

AUCTION



THURSDAY 28TH FEBRUARY 2013

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

Commencing at
12.00 p.m.

Light refreshments served at 11.30 a.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. The Auctioneers will endeavour to avoid last-minute sales but on rare occasions the situation may be out of their control.**
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. Where guide prices are printed they are not intended to be an indication of the reserve price. They are simply intended to be the Auctioneer's opinion at the time of printing the catalogue of the approximate range of the likely sale price. However, auction prices are impossible to predict accurately and the eventual price will in some cases be higher or lower than the guide indicated.
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 £350 (including VAT) unless otherwise stated on the Particulars of Sale. This Fee will be payable on exchange of contracts.
14. Energy Performance Certificates (EPCs) – The Asset Rating for the EPCs that were available for lots at the time the catalogue was printed are displayed in the 'EPC Appendix' at the rear of the catalogue. EPCs for all lots can be viewed by accessing the 'Request Legal Pack & EPC' facility displayed on each lot page on our On-line Catalogue.
15. In respect of Lots 1, 2, 21 and 25 there is a disclosure under the Estate Agents Act 1979 contained in the Special Conditions of sale.
16. **PROOF OF IDENTIFICATION – The purchaser and/or bidder is to provide original documentation to confirm proof of name and address. Please refer to Page 1 opposite for acceptable documentation.**

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.



Auction Live Link 09067 591 404

Dial this number to listen to the auctioneer as he is selling the Lots.

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Auction Results FAX LINE 09067 591 147

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www.barnettross.co.uk

ORDER OF SALE

COMMENCING 12 P.M.

Lot

1	8 Nursery Parade, Marsh Road	Luton	Bedfordshire
2	11 Nursery Parade, Marsh Road	Luton	Bedfordshire
3	40 High Street	Rushden	Northamptonshire
4	42 High Street	Rushden	Northamptonshire
5	15 Regent Street, Kingswood	Bristol	Avon
6	150 Seven Sisters Road	Finsbury Park	London N7
7	39B West Street	Horsham	West Sussex
8	64 High Road	Wood Green	London N22
9	Units 3-5 Wellington Parade, 141 High Street	Barnet	Hertfordshire
10	158 High Street	Hounslow	Middlesex
11	49 & 51 Norwood Road	Herne Hill	London SE24
12	24/25 Bath Street	Frome	Somerset
13	348 Lea Bridge Road	Leyton	London E10
14	236 Oxlow Lane	Dagenham	Essex
15	149 Brighton Road	Coulsdon	Surrey
16	151 Brighton Road	Coulsdon	Surrey
17	153 Brighton Road	Coulsdon	Surrey
18	155 Brighton Road	Coulsdon	Surrey
19	155A Brighton Road	Coulsdon	Surrey
20	Land r/o 124 Old Woolwich Road	Greenwich	London SE10
21	24 Church Street	Runcorn	Cheshire
22	31 Cattlemarket	Loughborough	Leicestershire
23	370C Long Lane	East Finchley	London N2
24	101 High Street	Colchester	Essex
25	39/43 New Road	Gravesend	Kent
26	114/116 Brighton Road	Coulsdon	Surrey
27	7 Ranelagh Street	Liverpool	Merseyside
28	12 Woodfall Road	Finsbury Park	London N4
29	238 Burgess Road	Southampton	Hampshire
30	Ashwood House, 51 Fox Hill	Crystal Palace	London SE19
31	129-135 Oxford Road	Reading	Berkshire
32	Waste Transfer Station, Wilderness Quarry, Gloucester Road	Mitcheldean	Gloucestershire

Lot

33	60 Central Parade, New Addington
34	142/142a Manor Way
35	31 High Street
36	290 Clapham Road
37	Unit 2 The Retail Centre, 174 Updown Hill, Middle Village
38	87/89 Church Street
39	3 Market Square, Wellington
40	33 Effingham Street
41	61 English Street
42	Unit 2, 48-50 High Street
43	Unit 3, 48-50 High Street
44	24 Grant Street
45	1566 Great Western Road, Anniesland
46	103 -104 High Street
47	Unit 6 Abney Court, 230/240 Stoke Newington High Street
48	271 Clapham Road,
49	74 High Street
50	44 High Street
51	1 & 1a Dean Parade, Berkshire Road
52	Tennison House 12 Tennison Road
53	85 Lever Street
54	137 & 139 Northdown Road, Cliftonville
55	229/235 (odd) and 232/240 (even) Knowsley Road
56	346-356 (even) Marsh Lane
57	4 Newlands Court, 74 Uxbridge Road
58	18 Mountfield Road, Hampden Park
59	204 Tamworth Lane
60	36 Hankins Lane
61	17/19 Sheppey Road
62	161 Hornsey Road
63	Land west of Lotus Gardens & Japonica Gardens

