

AUCTION – WEDNESDAY 14TH DECEMBER 2016
ADDENDUM

The following Lots have been sold prior:

A, 5, 11, 18, 21

The following Lots have been withdrawn:

6, 12, 20, 25, 27, 32

LOT 2 – 232 NORTHOLT ROAD, SOUTH HARROW, MIDDLESEX

Shop – There is an £8,875 rent deposit being held.

First Floor Offices – There may be potential to convert the offices back to residential use by way of Permitted Development, subject to obtaining possession.

LOT 3 – UNIT 5, CARDIGAN CLOSE, TONTEG, PONTYPRIDD, SOUTH WALES

The lessees are A. P. Hallett and L. W. Hallett.

LOT 7 – 84 WATLING STREET, RADLETT, HERTFORDSHIRE

Revised Special Conditions of Sale available at the Document Desk.

LOT 8 – UNIT 4, CARDIGAN CLOSE, TONTEG, PONTYPRIDD, SOUTH WALES

Following an original 15 year lease from 2001, the lessee extended for a further 5 years from 2nd November 2016.

LOT 9 – 4 OX CLOSE AVENUE, ROTHERHAM, SOUTH YORKSHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,000 towards the vendor's legal fees.

The lease to William Hill Organization Ltd refers to the property as being 'Unit 1 Ox Close Avenue, Rotherham'.

LOT 10 – 36-56 HIGH STREET, WEDNESFIELD, WOLVERHAMPTON, WEST MIDLANDS

The property has been in the same ownership since 1978.

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 £1,450 + VAT towards the vendor's legal fees.

LOT 14 – 173 CANTERBURY ROAD, URMSTON, GREATER MANCHESTER

Re Note 1: The 2015 Rent Review Memorandum has now been signed by Martin McColl Ltd at £10,500 p.a.

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

LOT 16 – 28A ROCKINGHAM ROAD, KETTERING, NORTHAMPTONSHIRE

The rent is £8,750 p.a. rising to £9,500 p.a. on 19th March 2017.

LOT 17 – 30A ROCKINGHAM ROAD, KETTERING, NORTHAMPTONSHIRE

The rent is £8,125 p.a. rising to £8,750 p.a. on 29th March 2017.

LOT 23 – 21 SILVER STREET, TROWBRIDGE, WILTSHIRE

The tenant has verbally informed the joint auctioneers/managing agents that his visa is about to expire and that he would have to leave the country and therefore would want to surrender his lease.

He stated that he would settle all outstanding arrears (currently £3,443.48 to 25/12/16) but so far no payment has been received.

Nothing has been received in writing to this effect and the Vendor has not agreed to accept a surrender of the lease.

LOT 24 – UNIT 6, CARDIGAN CLOSE, TONTEG, PONTYPRIDD, SOUTH WALES

The lease is FRI subject to a photographic schedule of condition.

LOT 26 – 16/16A BURNLEY ROAD, PADIHAM, BURNLEY, LANCASHIRE

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

Flat – The AST commenced on 20th February 2016.

LOT 28 – 35 LONGFORD AVENUE, EAST BEDFONT, FELTHAM, MIDDLESEX

The Vendors who have never been in occupation of the property have no evidence to show that the side passageway has been used as a means of vehicular access to the garage.

LOT 29 – ROADWAY R/O BROOKSIDE & ETON AVE, EAST BARNET, HERTFORDSHIRE

The deposit shall be 100% of the purchase price or £5,000, whichever the lower.

LOT 30 – 6 CAVENDISH DRIVE, LEYTONSTONE, LONDON E11

The deposit shall be 10% of the purchase price or £2,500, whichever the higher.

LOT 31 – 41 WOLSEY AVENUE, EAST HAM, LONDON E6

The deposit shall be 10% of the purchase price or £2,500, whichever the higher.