

AUCTION

WEDNESDAY 14TH DECEMBER 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on the morning of the sale to ensure that the particular lot will be offered at the Auction as a lot can be sold or withdrawn at any time prior to being offered.**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 Lot 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 1 P.M.

LOT

A	105, 107 & 109 Queens Drive	Finsbury Park	London N4
1	269/269A Preston Road	Wembley	Middlesex
2	232 Northolt Road	South Harrow	Middlesex
3	Unit 5, Cardigan Close, Tonteg	Pontypridd	South Wales
4	6 Adelaide Gardens, Chadwell Heath	Romford	Essex
5	24 Chandos Way	Golders Green	London NW11
6	69 Chapel Market	Islington	London N1
7	84 Watling Street	Radlett	Hertfordshire
8	Unit 4, Cardigan Close, Tonteg	Pontypridd	South Wales
9	4 Ox Close Avenue	Rotherham	South Yorkshire
10	36–56 High Street, Wednesfield	Wolverhampton	West Midlands
11	1 Sylvan Court, 102 Holden Road,	Woodside Park	London N12
12	19 Market Place	Frome	Somerset
13	8 Brassey Parade, Brassey Avenue, Hampden Park,	Eastbourne	East Sussex
14	173 Canterbury Road	Urmston	Greater Manchester
15	66–68 High Street	Southend-on-Sea	Essex

Lot

16	28a Rockingham Road
17	30a Rockingham Road
18	Vulcan Works, 34/36 Henry Road
19	Golden Imp Chalet Park, Cliff Road
20	14 Mercery Lane
21	24a Corwell Lane
22	47–49 Brackley Street, Farnworth
23	21 Silver Street
24	Unit 6, Cardigan Close, Tonteg
25	Unit 8 Finway, Dallow Road
26	16/16a Burnley Road, Padiham
27	35/37 Lower Kings Road
28	35 Longford Avenue, East Bedfont
29	Roadway r/o Brookside and Eton Avenue
30	6 Cavendish Drive
31	41 Wolsey Avenue

Kettering	Northamptonshire
Kettering	Northamptonshire
New Barnet	Hertfordshire
Hornsea	East Yorkshire
Canterbury	Kent
Uxbridge	Middlesex
Bolton	Lancashire
Trowbridge	Wiltshire
Pontypridd	South Wales
Luton	Bedfordshire
Burnley	Lancashire
Berkhamsted	Hertfordshire
Feltham	Middlesex
East Barnet	Hertfordshire
Leytonstone	London E11
East Ham	London E6

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 call 0113 256 8712.

the Ark
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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*)

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John Barnett FRICS (Registered Valuer)

020 8492 9449

jbarnett@barnettross.co.uk

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Please call to discuss your requirement:

John Barnett FRICS (Registered Valuer)

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LOT
A

105, 107 & 109 Queens Drive,
Finsbury Park,
London N4 2BE

*Guide: £3,950,000+

IN SAME FAMILY
OWNERSHIP SINCE 1978



**3 Victorian Mid Terraced Houses (part HMO)
comprising a variety of Self-Contained Flats and Rooms
each let on ASTs**

Freehold for sale by Public Auction

Date: To be offered at 2pm on Wednesday, 14th December 2016
(Main Auction commences at 1pm)

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

Auctioneers:



Brook Point, 1412 High Road, Whetstone, London N20 9BH - Tel: 020 8492 9449

Ref:

John Barnett – jbarnett@barnettross.co.uk

Steven Grossman – sgrossman@barnettross.co.uk



SITUATION

Located in this popular and highly sought after residential area just a short walk from Seven Sisters Road and the open spaces of Finsbury Park as well as Arsenal's Emirates Stadium. In addition, Finsbury Park Rail (Main Line, Victoria and Piccadilly Lines) and Bus Stations lie within a ½ mile providing easy access into central London just 3 miles to the south.

PROPERTY

3 attractive Victorian Mid-Terraced Houses (part HMO), each planned on lower ground, raised ground, first and second floors together with a **large Rear Garden** and comprising:

No. 105:

- 1 Self-Contained Flat
- 6 Rooms
- Plus Kitchens & Bathrooms/WCs

No. 107:

- 1 Self-Contained Flat
- 6 Rooms
- Plus Kitchens & Bathrooms/WCs

No. 109:

- 2 Self-Contained Flats
- 4 Rooms
- Plus Kitchens & Bathrooms/WCs

Total GIA of Nos. 105, 107 & 109 Approx. 10,500 sq ft

Floor plans available from Auctioneers.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: A ground floor 2 bed flat at No. 69 Queens Drive was recently sold on a long lease for £690,000.

Note 2: If requested by the Purchaser, the Vendor will serve Section 21 Notices requesting possession upon all or any of the tenants at any time prior to completion without any liabilities or responsibilities on the part of the Vendor.

Note 3: The 3 freeholds are owned by 3 different companies and, after exchange of contracts and receipt of cleared deposit funds, the Vendor would be willing to discuss with the Purchaser the possibility of the sale to them of the 100% shareholding in the companies. This is without any commitment or responsibility to do so and in no way does this affect the obligation of the Purchaser to complete the purchase in accordance with the Auction Contract.

Note 4: We understand that ½% Stamp Duty applies to the purchase of shares and NIL if the properties are purchased by a registered charity.

Note 5: There is a rear section of garden behind each of the three properties (coloured green on the plan) which is not owned by the Vendors although it is not separately fenced off. These have been enclosed within the fencing of Nos. 105/107/109 for very many years and the Vendor will give whatever assistance they can after completion with any claim for adverse possession.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 105:					
Lower Ground Floor	Self-Contained Flat: 2 Bedrooms, Lounge, Kitchen, Bathroom/WC plus Store	Individual	AST (Holding over)	£16,425	£1,260 Rent Deposit held.
Raised Ground Floor	Room 2 (Rear): 1 Room plus separate Kitchen off landing and use of communal Bathroom/WC	Individual	AST (Holding over)	£7,925.71	£608 Rent Deposit held.
	Room 3 (Front): 1 Room incl. Kitchen area and use of communal Bathroom/WC	VACANT			
First Floor	Room 4 (Rear): 1 Room plus separate Kitchen off landing and use of communal Bathroom/WC	VACANT			
	Room 5 (Front): 1 Room subdivided into Bedroom, Lounge, & Kitchen and use of communal Bathroom/WC	Individual	AST (Holding over)	£6,830.71	£524 Rent Deposit held.
Second Floor	Room 6 (Rear): 1 Room incl. Kitchen area and use of communal Bathroom/WC	Individual	AST (Holding over)	£5,996.43	£460 Rent Deposit held.
	Room 7 (Front): 1 Room plus separate Kitchen off landing and use of communal Bathroom/WC	Individual	AST (Holding over)	£6,830.71	£440 Rent Deposit held.
No. 107:					
Lower Ground Floor	Self-Contained Flat: 2 Bedrooms, Lounge, Kitchen, Bathroom/WC	2 Individuals	AST (Holding over)	£14,235	£960 Rent Deposit held.
Raised Ground Floor	Room 1/2 (Rear): 1 Room plus separate Kitchen off landing and use of communal Bathroom/WC	Individual	AST (Holding over)	£8,551.43	£656 Rent Deposit held.
	Room 3 (Front): 1 Room incl. Kitchen area and use of communal Bathroom/WC	Individual	AST (Holding over)	£6,570	£360 Rent Deposit held.
First Floor	Room 5 (Rear): 1 Room plus separate Kitchen off landing and use of communal Bathroom/WC	VACANT			
	Room 6 (Front): 1 Room subdivided to include Kitchen and use of communal Bathroom/WC	Individual	AST (Holding over)	£7,404.29	£500 Rent Deposit held.
Second Floor	Room 7 (Rear): 1 Room incl. Kitchen area and use of communal Bathroom/WC	Individual	AST (Holding over)	£3,858.57	
	Room 8 (Front): 1 Room incl. Kitchen area and use of communal Bathroom/WC	Individual	AST (Holding over)	£4,119.29	£316 Rent Deposit held.
No. 109:					
Lower Ground Floor	Self-Contained Flat: 2 Bedrooms, Lounge, Kitchen/Diner, Bathroom/WC	Individual	AST (Holding over)	£16,425	£1,200 Rent Deposit held.
Raised Ground Floor	Self-Contained Flat: 2 Bedrooms (currently divided into 3 Bedrooms), Lounge, Kitchen, Bathroom/WC	Individual	AST (Holding over)	£13,244.29	£800 Rent Deposit held.
First Floor	Room 3/4 (Rear): 1 Room subdivided into Bedroom & Lounge plus separate Kitchen off landing and use of communal Bathroom/WC	Individual	AST (Holding over)	£7,873.57	£480 Rent Deposit held.
	Room 5 (Front): 1 Room subdivided into Bedroom, Lounge & Kitchen and use of communal Bathroom/WC	Individual	AST (Holding over)	£6,830.71	£400 Rent Deposit held.
Second Floor	Room 6 (Rear): 1 Room incl. Kitchen area and use of communal Bathroom/WC	Individual	AST (Holding over)	£5,214.29	£360 Rent Deposit held.
	Room 7 (Front): 1 Room incl. Kitchen area and use of communal Bathroom/WC	Individual	AST (Holding over)	£4,849.29	£356 Rent Deposit held.
TOTAL				£143,184.29 plus 3 Vacant Rooms	

105, 107 & 109 Queens Drive,
Finsbury Park,
London N4 2BE

LOT
A



VENDOR'S SOLICITORS
Loynton & Co
Tel: 0121 327 0118
Ref: Ms Sonia Hollingshead
Email: sonia@loyntonlaw.co.uk

Auctioneers
Barnett
Ross
Chartered Surveyors

Tel: 020 8492 9449

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

General Conditions and Memorandum
As per Barnett Ross Catalogue
14th December 2016

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

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



SITUATION

Located opposite the junction with Uxendon Crescent, within a few yards of Preston Road Underground Station (Metropolitan Line) nearby a **Paddy Power** as well as a variety of local traders serving the surrounding residential area.