Croydon	Surrey
Borehamwood	Hertfordshire
Bromsgrove	West Midlands
Stockwell	London SW9
Bolnere Village	West Sussex
St Helens	Merseyside
Telford	Shropshire
Rotherham	South Yorkshire
Carlisle	Cumbria
Rushden	Northamptonshire
Rushden	Northamptonshire
Inverness	Inverness-Shire
Glasgow	Lanarkshire
Colchester	Essex
Stoke Newington	London N16
Stockwell	London SW9
Runcorn	Cheshire
Rushden	Northamptonshire
Camberley	Surrey
South Norwood	London SE25
Clerkenwell	London EC1
Margate	Kent
Bootle	Merseyside
Bootle	Merseyside
Harrow Weald	Middlesex
Eastbourne	East Sussex
Mitcham	Surrey
Mill Hill	London NW7
Dagenham	Essex
Holloway	London N7
St Helens	Lancashire

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'.

The Special Condition of Sale, when available, are free to download. To download the Legal Documents, when available, there will be a charge of £25 including VAT.

All documents which are received by Barnett Ross from the Vendors' Solicitors subsequent to your initial request will be dispatched at no extra charge. Prospective purchasers are advised to check whether any such outstanding documents have been received.

Where available, a Document Pack for each lot can be inspected at the Auction Sale.

For further legal enquiries, please contact the relevant Vendor's Solicitor whose details are printed on each lot page.

Please refer to the Notice to all Bidders, inside this catalogue, and also the General Conditions of Sale referred to at the end of the catalogue in relation to all legal matters.

To obtain a paper copy by post:

If you would like to order a hard copy of the legal documents please complete and return the following form to:

Legal Department, The Ark Design & Print Ltd, Pudsey Business Park, 47 Kent Road, Leeds LS28 9BB or fax 0113 256 8724 or call 0113 256 8712.

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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)

