

**AUCTION – TUESDAY 28<sup>TH</sup> FEBRUARY 2017**  
**ADDENDUM**

**The following Lots have been sold prior:**

38, 40

**The following Lot has been withdrawn:**

36

**LOT 3 – 48 HIGH STREET, NEW ROMNEY, KENT**

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

**LOT 6 – 371/385 (ODD) WARE ROAD, HODDESDON, HERTFORDSHIRE**

Mr V. Zeqiri of the lessees of the garage Luigi Car Wash Ltd was in arrears of £20,128.50, but by way of a payment of £5,951.22 received on 27<sup>th</sup> Feb 2017, these arrears have now been settled.

**LOT 7 – 38 MARKET PLACE, READING, BERKSHIRE**

Revised Special Conditions of Sale available at the Document Desk.

Tenure – The lease is for a term of 999 years (less 10 days) from 17<sup>th</sup> March 2015 at a Peppercorn ground rent.

Completion will now be on 10<sup>th</sup> April 2017.

**LOT 8 – 33 BRIDGE STREET, EVESHAM, WORCS.**

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

**LOT 10 – THE CHURCH HOUSE, HORSEFAIR & 2/3 NORTH BAR STREET, BANBURY, OXON.**

Revised Special Conditions available at the Document Desk.

No. 2/3 North Bar Street is not Grade II Listed.

**LOT 12 – 82 CROYDON STREET, CATERHAM, SURREY**

The occupational lease is for a term of 25 years from 25<sup>th</sup> April 2012.

The two car spaces in front of the property are on unregistered land and not demised in the 999 year lease being offered, but they are demised in the occupational lease.

Contrary to the Particulars, completion will be on 20<sup>th</sup> April 2017 as stated in the Special Conditions of Sale.

**LOT 13 – 13/15 DIMOND STREET, PEMBROKE DOCK**

Revised Special Conditions available at the Document Desk.

**LOT 15 – 18/18A THE SPRINGS, WAKEFIELD, WEST YORKSHIRE**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £750 + VAT towards the vendor's legal fees.

**LOT 16 – FLAT G, HEATH PARK GARDENS, 18 TEMPLEWOOD AVENUE, HAMPSTEAD LONDON NW3**

The Deed relating to the storage unit has been completed and is being registered at Land Registry.

Notice has been received of a Meeting to take place on 24<sup>th</sup> March 2017 relating to various matters set out in correspondence available at the Rostrum.

**LOT 17 – 123/127 (ODD) & 123A/125A KENTON ROAD, KENTON, HARROW, MIDDX**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1.5% + VAT of the purchase price towards the Seller's costs.

**LOT 18 – 673-675 GREEN LANE, DAGENHAM, ESSEX**

The lessees' solicitors have indicated in a letter dated 23/2/17 that their clients have the right to enfranchise the freehold, but no Notice has been served.

In any event, the freeholders do not admit that enfranchisement is applicable for this property as it comprises 2 Shops with 2 lateral Self-Contained Flats having no linked access from the retail units.

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

**LOT 20 – 37 LOMBARD STREET, STOUPORT-ON-SEVERN, WORCS**

Completion will now be on 7<sup>th</sup> April 2017.

**LOT 21 – 386 FINCHLEY ROAD, CHILDS HILL, LONDON NW2**

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

**LOT 22 – 46 HIGH STREET, NEW ROMNEY, KENT**

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

**LOT 23 – 26 HIGH STREET, HEATHFIELD, EAST SUSSEX**

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

**LOT 25 – 14 SANDY PARK ROAD, BRISLINGTON, BRISTOL**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £750 + VAT towards the vendor's legal fees.

**LOT 26 – 12 LISCARD WAY, WALLASEY, MERSEYSIDE**

The deposit shall be 10% of the purchase price, subject to a minimum of £5,000.

**LOT 28 – 10A ANGEL PAVEMENT, ROYSTON, HERTFORDSHIRE**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 2% + VAT of the purchase price towards the Seller's costs.

The 999 year lease commenced 1<sup>st</sup> January 2016.

The lease to Keatons Interiors Ltd commenced 1<sup>st</sup> October 2016.

Completion will now be on 10<sup>th</sup> April 2017.

**LOT 29 – 50 HIGH STREET, NEW ROMNEY, KENT**

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

**LOT 30 – 19 COMMERCIAL STREET, ABERDARE, MID GLAMORGAN**

The tenant has taken a new 3 year repairing and insuring lease in his personal name (Gerald Williams) from 24<sup>th</sup> February 2017 at the same rent of £7,500 p.a.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £750 + VAT towards the vendor's legal fees.

**LOT 31 – 39-41 & 43 STATION ROAD, REDHILL, SURREY**

The words 'plus the roof covering and the air space above part of the remainder of the third floor' are to be deleted in the description of the Property in the Particulars. However, Clause 3.1.9 in the Headlease for 39-41 Station Road gives the lessee 'the right with prior written consent of the Landlord (not to be unreasonably withheld or delayed) having supplied all appropriate plans and necessary consents to build into alter and to redevelop or extend in height or otherwise the Property and/or the Building at any time during the term including the construction of a balcony or balconies from the Property projecting over other parts of the Building'.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £950 + VAT towards the vendor's legal fees.

Completion will now be on 10<sup>th</sup> April 2017.

**LOT 32 – 16 THE TERRACE, MARKET JEW STREET, PENZANCE, CORNWALL**

We understand the property is Listed.

**LOT 33 – UNIT 4 NORTHGATE HOUSE, 28/38 MARKET STREET, ECKINGTON, SOUTH YORKSHIRE**

Revised Special Conditions available at the Document Desk.

**LOT 34 – 4 FRITH ROAD, LEYTON, LONDON E11**

Revised Special Conditions available at the Document Desk.

Completion will now be on 10<sup>th</sup> April 2017.

**LOT 35 – 12C THE PARADE, DELTA GAIN, CARPENDERS PARK, WATFORD, HERTS**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £600 + VAT towards the vendor's legal fees.

Contrary to the Particulars, there is no parking space demised to the flat.

**LOT 39 – 14 GARAGES R/O 124/162 WEST WAY, STAFFORD**

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

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,500 + VAT towards the vendor's legal fees.