Wembley lies some 7 miles north-west of central London and benefits from good road links via the A406 and M1 (J1).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors. In addition, the property benefits from a rear hard standing area accessed via a rear service road which provides parking for approx. 4 cars.

Note 1: There is a rear single storey extension used as a religious temple which is built on Nos. 267 & 269 with the smaller part of this extension being on No. 269.

VAT is NOT applicable to this Lot

FREEHOLD

£22,280 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **ROY TAMARI**

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'8"
Internal Width	17'6"
Shop Depth	37'9"
Built Depth	43'8"
Sales Area	Approx. 660 sq ft
WC	

First and Second Floor Flat (with gas central heating)
5 Rooms, Kitchen, Shower Room, WC.

TENANCY

The entire property is let on a full repairing and insuring lease to **Theivatheeswary Selvendran as a Post Office** for a term of 15 years from 24th June 2009 at a current rent of **£22,280 per annum** exclusive.

Rent Reviews 2014 (Outstanding) and 2019.

Note 2: The tenant also trades from the adjoining shop (No. 267) which interconnects with No. 269 at ground floor level, but is not included in the sale.

Note 3: The tenant has recently sublet the shop for a term of 5 years from 17th March 2016 at £24,000 p.a. exclusive. The sublessee had not yet commenced trading.

Note 4: The tenant sublets the flat at £18,000 p.a. inclusive.

VENDOR'S SOLICITORS

BP Collins - Tel: 01753 889995

Ref: Ms Gillian Price - Email: gillian.price@bpcollins.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



Rear of Property

6 WEEK COMPLETION

SITUATION

Occupying a prominent trading position opposite the junction with Parkfield Road, within 50 yards from South Harrow Underground Station (Piccadilly Line) and amongst a variety of local retailers together with **HSBC, William Hill, Wenzels** etc.

South Harrow is a popular north London suburb situated 10 miles west of central London benefitting from good road links via the A40 (Western Avenue) providing access to the M25.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate front access to **Self-Contained Offices (previously a Flat)** at first floor level. In addition, the property benefits from use of a rear and side service road and **parking for approximately 4 cars**.

VAT is NOT applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'0" Internal Width 15'11" Shop Depth 19'1" Rear Store 284 sq ft WC	Gayathri Ramesh (General Goods & DVDs)	15 years from 20th December 2013	£17,750	FRI Rent Reviews 2018 and 2023
First Floor Offices & Car Parking	Area Approx. 400 sq ft 4 Offices WC Plus Car Park	Sandip Vrajilal Virji (Accountants)	15 years from 4th September 2016	£8,000	FRI Rent Reviews 2021 and 2026
TOTAL				£25,750	

£25,750 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **ROY TAMARI**

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

VENDOR'S SOLICITORS

Dechert LLP - Tel: 020 7184 7852
Ref: Ms R Paes - Email: roxanne.paes@dechert.com

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

IN SAME OWNERSHIP FOR OVER 25 YEARS



SITUATION

Located in this established neighbourhood shopping precinct anchored by a **Premier Convenience Store** with shared car parking at the front, close to the local Primary School and serving the surrounding residential area. Tonteg is located 4 miles east of Caerphilly and approx. 9 miles north-west of Cardiff, benefitting from good road links via the M4 (Junction 32) just 4 miles distant.

PROPERTY

A mid terrace building comprising a **Ground Floor Lock-up Shop with A5 Use.**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'5"
Internal Width	15'9"
Shop Depth	44'6"
Built Depth	54'7"
WC	

VAT is NOT applicable to this Lot

FREEHOLD

£8,400 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

TENANCY

The entire property is let on a full repairing and insuring lease to **Mr & Mrs A. P. Hallet t/a Halletts Fish & Chips** for a term of 15 years from 24th June 2006 at a current rent of **£8,400 per annum** exclusive.

Rent Review 2016 not actioned

Note: The premises have traded as a Fish & Chip Shop for over 25 years.



VENDOR'S SOLICITORS

Liefman Rose & Co - Tel: 0161 740 7878
Ref: M. Rose - Email: liefmanrose@gmail.com

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

6 WEEK COMPLETION



SITUATION

Located just off Whalebone Lane North (A1112) which connects with Eastern Avenue West (A12) and within 1 mile of Chadwell Heath Rail Station.

Chadwell Heath is located some 8 miles east of Canary Wharf benefitting from excellent road links via the A12 and approx. 5 miles east of the M25 (Junction 28).

PROPERTY

A semi-detached **2 Bed Bungalow** in need of modernisation. The property benefits from gas central heating, uPVC double glazing, off-street parking, **front and rear gardens** which include a 92 sq ft shed and a fish pond.

ACCOMMODATION (measurements to maximum points)

Ground Floor Bungalow

Dining Room	11'5"	x	11'10"
Lounge	26'10"	x	11'2"
Kitchen	19'11"	x	8'2"
Bedroom 1	11'7"	x	12'10"
Bedroom 2	15'1"	x	12'1"
Utility Room	14'10"	x	8'2"
Shower/WC	11'1"	x	5'9"

Total GIA Approx. 1,113 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: There is potential to extend the property to the rear and create additional living space in the loft, all subject to obtaining the necessary consents.



Vacant 2 Bed Bungalow

The Surveyors dealing with this property are
JOHN BARNETT and **ROY TAMARI**

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

VENDOR'S SOLICITORS

Pemberton Greenish - Tel: 020 7591 3333
Ref: Ms Sue Reeves - Email: s.reeves@pglaw.co.uk

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6 WEEK COMPLETION



SITUATION

Located in this quiet cul-de-sac accessed via Wellgarth Road, in this highly sought after residential area, approximately ½ mile from Golders Green Station (Northern Line). Hampstead Heath Extension, Golders Hill Park and the historic Old Bull & Bush Public House are all within close walking distance on North End Road. Golders Green is a popular and affluent suburb approximately 5 miles north-west of central London.

PROPERTY

A newly refurbished split level **2 Bed Self-Contained Flat** occupying the second and third floor of this purpose built development situated in attractive well maintained grounds.

- Completely refurbished to a very high standard
- New electrics
- New gas central heating system
- New stylish wooden floors
- New fully integrated fitted kitchen
- New tiled shower room

In addition the flat benefits from the use of a large **External Storage Cupboard** and an allocated **Underground Parking Space**.

Vacant 2 Bed Flat

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

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

ACCOMMODATION

Second & Third Floor Flat

(measurements to maximum points)

Bedroom 1	12'1"	×	9'5"
Bedroom 2	12'8"	×	8'11"
Living Room	17'3"	×	14'5"
Kitchen (L-Shaped)	10'10"	×	9'5" (max)
Shower Room/WC			

GIA Approx. 795 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 111 years from 23rd December 1980 at a current ground rent of £140.40 p.a. (rising), together with a reversionary lease expiring on 22nd December 2181 (thus having 165 years unexpired).

Offered with VACANT POSSESSION



JOINT AUCTIONEERS

Dreamview Estates,
34 Golders Green Road, London NW11 8LL
Tel: 020 8455 0055 Ref: Murray Lee

VENDOR'S SOLICITORS

Glinert Davis LLP – Tel: 020 7724 4442
Ref: D. Glinert – Email: daniel@glinertdavis.com

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**SITUATION**

Occupying a prime position in the trendy Islington area, the property is situated north of central London, close to the A501 and A1. The property is very close to Euston Station (Northern Line) whilst Euston and Finsbury Park Mainline Stations are less than 10 minutes walk.

The property is a three-story brick building comprising a **Ground Floor Shop** and a **Self-Contained Flat** on first, second and third floors.

VAT is applicable to this Lot

FREEHOLD

DETAILS & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'4" Internal Width 12'2" Shop and Built Depth 60'2" Area Approx. 785 sq ft WC	New England Food Ventures Limited (with personal guarantor) t/a Subway (Having 11 branches)	15 years from 14th May 2004	£34,350	FRI Rent Review 2016 – Outstanding
First, Second and Third Floor Flat	Not inspected	Individual	125 years from 25th March 2004	£25	FRI
TOTAL				£34,375	

£34,375 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **ROY TAMARI**

* 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

Occupying a prominent position on the town's main high street at the junction with Shenley Hill, adjacent to a **Prezzo** and close to such other multiples as **Pizza Express, Costa Coffee, Caffè Nero, Barclays, Tesco Express, Hob Salons, Boots, Coral** and **Budgens**.

Radlett is a popular affluent Hertfordshire town located approximately 16 miles north-west of Central London, within easy reach of the M25 (Junctions 22 and 23) and the M1 (Junction 5). In addition, Radlett Rail Station (Thameslink), which provides direct services to London Kings Cross, is within a few hundred yards of the property.

VAT is NOT applicable to this Lot

FREEHOLD

**£38,850 p.a. plus
Vacant Land with
Planning for a
2 Bed House**

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

PROPERTY

Located within a Conservation Area comprising:

- An attractive corner building comprising a **Ground Floor Bank** with rear raised ground floor section together with separate side access to **3 Self-Contained Flats** at first and second floor level.
- Side access to **Land at the rear with Planning for a 2 Bed House (see PLANNING)**.

PLANNING

Planning Permission was granted on the Rear Land on 2nd November 2015 by Hertsmeire Borough Council for the "Erection of 2 storey attached 2 bedroom dwelling" (Planning ref No.15/1503/FUL).