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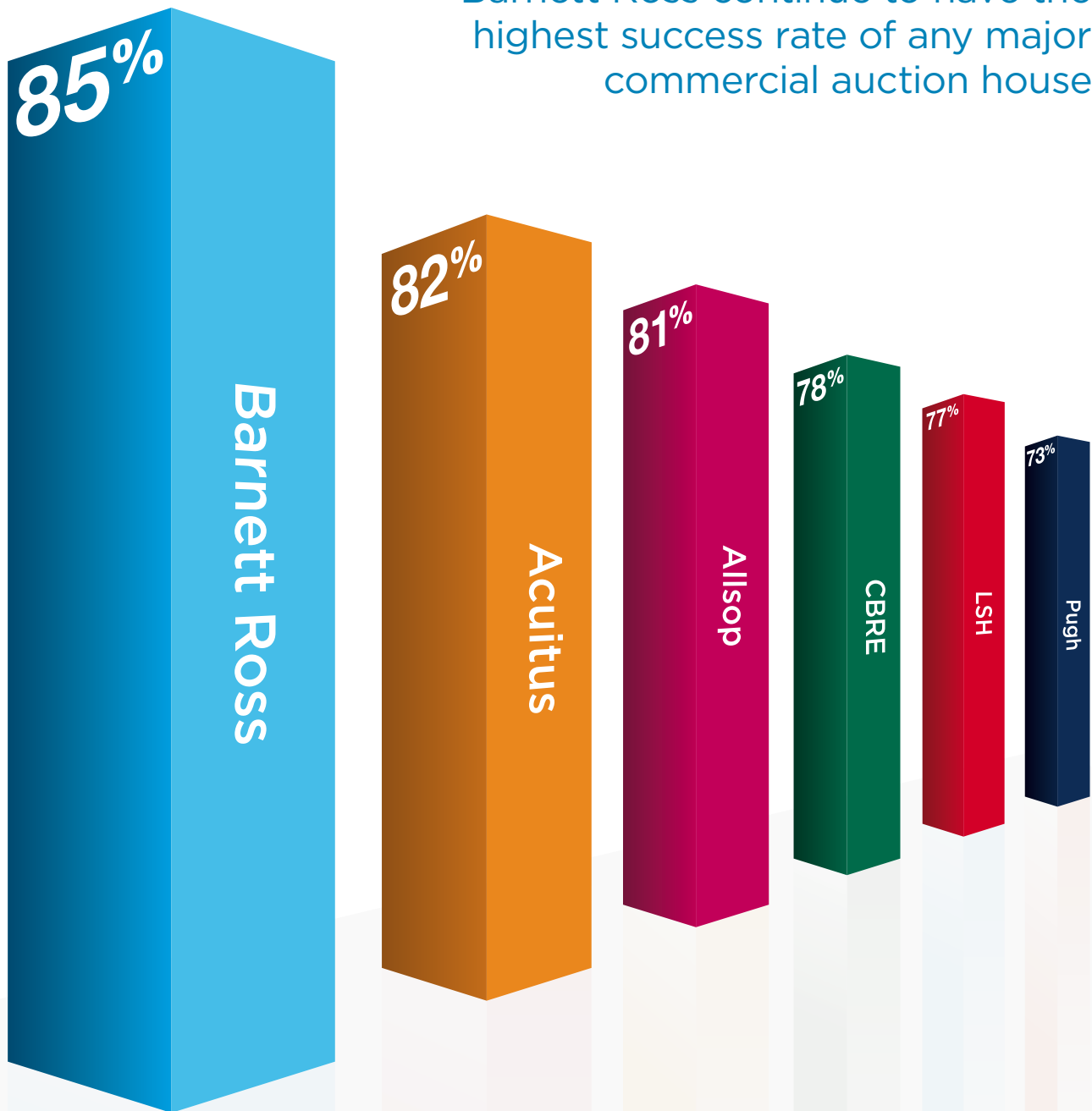
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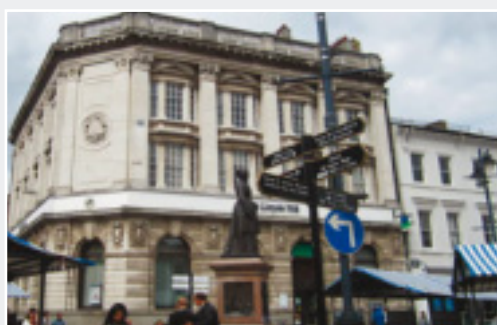
Your property may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it. A rate of 0.99% will be chargeable on the amount borrowed every 30 days. However rates are subject to change and will increase or decrease in line with movements in 3m LIBOR (The London Inter-Bank Offered Rate For Three Month Sterling Deposits). Rates will be adjusted on each 30 day anniversary of the facility. The overall cost for comparison is 12.4% APR. A £200 admin fee will be payable on completion of the bridging loan.

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33 Long Row, Nottingham

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Acquired

£1,250,000 - 8.7% NIY



57 Darkes Lane,

Potters Bar, Hertfordshire

Let as a Costa Coffee

Acquired

£310,000 - 7.7% NIY

Please call to discuss your requirement:

Nicholas Bord

020 8492 9449

nbord@barnettross.co.uk

Matthew Berger

020 8492 9449

mberger@barnettross.co.uk

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to discuss your requirements.

6 WEEK COMPLETION



SITUATION

Located in this busy local shopping centre serving the surrounding residential area opposite **Co-op Food**, adjacent to **William Hill** and amongst such other multiples as **NatWest**, **Corals** and **Lidl** with **Iceland** and **Barclays** close by. The property lies 2 ½ miles south east of Luton Town Centre and benefits from good road links via the M1 (Junction 11) which is approximately 1 mile to the south.

PROPERTY

An attractive mid terrace property comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first and second floor levels.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'1" Internal Width 17'1" Shop Depth 46'0" Built Depth 69'10" WC	Greggs Plc (having over 1,400 branches) (T/O for Y/E 31/12/11 £701m, Pre-Tax Profit £60.5m and Net Worth £206.53m)	10 years from 26th March 2012	£12,500	FRI Rent Review and Tenant's Break 2017 on 6 months' notice
First and Second Floor Flat	Not Inspected	Individual	125 years from 24th June 2011	£100	FRI
TOTAL				£12,600	

£12,600 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS

Macrory Ward - Tel: 020 8440 3258
Ref: Ms Martina Ward - Email: martina@macroryward.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 £350 (including VAT) upon exchange of contracts

6 WEEK COMPLETION



SITUATION

Located in this busy local shopping centre serving the surrounding residential area, opposite **Co-op Food** adjacent to **Coral** and amongst such other multiples as **Lidl** and **William Hill** with **Iceland** and **Barclays** close by. The property lies 2 ½ miles south east of Luton Town Centre and benefits from good road links via the M1 (Junction 11) which is approximately 1 mile to the south.

