal costs.

Contrary to the Special Conditions of Sale, the deposit will be held by the Auctioneers as agent for the Vendor.

**LOT 30 – 102 EARDLEY ROAD, STREATHAM, LONDON SW16**

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

The special conditions of sale provide that the Purchaser is to pay an additional sum of £2,000 + VAT towards the Vendor's legal costs.

Contrary to the Special Conditions of Sale, the deposit will be held by the Auctioneers as agent for the Vendor.

**LOT 33 – 16-20 REGENT STREET, RUGBY, WARWICKSHIRE**

Revised Special Conditions of Sale available at the Document Desk.

Clauses 11.1 & 11.2 in the special conditions (which deal with the deposit) are to be deleted and the deposit in the sum of 10% of the purchase price will be held by the Auctioneers as stakeholder.

**LOT 35 – 52 HIGH STREET, BRIERLEY HILL, DUDLEY, WEST MIDLANDS**

Shop – There is a £3,250 Rent Deposit held.

Contrary to the particulars of sale, the property benefits from A3/A5 Use (Restaurant and Hot Food Takeaway) by way of Planning Application No. P12/0387.

In accordance with The Estate Agents Act 1979 it is disclosed that the vendor is a Business Associate of an employee of Barnett Ross but that employee has no financial interest in the property being sold.

**LOT 37 – UNIT 1, 406 CHESTER ROAD, LITTLE SUTTON, CHESHIRE**

The special conditions of sale provide that the Purchaser is to pay an additional sum of £750 + VAT towards the Vendor's costs.

**LOT 40 – 130 PINNER ROAD, NORTHWOOD, MIDDX**

There are no Special Conditions of Sale for this Lot.

**LOT 41 – 84 LONDON ROAD, CHELTENHAM, GLOUCS.**

The correct postcode of the property is GL52 6EH.

**LOT 42 – 3 CHESTER STREET, WREXHAM, CLWYD**

The rent reviews are to the greater of OMV or Index of Retail Prices – see lease.

**LOT 45 – 8a THE PARADE, UPPER BROCKLEY ROAD, BROCKLEY, LONDON SE4**

Revised Special Conditions available at Document Desk.

**LOT 46 – 21 ASHBURNHAM CLOSE, EAST FINCHLEY, LONDON N2**

The deposit shall be £5,000.

**LOT 47 – 59 ASHTON ROAD, LUTON, BEDFORDSHIRE**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £500 + VAT and £6 disbursements towards the Vendor's legal costs.

**LOT 49 – 17 PORTSDOWN, STATION ROAD, EDGWARE, MIDDX**

Revised Special Conditions of Sale available at the Document Desk.

The special conditions of sale provide that the Purchaser is to pay an additional sum of £500 + VAT towards the Vendor's costs.

**LOTS 50 TO 54 – 85, 91, 93, 95 & 97 MAGDALEN WAY, GORLESTON-ON-SEA, NORFOLK**

For each lot, the deposit shall be 100% of the purchase price or £500, whichever the lower.

The special conditions of sale provide that the Purchaser is to pay an additional sum of £1,200 + VAT towards the Vendor's legal costs for each lot.