Planning documentation and floor plans available from Auctioneers.



Rear Land

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



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Bank (Ground & Part Raised Ground Floors)	Ground Floor Bank Gross Frontage (incl. splay) 34'1" Return Window Frontage 28'1" Internal Width 28'11" Bank Depth 33'11" Built Depth 101'4" Banking Hall Approx. 850 sq ft Strong Room & Stock Room Approx. 255 sq ft Raised Ground Floor Rear Store Room Approx. 380 sq ft Kitchen Approx. 120 sq ft Male & Female WCs	National Westminster Bank Plc (T/O for Y/E 31/12/15 £8.44bn, Pre-Tax Loss £914m and Shareholders' Funds £14.82bn)	15 years from 25th March 2010	£38,250 (Agreed at 2015 Rent Review)	FRI by way of service charge. Rent Review & Tenant's Break 2020. Note 1: Tenant has option to renew for a term of up to 25 years – refer to Lease.
Flats 1, 2 & 3 (First & Second Floors)	3 Flats – Not Inspected	Various	Each 125 years from 25th December 2010	£600 (£200 per flat)	Each FRI by way of service charge. Rents double every 25 years.
Rear Land	Area Approx. 725 sq ft	VACANT			

TOTAL

**£38,850 plus
Vacant Land with
Planning**

Note 2: There will be an opportunity to view the Bank at 11am on Thursday, 8th December and 11am on Monday, 12th December. If you wish to attend, please telephone us on 020 8492 9449 at least 72 hours before the relevant viewing date.

Note 3: In accordance with section 5A and 5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal.

VENDOR'S SOLICITORS

Debenhams Ottaway – Tel: 01923 857171
Ref: Ms Ruth Bolton – Email: rlb@debenhamsottaway.co.uk

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IN SAME OWNERSHIP FOR OVER 25 YEARS



SITUATION

Located in this established neighbourhood shopping precinct anchored by a **Premier Convenience Store** with shared car parking at the front, close to the local Primary School and serving the surrounding residential area. Tonteg is located 4 miles east of Caerphilly and approx. 9 miles north-west of Cardiff, benefitting from good road links via the M4 (Junction 32) just 4 miles distant.

PROPERTY

An end of terrace building comprising a **Ground Floor Lock-up Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'11"
Internal Width	15'10"
Shop Depth	44'6"
Built Depth	50'11"
WC	

VAT is NOT applicable to this Lot

FREEHOLD

£7,900 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

TENANCY

The entire property is let on a full repairing and insuring lease to **Ms C. Jenkins t/a Vision Hairdressing** for a term of 20 years from 6th April 2001 (by way of a lease extension) at a current rent of **£7,900 per annum** exclusive.

Rent Review 2019

Note: The Lessee has been in occupation for over 10 years.



VENDOR'S SOLICITORS

Liefman Rose & Co - Tel: 0161 740 7878
Ref: M. Rose - Email: liefmanrose@gmail.com

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SITUATION

Located in this mixed residential and commercial area, approx. 1½ miles north-west of Rotherham town centre and amongst nearby multiples such as a **Co-op convenience Store**, a **Post Office**, **Premier Express** as well as other local retailers. Rotherham is a major commercial centre in South Yorkshire lying approx. 6 miles north-east of Sheffield.

PROPERTY

An end of terrace building forming part of a parade comprising a **Large Ground Floor Shop** with separate rear access to a **Basement** as well as a **Large Rear Building** (not used) which stretches behind the parade. In addition, the property includes a roller shutter door leading on to Bower Close.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	25'4"
Internal Width	23'10"
Shop Depth	66'4"
Built Depth	74'7"
Shop Area	Approx. 1,570 sq ft
3 WCs	

Rear Building Area

Approx. 1,460 sq ft

Basement Area

Approx. 1,110 sq ft

VAT is NOT applicable to this Lot

FREEHOLD

£21,000 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

TENANCY

The entire property is let on a full repairing and insuring lease to **William Hill Organization Ltd (having over 2,300 branches) (T/O for Y/E 29/12/15 £873.9m, Pre-Tax Profit £246.4m and Shareholders' Funds £206.9m)** for a term of 20 years from 15th July 2005 at a current rent of **£21,000 per annum** exclusive.

Rent Review 2020

Note 1: The Tenant did not operate the 2015 Break Clause.

Note 2: 6 Week Completion.



VENDOR'S SOLICITORS

Hamilton Downing Quinn LLP – Tel: 020 7831 8939
Ref: Mrs Nili Newman – Email: nilin@hamd.co.uk

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6 WEEK COMPLETION



SITUATION

Located opposite the junction with Church Street on the town's main retailing thoroughfare, amongst such multiples as **Lloyds Pharmacy, Betfred, Boots, Greggs, Co-operative Funeral, Barclays, Nationwide, NatWest, Shoe Zone, Post Office** and **Heron Foods**. In addition, there is an Outdoor Market along the High Street on Tuesdays, Wednesdays, Fridays and Saturdays.

Wednesfield forms part of the Black Country area of the West Midlands conurbation approximately 3 miles north-east of Wolverhampton town centre with easy access to both the M6 (Junction 10) and the M54 (Junction 1).

PROPERTY

Comprising a parade of **5 Ground Floor Shops** each with internal access to **Storage** on the first and second floors and a front forecourt. In addition, the property includes a communal rear service area for parking and unloading.

VAT is NOT applicable to this Lot

FREEHOLD

£63,500 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





TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 36/48	Ground Floor Shop Internal Width 16'3" (max) Shop & Built Depth 39'11" First Floor Store Area Approx. 165 sq ft Kitchenette & WC Second Floor Store Area Approx. 285 sq ft	Mr & Mrs K. Phillips (Cards)	4 years from 25th March 2016	£15,000	FRI (subject to a schedule of condition – no schedule in evidence). Tenant's Breaks on 25th March 2018 & 2019 (see Note).
Nos. 38/50	Ground Floor Shop Internal Width 16'11" Shop & Built Depth 46'0" First Floor Store Area Approx. 240 sq ft plus 2 WCs Second Floor Store Area Approx. 315 sq ft	Wolverhampton YMCA Shops Limited (Registered Charity)	6 years from 23rd August 2011	£16,250	FRI
Nos. 40/52	Ground Floor Shop Internal Width 17'2" (max) Shop & Built Depth 46'0" First Floor Store Area Approx. 285 sq ft plus WC Second Floor Store Area Approx. 315 sq ft	M. Withnall & C. Whittle (Bakery)	3 years & 1 month from 8th August 2016	£10,000	FRI
Nos. 42/54	Ground Floor Shop Internal Width 17'3" Shop & Built Depth 46'0" First Floor Store Area Approx. 240 sq ft plus 2 WCs Second Floor Store Area Approx. 315 sq ft	P. Groves (Greengrocer)	9 years from 10th March 2012	£16,250	FRI Rent Review March 2018
Nos. 44/56	Ground Floor Shop Internal Width 15'8" (max) Shop & Built Depth 46'0" First Floor Store Area Approx. 220 sq ft plus 2 WCs Second Floor Store Area Approx. 285 sq ft	Amaze Clothing Co Ltd (Clothes)	Licence to expire 31st July 2017 (in occupation since 2014)	£6,000	Landlord's Break at any time on 28 days prior Notice.
TOTAL				£63,500	

Note: The tenant of Nos. 36/48 has a Break on 25th March 2017 which requires 6 months prior Notice which has not been given and therefore this Break Clause will not be exercised.

VENDOR'S SOLICITORS

Grove Tompkins Bosworth - Tel: 0121 236 9341
Ref: J. Ingram - Email: james@gtb-solicitors.com

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SITUATION

Located in this highly sought after residential area, being just a short walk away from Woodside Park Underground Station (Northern Line) as well as the shopping facilities on the High Road (A100). Woodside Park is an affluent north London suburb located approx. 7½ miles north of central London.

PROPERTY

Comprising a ground floor **2 Bed Self-Contained Flat** in need of modernisation within this purpose built block.

ACCOMMODATION

Ground Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom, WC
(GIA Approx. 769 sq ft)

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 99 years from 29th September 1967 (thus having approx. 50 years unexpired) at a fixed ground rent of £24 p.a.

Offered with VACANT POSSESSION

Note: At the request of the Purchaser, and prior to completion, the Vendor will serve a Section 42 Notice to extend the lease and assign this benefit to the Purchaser. This would be for an additional 90 year lease and extinguishment of the ground rent.

Vacant 2 Bed Flat

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

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

VENDOR'S SOLICITORS

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

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SITUATION

Located in the town, close to the town centre, from the town centre.

Grade II Listed building comprising a **Ground Floor Shop** with a separate front access to a **Self-Contained Flat** on first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Gross Frontage 27'0" Internal Width 17'1" widening to 21'2" Shop & Built Depth 44'1" WC	Subway Realty Limited (T/O for Y/E 31/12/2015 £31.962m, Pre-Tax Profit £1.468m and Shareholders' Funds £1.826m)	15 years from 24th January 2011	£16,000	FRI by way of service charge capped at £500 p.a. Rent Review 2021. Tenant's Break 2022
First and Second Floor Flat	Not inspected – Believed to be 3 Bedrooms, Living Room, Kitchen, Bathroom, WC	Individual(s)	125 years from 24th June 2011	£125 FRI
TOTAL			£16,125	

£16,125 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **ROY TAMARI**

* 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

Occupying a busy trading position within this established shopping centre amongst such multiples as **NatWest**, **Tesco**, and **Ladbroke's**, being diagonally opposite Hampden Park Mainline Station.

Eastbourne is one of the main south coast resort towns enjoying excellent road links with the A27 and the A22 London Road and being 20 miles east of Brighton and 14 miles west of Hastings.