PROPERTY

An attractive mid terrace property comprising a **Ground Floor Bank** with separate rear access via a communal side staircase to **Self-Contained Ancillary Offices** on first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Bank

Gross Frontage	20'0"
Internal Width	18'11"
Banking Hall Depth	45'11"
Built Depth	88'8" incl. 3 Offices, Vault and Staff Room

2 WCs

First and Second Floors

Not currently in use but could be converted into a 4 Room Flat

TENANCY

The entire property is let on a full repairing and insuring lease to **National Westminster Bank Plc (having over 1,600 branches)** for a term of 10 years from 1st August 2005 at a current rent of **£18,000 per annum** exclusive.

Note: The Tenant did not operate the 2010 break clause and has been in occupation for over 25 years.

£18,000 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS

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

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The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts



SITUATION

Occupying a prominent trading position on this busy High Street adjacent to **Specsavers** and amongst such other multiple traders as **Superdrug, Store 21, Argos, HSBC, WHSmith, Nationwide, Natwest** and many others.

There is a pay and display car park behind the property. Rushden lies just off the A45 some 5 miles east of Wellingborough, 10 miles south-east of Kettering and 17 miles east of Northampton.

Refer to Lots 42 and 43 for Goad Plan

PROPERTY

A terraced property comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'0"
Internal Width	18'9"
Shop Depth	36'7"
Built Depth	87'6"
2 WCs	

First Floor Ancillary

Area	Approx 800 sq ft
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£25,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

VAT is payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Greggs PLC (having over 1,400 branches) (T/O for Y/E 31/12/11 £701m, Pre-Tax Profit £60.5m and Net Worth £206.53m)** for a term of 10 years from 11th August 2011 at a current rent of **£25,000 per annum** exclusive.

Rent Review and Tenant's Break 2016



View along High Street

VENDOR'S SOLICITORS

Comptons - Tel: 020 7482 9500
Ref: S. Compton Esq - Email: sc@comptons.co.uk

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SITUATION

Occupying a prominent trading position on this busy High Street adjacent to **Greggs** and amongst such other multiple traders as **Superdrug, Store 21, Argos, HSBC, WHSmith, Nationwide, Natwest** and many others.

There is a pay and display car park behind the property. Rushden lies just off the A45 some 5 miles east of Wellingborough, 10 miles south-east of Kettering and 17 miles east of Northampton.

Refer to Lots 42 and 43 for Goad Plan

PROPERTY

A terraced property comprising a **Ground Floor Shop** with internal access to **Optical Workshop, Offices** and **Staff Accommodation** at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'9"
Internal Width	18'5"
Shop Depth	57'10"
Built Depth	76'2"
WC	

First Floor Workshop, Offices, Staff Accommodation

Area	Approx 860 sq ft
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£25,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

VAT is payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Specsavers Optical Superstores Limited (T/O for Y/E 29/02/12 £378.4m, Pre-Tax Profit £21.3m and Net Worth £94.9m)** for a term of 10 years from 19th October 2009 at a current rent of **£25,000 per annum** exclusive.

Rent Review 2014



VENDOR'S SOLICITORS

Comptons - Tel: 020 7482 9500
Ref: S. Compton Esq - Email: sc@comptons.co.uk

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SITUATION

Located close to the junction with Downend Road, opposite **Store Twenty One** and **Dominos**, and amongst such multiple retailers as **Iceland**, **Shoe Zone**, **Greggs**, **Thomas Cook**, **British Heart** and **Nationwide**, serving the surrounding residential population. Kingswood lies approximately 4 ½ miles north-east of Bristol city centre with easy access to the M4 (Junction 19).

PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the two upper floors. In addition, the property benefits from use of a rear service road.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION, subject to a rent charge of £6 p.a.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'10"
Internal Width	14'10"
narrowing at rear to	8'4"
Shop Depth	40'4"
Built Depth	95'5"
Rear Store Area	Approx 260 sq ft
WC	
External Store Area	Approx 195 sq ft

First & Second Floor Flat

5 Rooms, Kitchen, Bathroom, separate WC



View along Regent Street

Vacant Shop & Flat

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

VENDOR'S SOLICITORS

Ross & Craig - Tel: 020 7262 3077

Ref: Ms Natasha Wagon - Email: natasha.wagon@rosscraig.com

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6 WEEK COMPLETION

SITUATION

Located on this busy main road within close proximity to the junction with Hornsey Road. Finsbury Park Station (Rail and Victoria Line) and Arsenal Underground Station (Piccadilly Line) are both within easy walking distance. Finsbury Park lies approximately 4 miles north of Central London.

PROPERTY

A mid terrace property comprising a **Ground Floor Restaurant** and **Basement** with separate front access to **2 Self Contained Flats** on first, second and third floors which both benefit from gas central heating (not tested).

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor Restaurant

Gross Frontage	18'2"
Internal Width	12'11"
Shop Depth	28'8"
Built Depth	40'10"
2 WCs	

Basement

Area	Approx 396 sq ft
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First Floor Flat

1 Bedroom, Lounge/Kitchen, Bathroom/WC plus French doors to balcony

Second and Third Floor Flat

3 Rooms, Kitchen, Bathroom/WC

FREEHOLD offered with FULL VACANT POSSESSION

Vacant Restaurant plus 2 Flats

The Surveyors dealing with this property are
JOHN BARNETT and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS

Footner and Ewing - Tel: 023 8033 2991
Ref: Ms Lucy Spollin - Email: les@footner-ewing.co.uk

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6 WEEK COMPLETION

SITUATION

Occupying a very busy trading position in the prime pedestrianised retail thoroughfare of the town, fronting the **Swan Walk Shopping Centre** and close to branches of **Boots Optician, Greggs, Carphone Warehouse, Bon Marche, Caffè Nero, Costa, Top Shop, Bet Fred, Savers, Next, Robert Dyas** and many others.

Horsham is a thriving and attractive commercial centre located on the main A24 midway between Guildford and Brighton some 8 miles south west of Crawley, with excellent road links via the A264 to the M23 (Junction 11).

PROPERTY

A terraced building comprising a **Deep Ground Floor Restaurant** plus separate rear access via a right of way through the Swan Walk service corridor to a **First Floor Storage Room** and a **Self-Contained Flat** at first and second floor level.

There is also a right to utilise the rear loading bay servicing the Swan Walk Centre.

ACCOMMODATION

Ground Floor Restaurant

Gross Frontage	19'7"
Internal Width	18'1"
Restaurant Depth	72'0"
Built Depth	82'6"
Restaurant Area	Approx 1,270 sq ft
3 WC's	

First Floor Storage Approx 125 sq ft

First & Second Floor Flat (GIA Approx 970 sq ft)
2 Rooms, Kitchen, Bathroom/WC

VAT is payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Mr E Mohammed as a Wimpy Restaurant** for a term of 15 years from 25th March 2010 (**in occupation since 2000**) at a current rent of **£43,000 per annum exclusive rising to £44,000 p.a. in March 2014.**