PROPERTY

Forming part of a single storey parade comprising a **Ground Floor Shop** with access to a rear service road for unloading.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'8"
Internal Width	17'8"
Shop Depth	28'10"
Built Depth	42'3"
WC	

GIA **Approx 680 sq ft**

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: The shop was previously let at £7,500 p.a.

Note 2: The shop benefits from an electric roller shutter security grill.



Vacant Shop

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

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

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SITUATION

Forming part of a neighbourhood shopping parade, adjacent to **Sayers** and within the same parade as **Boots** and various local traders.

Urmston is a suburb of Manchester approximately 6 miles south-west of Manchester city centre and some 9 miles north-east of Warrington with good access via the M60 (Junctions 9 & 10).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to a **Flat** at first and second floor levels. In addition, the property benefits from use of a rear service road for unloading.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'2"
Internal Width	15'0"
Shop Depth	29'0"
Built Depth	63'0"
WC	

First and Second Floor Flat

5 Rooms, Bathroom, WC

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Martin McColl Ltd (having over 1,300 branches)** (T/O for Y/E 29/11/15 £489.336m, Pre-Tax Profit £22.229m and Shareholders' Funds £134.74m) for a term of 15 years from 8th September 2005 at a current rent of **£10,500 per annum exclusive (see Note 1)**.

Note 1: The 2015 Rent Review has just been settled at £10,500 p.a. and the Vendor is awaiting the signed Rent Review Memorandum.

Note 2: The tenant did not operate its 2015 Break Clause.

Note 3: There is a Lottery Terminal in the shop.

£10,500 p.a. (see Note 1)

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

Martin Shepherd Solicitors – Tel: 020 8446 4301
Ref: D. Raja – Email: dr@martinshepherd.co.uk

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SITUATION

Occupying a prime trading position in the heart of the town centre off the pedestrianised High Street, opposite the junction with Weston Road, adjacent to **Marks & Spencer** and amongst such multiple retailers as **McDonald's**, **Greggs**, **H&M**, **Clarks**, **Specsavers**, **Lloyds Bank**, **Waterstones**, **Superdrug**, and many others. In addition, The Royals Shopping Centre and The Victoria Shopping Centre are a short distance away.

Southend-on-Sea is a popular tourist coast town situated some 17 miles south-east of Chelmsford and approx. 35 miles east of London, benefiting from good transport links with easy access to the A13 to London and the M25 as well as Southend Central (c2c) and Southend Victoria (Greater Anglia) Railway Stations and London Southend Airport.

PROPERTY

A substantial mid-terraced building comprising:

- A **Large Ground Floor Retail Unit** with internal access to **Basement Storage**.
- A separate front entrance leading to a **Basement Betting Shop**.
- **First Floor Café/Restaurant/Retail Area and Second Floor Ancillary Storage Area** all of which is accessed through the adjoining Marks & Spencer Store.

There is rear service access for unloading via Chichester Road.

VAT is applicable to this Lot

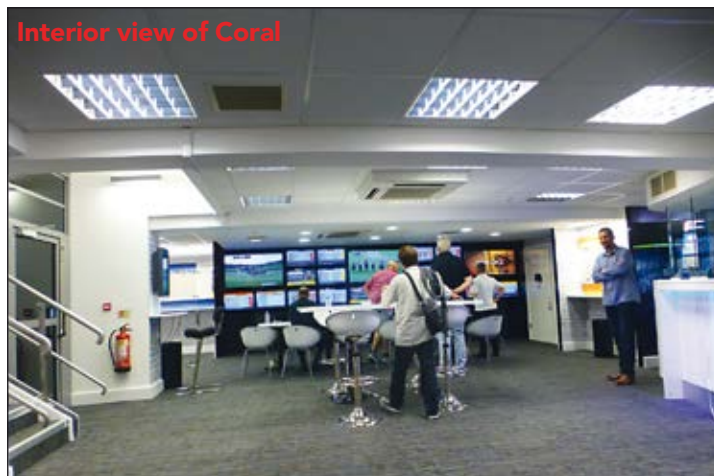
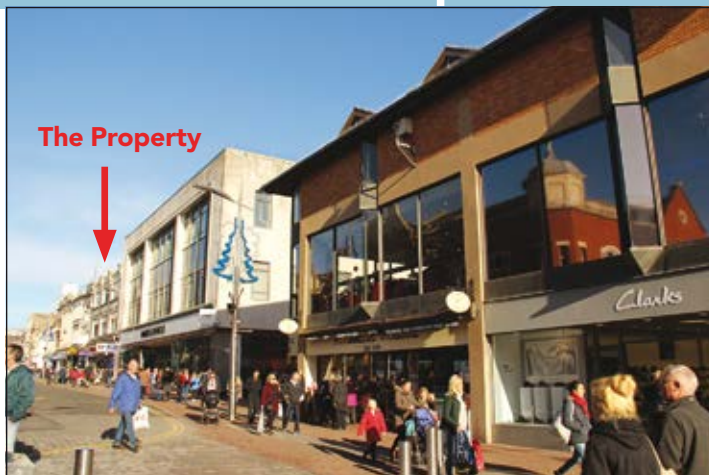
FREEHOLD

£169,250 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





TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Retail Unit and Part Basement	Ground Floor Retail Unit Gross Frontage 37'4" Built Depth 107'0" Ground Floor NIA Approx. 4,131 sq ft ¹ ITZA 1,414 Units Basement Storage (Rear) NIA Approx. 1,975 sq ft ¹ Total NIA Approx. 6,106 sq ft¹	Linens Direct Limited (Having 36 branches)	10 years from 5th September 2011	£100,000	FRI Rent Review September 2016 (No action taken). Tenant's Break 2016 was not exercised.
Ground Floor and Part Basement	Gross Frontage 13'4" Ground Floor Entrance NIA Approx. 269 sq ft ¹ Basement (Front) NIA Approx. 1,533 sq ft ¹	Coral Estates Limited (Having over 1,800 branches)	15 years from 27th February 2006	£35,250	FRI Note 1: Gala Coral Group Ltd have now completed their merger with Ladbrokes plc.
First and Second Floors	First Floor Café / Restaurant / Retail NIA Approx. 4,661 sq ft ¹ Second Floor Storage NIA Approx. 4,675 sq ft ¹ Total NIA Approx. 9,336 sq ft¹	Marks & Spencer PLC (Having 914 branches)	45 years from 1st March 1982	£34,000	FRI Rent Reviews 2019 and 2023. Note 2: The Rent Review assumes access from the High Street.
TOTAL BUILDING NIA APPROX. 17,244 SQ FT¹			TOTAL	£169,250	

¹Floor Areas provided by Vendor

VENDOR'S SOLICITORS

Bower Cotton LLP - Tel: 020 7353 1313
Ref: J. Jacob - Email: jonathan.jacob@bowercotton.co.uk

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SITUATION

Located just outside the town centre, close to the junction with Newland Street, adjacent to a **William Hill**, opposite **Sainsbury's** and amongst such other multiples as **Pizza Hut Delivery**, **Dominos**, **Iceland** and **Mind**.

Kettering is a busy market town some 14 miles north-east of Northampton via the A43 and approx. 20 miles east of the M1 (Junction 19) via the A14 dual carriageway.

PROPERTY

Forming part of a detached building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Internal Width	14'4"
widening at rear to	14'8"
Shop & Built Depth	44'1"
WC	

VAT is applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a Peppercorn.

TENANCY

The property is let on a full repairing and insuring lease to **A. Ahmadi as a Polish Delicatessen/Grocer/Off-Licence** who has completed a **lease renewal** for a further term of 6 years from 19th March 2017 at a rent of **£9,500 per annum** exclusive.



£9,500 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

Keith Harvey & Co - Tel: 01858 464 327
Ref: Ms Sarah Collins - Email: sarah@keithharveyandcompany.co.uk

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SITUATION

Located just outside the town centre, close to the junction with Newland Street, opposite **Sainsbury's** and amongst such other multiples as **Pizza Hut Delivery, Dominos, Iceland** and **Mind**.

Kettering is a busy market town some 14 miles north-east of Northampton via the A43 and approx. 20 miles east of the M1 (Junction 19) via the A14 dual carriageway.

PROPERTY

Forming part of a detached building comprising a **Ground Floor Shop** with rear yard.

ACCOMMODATION

Ground Floor Shop

Internal Width	13'7"
widening to	14'2" (max)
Shop & Built Depth	44'1"
2 WCs	

VAT is applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a Peppercorn.

TENANCY

The property is let on a full repairing and insuring lease to **William Hill Organization Ltd (having over 2,300 branches)** (T/O for Y/E 29/12/15 **£873.9m, Pre-Tax Profit £246.4m and Shareholders' Funds £206.9m**) who have completed a **lease renewal** for a further term of 10 years from 29th March 2017 at a rent of **£8,750 per annum** exclusive.

Rent Review and Tenant's Break 2022



£8,750 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

Keith Harvey & Co - Tel: 01858 464 327
Ref: Ms Sarah Collins - Email: sarah@keithharveyandcompany.co.uk

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POTENTIAL DEVELOPMENT OPPORTUNITY



SITUATION

Located at the junction with Lancaster Road in this highly sought after and predominantly residential area, being within close walking distance of New Barnet's shops and Main Line Station.

New Barnet is a popular North London suburb located between High Barnet and Whetstone some 11 miles from central London.

PROPERTY

A detached two storey building with 135 feet of road frontage to Lancaster Road, comprising **Ground Floor Offices** with separate entrance to a **Martial Arts Gym/Fitness Studio** on part first floor plus a **Light Engineering and Office Unit** on the remainder of first floor level.

In addition the property includes a **Large Rear Car Park Area (46' x 50')** together with further parking for 2 cars at the front.

VAT is NOT applicable to this Lot

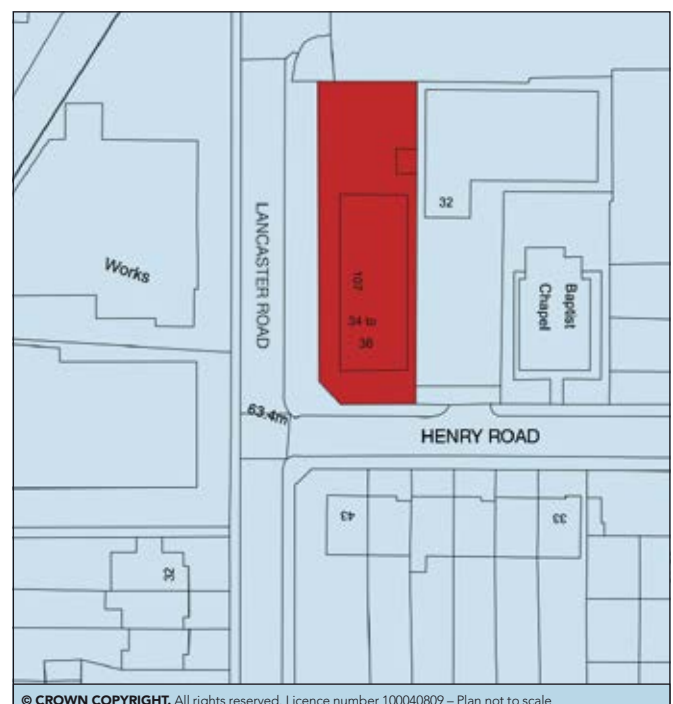
FREEHOLD

£14,000 p.a. Plus Vacant Office

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

Note 1: There may be potential to redevelop the property into a large residential scheme, given its size and location, subject to obtaining vacant possession and the necessary consents.

Note 2: 6 Week Completion.



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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 34–36 Henry Road Ground Floor Office	GIA Approx. 2,145 sq ft ¹	VACANT			
No. 107 Lancaster Road First Floor Workshop & Office	GIA Approx. 1,715 sq ft ¹	M.P. Vineis Ltd. (Light Engineering & Office)	2 Years from 1st August 2015	£9,000	IRI
No. 107a Lancaster Road First Floor Fitness Studio	GIA Approx. 600 sq ft ¹	P. Panah (Martial Arts Gym/ Fitness Studio)	3 Years from 24th May 2015	£5,000	IRI Mutual Break 2017 on 3 months notice. (Outside s.24–28 of L&T Act 1954).
Total Gross Int. Area 4,460 sq ft				TOTAL	£14,000 plus Vacant Office
Total Gross Ext. Area 4,960 sq ft					

¹ Areas taken from VOA records

VENDOR'S SOLICITORS

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

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

Part of the resort town of Hornsea within 250 yards of the Sea Front and Beach and close to shopping and entertainment facilities.

Hornsea is approx. 13 miles from the attractive market town of Beverley, 44 miles from York and 16 miles north of Hull which is designated the UK City of Culture 2017.

PROPERTY

Occupying a level trapezium shaped site (**approx. 1.65 acres**) with lawned areas, footpaths, roadway and car park for 18 vehicles and comprising **28 detached Chalets (each approx. 328 sq ft) plus one empty plot.**

Each Chalet is single storey and built of cedar clad timber with set in uPVC windows, full-length patio sliding doors and a felted tile effect sloping roof.



VAT is NOT applicable to this Lot

FREEHOLD

**£88,779.36 p.a. rising to
£89,726.88 in 2017 plus
1 Empty Plot**

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

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

TENANCIES & ACCOMMODATION

(All rents paid by standing order monthly in advance, except Chalet No. 25, which pays by cheque)

Chalet Nos.	Accommodation	Tenancy Type	Term	Ann. Excl. Rental	Remarks
Nos. 1, 2, 4, 15 & 16 (5 Chalets)	Each 1 Bedroom, open plan Living Room/Kitchen and Shower/WC NB: Demise is of site only	Chalet Site Licence Agreement	Each 5 years from 1st January 2009 (Holding Over)	£14,806.05 (£2,961.21 per Chalet)	Each FRI of site only. Annual Rent Reviews linked to RPI.
Nos. 5, 9, 14, 19, 21, 22, 24, 25, 27 & 29 (10 Chalets)	Each 1 Bedroom, open plan Living Room/Kitchen and Shower/WC NB: Demise is of site only	Lease	Each 5 years from 1st January 2012	£29,612.10 (£2,961.21 per Chalet)	Each FRI of site only. Annual Rent Reviews linked to RPI
No. 18 (1 Chalet)	1 Bedroom, open plan Living Room/Kitchen and Shower/WC NB: Demise is of site only	Lease	5 years from 19th November 2013	£2,961.21	FRI of site only. Annual Rent Reviews linked to RPI
Nos. 3, 6, 10, 11, 12, 13, 20, 26 & 28 (9 Chalets)	Each 1 Bedroom, open plan Living Room/Kitchen and Shower/WC	AST	Each either 1 or 2 Year Terms	£32,400 (£3,600 per Chalet)	
Nos. 7, 17, & 23 (3 Chalets)	Each 1 Bedroom, open plan Living Room/Kitchen and Shower/WC	AST	Each either 1 or 2 Year Terms	£9,000 (£3,000 per Chalet)	
1 Plot	VACANT (Empty Plot)				

TOTAL

£88,779.36
Plus 1 Empty Plot

PLANNING

Planning Permission is granted for the permanent siting of 29 Holiday Chalets to be occupied for holiday purposes only.

Note 1: Planning Consent (now expired) was granted in April 2010 for 7 extra chalets.

Note 2: Outline Planning Consent (now expired) was granted in 2013 for a residential development of the entire site, for the erection of 25 two storey detached and semi-detached dwellings.

Note 3: There are non-recoverable expenses provided by the Freeholder, i.e. electrical repairs, general maintenance, grass cutting, warden and Public Liability insurance. For year ending 30th September 2016 this equated to £8,892. (This figure has been based on the Accounts for the 9 months to 30th September 2016).

Note 4: Each 2009 Chalet Site Licence Agreement and 2012/2013 Lease provides that, on selling the Chalet, 15% + VAT of the selling price plus a one-off block fee of £3,000 is payable to the Freeholder. Since 2009 five such Transfers have taken place, on which the Freeholder only demanded the £3,000 fee.

Note 5: Nine of the tenants have been in occupation for over 6 years and there are rarely any arrears and currently there are none.

Note 6: There is one Rateable Assessment on the entire property, with a Rateable Value of £9,400, which is paid by the Freeholder and 100% recovered from the Lessees.

Note 7: In accordance with the Licence Agreements and Leases, the Freeholder has served Notices of Increase on 6/10/16 on the Lessees, increasing the annual rents from 1 January 2017 to a total of £89,726.88.

VENDOR'S SOLICITORS

Aubrey David - Tel: 020 7224 4410
Ref: D. Freedman - Email: davidf@aubreydavid.com

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SITUATION

Located in this historic city, only a short walk from the city centre, the property is situated in a prime location, close to the city centre and the cathedral.

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VAT is applicable to this Lot

FREEHOLD

£52,500 per annum

The Surveyors dealing with this property are JOHN BARNETT and ROY TAMARI

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

LOCATION

Ground Floor Shop	20'5"
Frontage	18'0"
Internal Width	6'10"
Narrowing to rear	54'8"
Shop & Built Depth	Area Approx. 695 sq ft
Sales	
Basement	Area Approx. 275 sq ft
Store	
First Floor	Area Approx. 445 sq ft
2 Rooms	
WC	
Second Floor	Area Approx. 395 sq ft
2 Rooms	
WC	
Third Floor	Area Approx. 295 sq ft
2 Rooms	
Total	Area Approx. 2,105 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease to London Souvenirs & Gifts Ltd (having 4 branches) for a term of 10 years from 21st October 2011 at a current rent of £52,500 per annum exclusive.

Note: If the lessee wishes to assign they must first offer to surrender the lease to the Freeholders (see clauses 21 and 22 of the lease).





SITUATION

Located in this quiet residential location, close to the junction with West Drayton Road (B465). Shopping facilities can be found on the nearby Uxbridge Road and Stockley Park Golf Club is within easy reach.

In addition, the property is approx. 2 miles from the A40 Western Avenue with its direct access to central London to the east as well as being approx. 2 miles north of the M4 (Junction 4) and 3 ¼ miles north of Heathrow Airport.

PROPERTY

Forming part of a mid-terrace property comprising a first and second floor **3 Bedroom Self-Contained Maisonette** with its own front street entrance.

The maisonette benefits from gas central heating, double glazed windows, a fully fitted kitchen, off street parking for 1 car as well as a rear section of **garden**.

ACCOMMODATION

First and Second Floor Maisonette

3 Bedrooms, Living Room, Kitchen, Bathroom/WC

GIA Approx. 755 sq.ft.

Vacant 3 Bed Maisonette

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

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from completion at a ground rent of £100 p.a. doubling every 25 years.

Offered with VACANT POSSESSION

Note: The maisonette was previously let at £15,600 p.a. (£1,300 pcm.)



VENDOR'S SOLICITORS

YVA Solicitors - Tel: 020 8445 9898
Ref: J. Bishop - Email: jb@yvasolicitors.com

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6 WEEK COMPLETION



SITUATION

Located in the town's main pedestrianised retail thoroughfare amongst such multiples as **Asda, Iceland, Greggs, Brighthouse, Select, Thomas Cook, Card Factory, William Hill, B&M Bargains** and **Savers**.