Rent Reviews & Tenant's Breaks 2015 & 2020

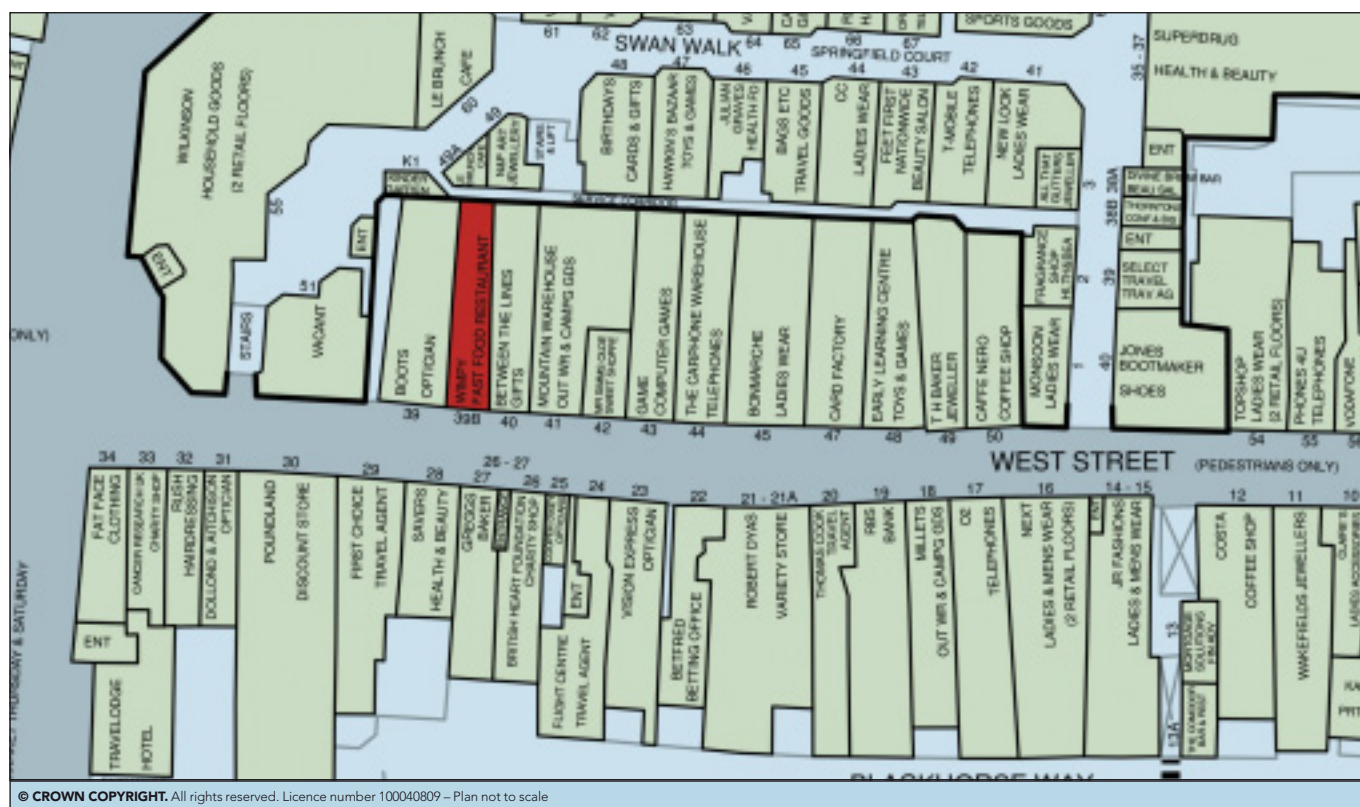
£43,000 per annum

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

6 WEEK COMPLETION

View Along West Street

View Along West Street



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Colgate Commercial
Commercial Real Estate
01403 275275

VENDOR'S SOLICITORS

Bude Storz - Tel: 020 8800 2800
Ref: R. Bude Esq - Email: rb@budestorz.com

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6 WEEK COMPLETION



SITUATION

Located at the junction with Dovecote Avenue in one of the best locations in the centre of this well known shopping centre, adjacent to **Holland & Barrett** and amongst many other multiple traders including **Marks & Spencer, BHS, Tesco Express, Shoe Zone, Thomas Cook, Sainsbury's, Barclays, Dorothy Perkins** and **Halfords**, all serving the surrounding densely populated area. Wood Green is a popular residential suburb being some 7 miles north of Central London.

PROPERTY

An attractive prominent corner building comprising a **Deep Ground Floor Shop** with **Ancillary Accommodation** on the first, second and attic floors.

VAT is payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'0"
Internal Width	18'0"
Shop Depth	64'11"
Built Depth	83'5"
2 WCs	

First Floor Ancillary

2 Rooms Area	Approx 442 sq ft
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Second Floor Ancillary

2 Rooms Area	Approx 417 sq ft
--------------	------------------

Attic Floor

Not inspected

TENANCY

The entire property is let on a full repairing and insuring lease to **Done Brothers (Cash Betting) Ltd (having over 750 branches)** (T/O for Y/E 25/03/12 £4.6bn, Pre-Tax Profit £16.4m and Net Worth £64.8m) for a term of 10 years from 1st December 2010 at a current rent of **£80,000 per annum** exclusive.

Rent Review 2015 based on 2.7% p.a. compound, therefore rent rises to £91,399.16 p.a.