The property is located adjacent to the Asda car park and opposite Farnworth Bus Station and Farnworth Market Precinct.

Farnworth is a suburb of Greater Manchester, located approximately 10 miles north-west of Manchester city centre and 3 miles south of Bolton with easy access to the M61 (Junctions 2 & 3).

PROPERTY

A mid terraced building comprising a **Ground Floor Amusement Arcade with Café** (36 covers) with internal access to **Storage** at first and second floor levels.

The property benefits from a rear customer entrance which faces an entrance to the Iceland Supermarket and in addition the property provides access to the cafe's outside seating and smoking area which is located to the rear of the adjoining unit, but is not included in the sale.

TENURE

No. 47 – Leasehold for a term of 999 years (less 5 days) from 4th June 1863 at an apportioned fixed ground rent of £1.18 p.a.

No. 49 – Leasehold for a term of 999 years (less 5 days) from 1st November 1870 at nil ground rent.

VAT is NOT applicable to this Lot

ACCOMMODATION

Ground Floor Amusement Arcade

Gross Frontage	30'6"
Internal Width	27'8"
Shop & Built Depth	65'1"
Area	Approx. 1,500 sq ft
WC	

First Floor Store Area Approx. 630 sq ft

Second Floor Not inspected – currently sealed off

TENANCY

The entire property is let on a full repairing and insuring lease to **Cashino Gaming Limited as a Cashino Gaming Arcade (part of the Praesepe Group, which operates approx. 150 gaming venues, the Beacon chain of bingo clubs and an online Casino)** for a term of 5 years from 22nd June 2014 (**in occupation since 2010**) at a current rent of **£28,500 per annum** exclusive.

Note 1: We understand the property has traded as a gaming arcade for at least 20 years.

Note 2: The lessees also occupy the adjoining unit (Nos. 51-55) which interconnects at ground floor level, but is not included in the sale.

£28,500 per annum

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

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

VENDOR'S SOLICITORS

KBL Solicitors LLP – Tel: 01204 527 777
Ref: D. Johnson – Email: djohnson@kbl.co.uk

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SITUATION

Occupying a busy trading position opposite the Town Hall, close to the junction with the main pedestrianised shopping on Fore Street, amongst such multiples as **Starbucks, M&Co, Santander, Lloyds Pharmacy, HSBC, Coral, Oxfam, Boots, WH Smiths** and many others.

Trowbridge is the county town of Wiltshire, located on the main A361 some 11 miles south of Chippenham, 8 miles south-east of Bath and 8 miles north of Warminster with access to the M4 (Junction 17) via the A350.

PROPERTY

A Grade II Listed end of terrace property comprising a **Ground Floor Shop** with internal and separate side access to **Storage** on the first floor and a **2 Bed Flat** on the second floor.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'4"
Internal Width	14'4"
Shop Depth	34'1"
Built Depth	37'5"

First Floor Storage

4 Storage Rooms Area Approx. 375 sq ft + WC

Second Floor Flat

2 Bedrooms, Kitchen, Shower/WC

£12,000 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

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **T. Paramsothyathan as an Off Licence/Convenience Store** for a term of 15 years from 5th December 2012 at a current rent of **£12,000 per annum** exclusive.

Rent Reviews December 2016 (No action taken), 2020 and 2024

Note: There may be future potential to create a larger self-contained flat on the upper floors, subject to obtaining possession and the necessary consents.

Carter Jonas

JOINT AUCTIONEERS

Carter Jonas LLP, Mayfield House,
256 Banbury Road, Summertown, Oxford OX2 7DE
Tel: 01865 404 473 – Ref: Roberta Hartley

VENDOR'S SOLICITORS

Goughs – Tel: 01225 762 683
Ref: Ms B. Knowles-Wright – Email: benitiawright@goughs.co.uk

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IN SAME OWNERSHIP FOR OVER 25 YEARS



SITUATION

Located in this established neighbourhood shopping precinct anchored by a **Premier Convenience Store** with shared car parking at the front, close to the local Primary School and serving the surrounding residential area. Tonteg is located 4 miles east of Caerphilly and approx. 9 miles north-west of Cardiff, benefitting from good road links via the M4 (Junction 32) just 4 miles distant.

PROPERTY

A mid terrace building comprising a **Ground Floor Lock-up Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'2"
Internal Width	15'10"
Shop Depth	44'6"
Built Depth	50'11"
WC	

VAT is NOT applicable to this Lot

FREEHOLD

£8,000 per annum

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

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

TENANCY

The entire property is let on a full repairing and insuring lease to **Caerphilly Funeral Services Ltd as a Funeral Parlour (having 2 branches)** for a term of 5 years from 1st March 2016 at a current rent of **£8,000 per annum** exclusive.

Tenant's Break 2019 – see note.

Note: If the tenants do not exercise their break clause in 2019 then they are entitled to a 6 month rent free period at the end of the term in 2021.



The Property

VENDOR'S SOLICITORS

Liefman Rose & Co - Tel: 0161 740 7878
Ref: M. Rose - Email: liefmanrose@gmail.com

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8 WEEK COMPLETION



SITUATION

Located close to the junction with Dallow Road, on this well established industrial estate amongst such other occupiers including **Arjo Huntleigh** and **Lyreco**. Luton town centre is only approx. 1½ miles to the east and the M1 (Junction 11) is approx. 1¾ miles to the west. Luton is a well known commercial centre with an international airport, approx. 30 miles north of central London.

PROPERTY

A substantial **Warehouse Unit with trade counter area and front two storey section on approx. 2.04 acre site** benefiting from:

- 22'9" eaves height
- 3 roller shutter doors within a covered loading bay
- Additional roller shutter on side elevation
- Ample parking in 2 car parks

The property benefits from Planning Permission dated 11th March 2015 by Borough of Luton for 'Change of use from Class B1 (light industrial) to Class B8 (storage and distribution) to provide a wholesale cash and carry (Planning Ref. 14/01595/COU).

ACCOMMODATION

Warehouse

GIA Approx. 51,245 sq ft'

Offices

GIA Approx. 9,190 sq ft'

Works Offices (1" floor)

GIA Approx. 1,185 sq ft'

Total GIA

Approx. 61,620 sq ft'

'Areas supplied by Vendor.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant 61,620 sq ft Warehouse Unit

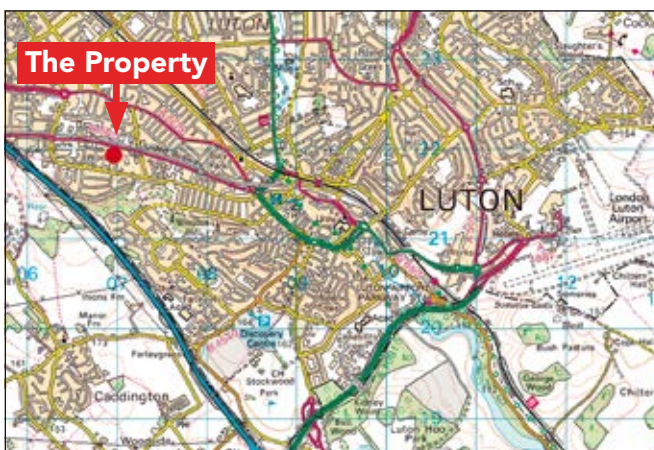
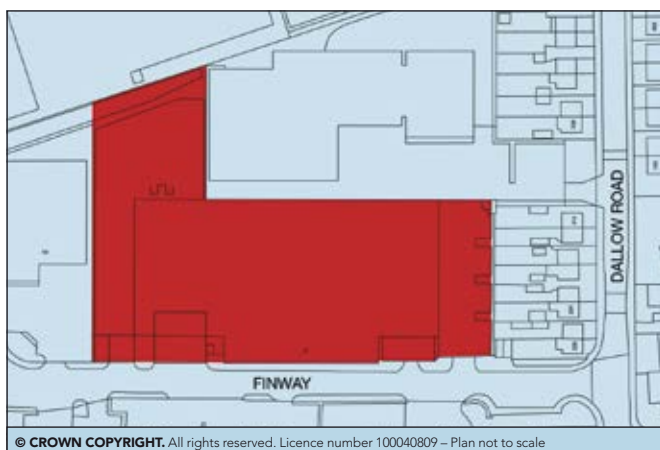
The Surveyors dealing with this property are
STEVEN GROSSMAN and **ELLIOTT GREENE**

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

VENDOR'S SOLICITORS

John Bays & Co – Tel: 020 8881 3609
Ref: J. Bays – Email: law@johnbays.co.uk

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SITUATION

Occupying a prominent trading position on this main thoroughfare (A671) amongst a variety of local and multiple traders including **Barclays Bank, Santander, Post Office, Bargain Booze and The Original Factory Shop**, just under 3 miles from Burnley Barracks Rail Station and 3 miles from Burnley town centre. Burnley lies between Blackpool and Halifax, some 24 miles north of Manchester.

PROPERTY

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

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 16 (Ground Floor Shop)	Gross Frontage 19'2" Internal Width 16'2" (max) Shop Depth 16'4" Built Depth 41'7" WC	Mr D Stevenson t/a The Friary (Fish & Chip Shop having 2 branches)	20 years from 1st January 2014	£6,000	FRI Rent Reviews 2018 and 5 yearly. £1,500 Rent Deposit held.
No. 16a (First & Second Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	2 individuals	6 months from 20th August 2014	£4,080	AST Holding over.
TOTAL				£10,080	

£10,080 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

VENDOR'S SOLICITORS

Harrison Drury – Tel: 01524 548 967
Ref: Ms Hannah Craig – Email: hannah.craig@harrison-drury.com

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SITUATION

Occupying a prime position on a High Street, the property is a modern building with a large frontage. It is situated in a quiet residential area, just a short distance from the town centre. The property is enjoying easy access to the M25 and is west of the M25.