£80,000 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **SOPHIE TAYLOR**

View from the Property



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VENDOR'S SOLICITORS

Wedlake Bell LLP - Tel: 020 7395 3000
Ref: Ms Michelle Powell - Email: mpowell@wedlakebell.com

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The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position in this busy High Street at its intersection with St. Albans Road, close to the **Spires Shopping Centre** and amongst such multiples as **Sainsbury, Boots, HSBC, Ryman, Starbucks, Coral, KFC, Santander** and many others.

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

PROPERTY

Forming part of a modern terraced parade comprising a **Ground Floor Triple Shop** unit with excellent window frontage and designated parking at the rear for 3 cars accessed from Bruce Road.

ACCOMMODATION

Ground Floor Triple Shop

Gross Frontage	53'3"	Internal Width	49'8"
Shop Depth	54'10"	Built Depth	65'2"
Sales Area		Approx	2,465 sq ft
Store/Kitchen Area		Approx	200 sq ft
2 WC's			
Total Area		Approx	2,665 sq ft

VAT is payable in respect of this Lot

£58,000 per annum

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



TENURE

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

TENANCY

The property is let on an effectively full repairing and insuring lease to **White Rabbit Records Ltd trading as Digital Village** (see **Tenant Profile**) (T/O for Y/E 30/09/11 **£31.95m, Pre-Tax Profit £316,000 and Net Worth £1.94m**) for a term of 15 years from 14th May 2002 at a current rent of **£58,000 per annum** exclusive.

Rent Review May 2012 (Outstanding - Landlord quoted £65,000 p.a.)

TENANT PROFILE

White Rabbit Records Ltd were established in 1974 and trade under the name of Digital Village from 8 stores specialising in high end Musical Instruments, Studio & DJ equipment and Music accessories. Visit: www.dv247.com

6 WEEK COMPLETION



View from the Property



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Note: Unit 1 is let to Hair on Broadway at £25,000 p.a.
Unit 2 is let to Hamilton Chase at £25,750 p.a.

VENDOR'S SOLICITORS

Glinert Davis LLP - Tel: 020 7724 4442
Ref: D. Glinert Esq - Email: daniel@glindertdavis.com

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6 WEEK COMPLETION

SITUATION

Occupying a prominent trading position in this pedestrianised town centre, opposite **Primark**, adjacent to **Natwest** and amongst a host of multiple traders including **Marks & Spencer, Argos, JD Sports, Specsavers, Vision Express, Greggs, Paddy Power, Ryman** and many more. Hounslow Central & Hounslow East Underground Stations (Piccadilly Line) are within close proximity. The Blenheim Centre, which is anchored by **Asda** and includes a large customer car park, is directly to the rear of the property. Hounslow is one of the major outer London retail centres, only 3 miles east of Heathrow Airport. The A4 provides excellent road communications into Central London with fast links to the M4 (Junction 3) and approximately 10 miles west of Central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first and second floor level. In addition, there is a rear service road for unloading.

VAT is NOT payable in respect of this Lot

FREEHOLD

Note 1: Planning was granted in 1999 (now lapsed) by London Borough of Hounslow for erection of first and second floor rear extension and conversion to provide two self-contained two bed flats.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'8" Internal Width 16'6" Shop Depth 51'0" Built Depth 83'2" Sales Area Approx 785 sq ft Rear Preparation/Store Area Approx 275 sq ft 2 WCs Total Area Approx 1,060 sq ft	Glazegrove Ltd t/a Subway	15 years from 28th February 2005	£57,500	FRI Rent Review 2015 £27,500 Rent Deposit held Note 2: The lessee has recently re-fitted the shop to encompass the new Subway branding
First & Second Floor Flat	4 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 20th January 2013	£13,200	AST Tenant has been in occupation 6 years
TOTAL				£70,700	

£70,700 per annum

The Surveyors dealing with this property are
NICHOLAS BORD and **MATTHEW BERGER**