The property is a two-story brick building comprising a **Ground Floor Double** and a **First Floor Double** with a separate front access to a **Self-Contained Flat** at first floor level.

FREEHOLD

Note: There may be potential to build at first floor level above No. 37, subject to obtaining the necessary consents and agreement with the current leaseholder of the flat.

ACCOMMODATION

	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 38'0" Internal Width 34'9" Shop & Built Depth 40'0" Area Approx. 1,275 sq ft WC	Keech Hospice Care (Charity Shop having 33 branches) (T/O for Y/E 31/3/2016 £9.914m, Pre-Tax Profit £327,000 and Shareholders' Funds £11.946m)	10 years from 14th October 2013	£36,000	FRI (service charge contribution maximum 10% of yearly rent in any 1 year period). Rent Review & Tenant's Break 2018.
First Floor Flat	Not inspected – Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Weald Estates Limited	125 years from 27th November 2009	£100	FRI Doubling every 25 years.
TOTAL				£36,100	

£36,100 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **ROY TAMARI**

* 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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6 WEEK COMPLETION

The Property

SITUATION

Located close to the junction with Richmond Avenue, which in turn is just off the A315 (Staines Road) and approximately 1¼ miles from Feltham Mainline Station and benefits from being just a short walk from shopping facilities on the Staines Road such as **Tesco Express, Boots Pharmacy, Betfred, Age UK** and **Banardos**.

Feltham lies approximately 13 miles west of central London, ideally situated for Heathrow Airport and benefitting from good road access to the motorway network via the M4 (Junction 3) and M25 (Junction 13).

PROPERTY

Comprising an **unmodernised 3 Bed Semi-Detached House** planned on ground and first floors.

The property includes a **Garage** and an **80 ft Rear Garden**.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Reception Room	10'2" × 13'0"
Kitchen	7'11" × 8'1"
Bathroom/WC	7'11" × 4'5"

First Floor

Bedroom 1	10'1" × 10'4"
Bedroom 2	8'0" × 6'6"
Bedroom 3	8'0" × 6'1"

Plus Garage & Rear Garden

Vacant 3 Bed House

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

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

VAT is NOT applicable to this Lot

FREEHOLD offered with **VACANT POSSESSION**

Note: There is potential to extend the property to the rear, create additional living space in the loft and provide off-street parking at the front, all subject to obtaining the necessary consents.



Rear of Property

George Eckert
Independent Chartered Surveyors

JOINT AUCTIONEERS

George Eckert – Tel: 020 8883 3232
Ref: Ms Anna Eckert – Email: anna@eckert.co.uk

VENDOR'S SOLICITORS

Male & Wagland – Tel: 01707 657 171
Ref: R. Male – Email: rcm@mwlaw.co.uk

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SITUATION

In this popular residential area close to East Barnet Village and Churchill playing fields.

The local vicinity is well served by the varied shopping facilities in East Barnet Road and Cat Hill with Oakleigh Park Mainline and Cockfosters Underground Stations being in close proximity.

East Barnet lies approximately 12 miles north of central London.

PROPERTY

Comprising a **Rear Roadway** which provides vehicle access to the 49 houses abutting on each side in Brookside and Eton Avenue.

VAT is NOT applicable to this Lot

FREEHOLD (subject to any rights of way and easements that may exist there over from the adjoining owners. The Title Deeds for one of the houses refers to an obligation relating to the roadway to "pay and contribute a fair and reasonable proportion of the costs and expenses in keeping the same in repair such proportion in case of dispute to be settled by the Transferors' Surveyor for the time being whose decision shall be final and binding"). The other Title Deeds have not been inspected.

Roadway

The Surveyors dealing with this property are

JOHN BARNETT and **NICHOLAS LEIGH**

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

VENDOR'S SOLICITORS

W H Matthews – Tel: 020 7251 4942

Ref: D. Bristow – Email: davidbristow@whmatthews.com

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ON BEHALF OF TRUSTEE IN BANKRUPTCY



SITUATION

Located close to the junction with Scarborough Road, which in turn is just off the A106 (Grove Green Road), approximately ¼ mile from Leytonstone Underground Station (Central Line) and just under ½ mile from Leytonstone High Road Overground Station. The area benefits from being within close proximity to Westfield Stratford City Shopping Centre (1½ miles to the south) as well as only 4 ½ miles north of Canary Wharf.

PROPERTY

An end of terrace building arranged as **2 Self-Contained Flats**.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 6A (Ground Floor Flat)	Not inspected – Believed to be 2 Bedrooms, Kitchen, Living Room, Bathroom/WC	Individual(s)	99 years from 1st January 2007	£100	FRI Valuable Reversion in approx. 89 years.
Flat 6B (First Floor Flat)	Not inspected – Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	99 years from 1st January 2007	£100	FRI Valuable Reversion in approx. 89 years.
TOTAL				£200	

Note 1: The leases require the Freeholder to insure the property and recover the premium from the lessees.

Note 2: 6 Week Completion.

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

£200 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

Howes Percival - Tel: 0116 247 3581
Ref: S. Burns - Email: stuart.burns@howespercival.com

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ON BEHALF OF TRUSTEE IN BANKRUPTCY



SITUATION

Located nearby the open spaces of Gooseley's Playing Fields and the East Ham Nature Reserve & Visitor Centre as well as the shopping facilities at the Beckton Triangle Retail Park being within a mile of Beckton (DLR) Station. East Ham is a densely populated area 3 miles north of Docklands and 6 miles south of Walthamstow with excellent transport links situated just east of the North Circular Road.

PROPERTY

An end of terrace building arranged as **2 Self-Contained Flats**.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Flat 41A (Ground Floor Flat)	Not inspected – Believed to be 1 Bedroom, Kitchen, Living Room, Bathroom/WC	Individual(s)	99 years from 1st January 2007	£100	FRI Valuable Reversion in approx. 89 years.
Flat 41B (First & Attic Floor Flat)	Not inspected – Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	99 years from 1st January 2007	£100	FRI Valuable Reversion in approx. 89 years.
TOTAL				£200	

Note 1: The leases require the Freeholder to insure the property and recover the premium from the lessees.

Note 2: 6 Week Completion.

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

£200 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

Howes Percival - Tel: 0116 247 3581
Ref: S. Burns - Email: stuart.burns@howespercival.com

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

LOT
32

**34 Alberta Road,
Bush Hill Park, Enfield,
Middlesex EN1 1JB**

*** Reserve below £350,000
6 WEEK COMPLETION**

**FREEHOLD FOR SALE BY PUBLIC AUCTION
WEDNESDAY, 14TH DECEMBER 2016 AT 1 PM
(UNLESS SOLD PRIOR)
AT THE RADISSON BLU PORTMAN HOTEL,
22 PORTMAN SQUARE, LONDON W1H 7BG**



SITUATION

Located in this cul-de-sac accessed via Ladbrooke Road in this sought after residential area within close proximity to Bush Hill Park Main Line Station and Great Cambridge Road (A10). Enfield is a popular suburb approx. 9 miles north of central London, enjoying easy access to the M25 (Junction 25).

PROPERTY

Comprising a **2 Bed Mid Terraced House** planned on ground and first floors to include various white goods and furniture (itemised list available from Auctioneers). The property also includes a **Rear Garden**.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Reception Room	24'8"	×	14'1"
Kitchen	11'8"	×	8'7"

First Floor

Bedroom 1	13'4"	×	9'11"
Bedroom 2	12'0"	×	8'6"
Bathroom/WC	11'9"	×	8'8"

GIA Approx

853 sq ft

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on an Assured Shorthold Tenancy to an individual for a term of 1 year from 18th September 2016 at a rent of **£13,200 per annum (£1,100 pcm)** exclusive.

Mutual Break any time after first 6 months (March 2017).

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

Note 2: We understand No. 32 (adjoining property) sold in November 2015 for £406,000.

AUCTIONEERS:



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

VENDOR'S SOLICITORS

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

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

General Conditions and Memorandum
As per Barnett Ross Catalogue 14th December 2016

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THE MAIN 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
A	105, 107 & 109 Queens Drive, London N4 2BE	C, C, C, E
1	269/269A Preston Road, Wembley, Middx HA3 0PS	C
2	232 Northolt Road, South Harrow, Middx HA2 8DU	C, D
3	Unit 5 Cardigan Close, Tonteg, Pontypridd, South Wales CF38 1LD	E
4	6 Adelaide Gardens, Chadwell Heath, Romford, Essex RM6 6SR	E
5	24 Chandos Way, Golders Green, London NW11 7HF	E
7	84 Watling Street, Radlett, Hertfordshire WD7 7AB	G
8	Unit 4 Cardigan Close, Tonteg, Pontypridd, South Wales CF38 1LD	C
9	4 Ox Close Avenue, Rotherham, South Yorkshire S61 3QY	D
10	36-56 High Street, Wednesfield, Wolverhampton, West Midlands WV11 1SZ	F, F, C, F, F
11	1 Sylvan Court, 102 Holden Road, Woodside Park, London N12 7ED	C
13	8 Brassey Parade, Brassey Avenue, Hampden Park, Eastbourne, E. Sussex BN22 9NG	F
14	173 Canterbury Road, Urmston, Greater Manchester M41 0SE	G
15	66-68 High Street, Southend-on-Sea, Essex SS1 1JF	B
16	28a Rockingham Road, Kettering, Northamptonshire NN16 8JS	C
17	30a Rockingham Road, Kettering, Northamptonshire NN16 8JS	C
18	Vulcan Works, 34-36 Henry Road, New Barnet, Herts EN4 8BD	G
21	24a Corwell Lane, Uxbridge, Middx UB8 3DD	D
22	47-49 Brackley Street, Farnworth, Bolton, Lancashire BL4 9DS	E
23	21 Silver Street, Trowbridge, Wiltshire BA14 8HE	C, E
24	Unit 6 Cardigan Close, Tonteg, Pontypridd, South Wales CF38 1LD	E
25	Unit 8 Finway, Dallow Road, Luton, Bedfordshire LU1 1TR	D
26	16/16a Burnley Road, Padiham, Burnley, Lancs BB12 8BX	E, E

OUR NEXT AUCTION

IS ON

**TUESDAY
28TH FEBRUARY
2017**

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/offeree wishing to be released from the liability under clause 3.2.1 may apply to the Auctioneers in advance of the sale. If the Vendor agrees, the Agent or individual bidder/offeree will be issued with a letter from the Auctioneers stating that his personal liability under clause 3.2.1 shall be waived in the event that his is the successful bid and such waiver will be evidenced by a copy of that letter being attached to the Memorandum of Contract.

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

4. DEPOSIT

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

5. TITLE

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

6. CAPACITY OF SELLER

- 6.1 The Seller sells with Full Title Guarantee.

7. INCUMBRANCES AFFECTING THE PROPERTY

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

8. LOCAL LAND CHARGES AND PUBLIC RIGHTS

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

9. COMPLETION

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

10. LEASEHOLD PROPERTY

- 10.1 Condition 10 of the Standard Conditions shall apply.

11. TENANCIES

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

12. FIXTURES AND FITTINGS

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

13. MISREPRESENTATION

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

14. VALUE ADDED TAX 'VAT'

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

15. AUCTIONEERS' RIGHTS

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

16. SALE BY PRIVATE TREATY

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

17. INSURANCE

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

18. GENERAL

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

January 2012

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

RESULTS OF AUCTION HELD ON 27TH OCTOBER 2016

Lot	Property	Sale Price (Subject to contract)	Available Price	Lot	Property	Sale Price (Subject to contract)	Available Price
1	86/86a Brighton Road, Horley, Surrey RH6 7JQ	£290,000		27	64 Yorkshire Street, Rochdale, Lancashire OL16 1JP	£237,500	
2	The Prince of Wales 55 Hampstead Road, Dorking, Surrey RH4 3AH	Sold After		28	255 Well Street, Hackney, London E9 6RG	£183,000	
3	115 Victoria Road, Ferndown, Dorset BH22 9HJ	£930,000		29	14 Market Place, Alford, Lincolnshire LN13 9EB	£200,000	
4	The Old Livery Store, 49½ High Street, Shoreham, Sevenoaks, Kent TN14 7TB	£190,000		30	102 Eardley Road, Streatham, London SW16 6BJ	£90,500	
5	Unit 2, 58 Laughton Road, Dinnington, South Yorkshire S25 2PS	Sold After		31	5/6 Castle Meadow & 13 Back of The Inns, Norwich, Norfolk NR1 3PY	Sold Prior	
6	65/65a/65b Thoroughfare, Halesworth, Suffolk IP19 8AR	£309,000		32	4 Norfolk Street, King's Lynn, Norfolk PE30 1AR	£449,000	
7	58 Holders Hill Avenue, Hendon, London NW4 1ET	£527,000		33	16-20 Regent Street, Rugby, Warwickshire CV21 2PY	£740,000	
8	58/60 & 82/84/86/88 Calverton Road, Luton, Bedfordshire LU3 2SZ	£710,000		34	20, 22 & 22a Commercial Street, Camborne, Cornwall TR14 8JY	£57,000	
9	11 Castle Street, Hinckley, Leicestershire LE10 1DA	£410,000		35	52 High Street, Brierley Hill, Dudley, West Midlands DY5 3AW	£117,000	
10	3 High Street, Chalfont St Peter, Gerrards Cross, Buckinghamshire SL9 9QE	£1,620,000		36	11 Back of The Inns, Norwich, Norfolk NR2 1PT	Sold Prior	
11	ATM at 3 Metro Central Heights, 119 Newington Causeway, Elephant & Castle, London SE1 6BA	£130,000		37	Unit 1, 406 Chester Road, Little Sutton, Cheshire CH66 3RB	£161,000	
12	46 Yarm Lane, Stockton-On-Tees, Cleveland TS18 1ER	£7,500		38	4 Chester Street, Wrexham, Clwyd LL13 8BD	£169,000	
13	52/53 Prince Regent Street, Stockton-On-Tees, Cleveland TS18 1DF	£25,000		39	21 High Street, Dartford, Kent DA1 1DT	Withdrawn Prior	
14	54/55 Prince Regent Street, Stockton-On-Tees, Cleveland TS18 1DF	£3,850		40	130 Pinner Road, Northwood, Middlesex HA6 1BP	£147,000	
15	56 Prince Regent Street, Stockton-On-Tees, Cleveland TS18 1DF	£3,750		41	84 London Road, Cheltenham, Gloucestershire GL52 6HW	£82,500	
16	327 Euston Road, London NW1 3AD	£1,505,000		42	3 Chester Street, Wrexham, Clwyd LL13 8BD	£85,000	
17	34 Victoria Road, Ruislip Manor, Middlesex HA4 0AG	Sold Prior		43	52 Wellington Street, Batley, West Yorkshire WF17 5HU		£90,000
18	18-20 St Peters Street, Bedford, Bedfordshire MK40 2NN	Sold After		44	39a/39b Stroud Green Road, Finsbury Park, London N4 3EF	£905,000	
19	Units 12 & 14 Walker Avenue, Stratford Office Village, Wolverton Mill, Milton Keynes, Buckinghamshire MK12 5TW	£700,000		45	8a The Parade, Upper Brockley Road, Brockley, London SE4 1SX		Refer
20	4/6 Fore Street, Wellington, Somerset TA21 8AQ		Refer	46	21 Ashburnham Close, East Finchley, London N2 0NH	£24,000	
21	15-16 Yoden Way, Peterlee, County Durham SR8 1BP		Refer	47	59 Ashton Road, Luton, Bedfordshire LU1 3QE	£226,000	
22	25 Pool Street, Caernarfon, Gwynedd LL55 2AD	Withdrawn Prior		48	2 Canons Court, Stonegrove, Edgware, Middlesex HA8 7ST	Sold Prior	
23	10 Melbourne Street, Stalybridge, Greater Manchester SK15 2JE	£149,000		49	17 Portsdown, Station Road, Edgware, Middlesex HA8 7LE	£212,000	
24	7-9 Queen Street, Redcar, Cleveland TS10 1DY	Withdrawn Prior		50	85 Magdalen Way, Gorleston-on-Sea, Norfolk NR31 7AA	£2,500	
25	95 Old Christchurch Road, Bournemouth, Dorset BH1 1EP	£531,000		51	91 Magdalen Way, Gorleston-on-Sea, Norfolk NR31 7AA	£3,600	
26	11/13 London Street, Southport, Merseyside PR9 0UF	Sold Prior		52	93 Magdalen Way, Gorleston-on-Sea, Norfolk NR31 7AA	£3,000	
				53	95 Magdalen Way, Gorleston-on-Sea, Norfolk NR31 7AA	£4,200	
				54	97 Magdalen Way, Gorleston-on-Sea, Norfolk NR31 7AA	£3,650	

48 Lots offered – 47 Lots sold – Total raised £16,030,550

MEMORANDUM AUCTION 14TH DECEMBER 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

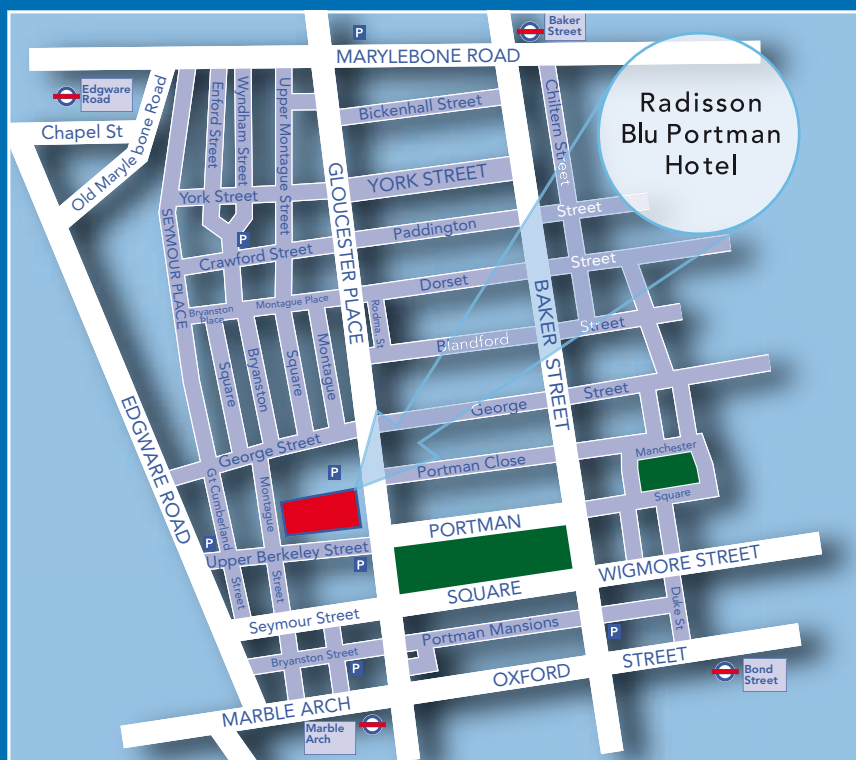
Address

Telephone Capacity

Following Auction – Tuesday 28th February 2017

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



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