6 WEEK COMPLETION

View from the Property



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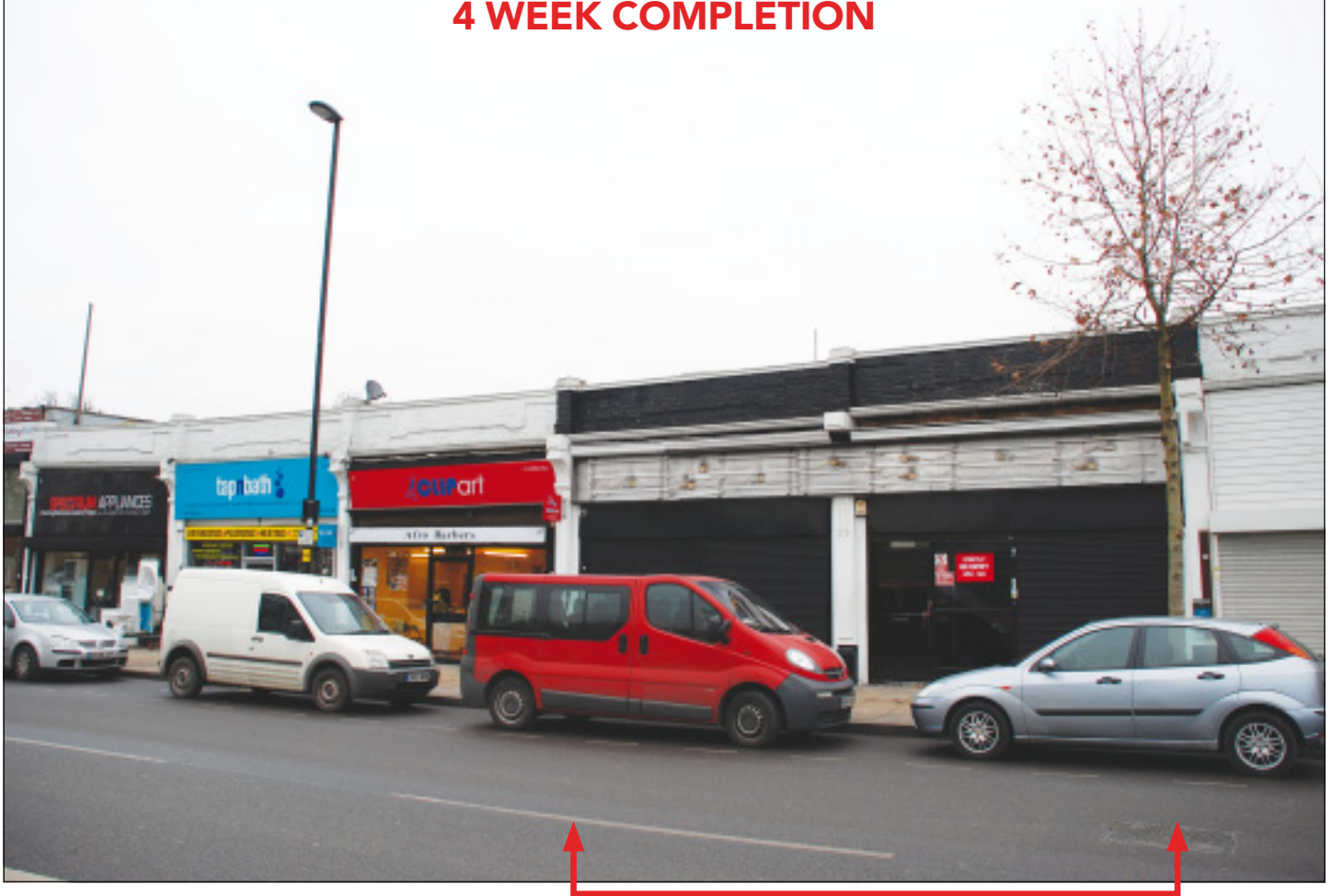
VENDOR'S SOLICITORS

TWM Solicitors - Tel: 01372 729 555

Ref: Ms Claire Fountain - Email: claire.fountain@twmsolicitors.com

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4 WEEK COMPLETION



SITUATION

Located close to the junction with Croxted Road in this established parade, near to **Costcutter** and **Ladbrokes** and amongst a host of local traders serving the surrounding residential area. The property is situated directly opposite Brockwell Park and within close proximity to Herne Hill Rail Station.

Herne Hill lies approximately 2 miles from Clapham and 5 miles south east of Central London.

PROPERTIES

2 adjoining Ground Floor Shops (with A3 Use) each with roller shutters.

ACCOMMODATION

Shop No. 49:

Internal Width 16'7"
Shop Depth 26'3"
Built Depth 34'11"
Ladies & Gents WCs

Shop No. 51:

Internal Width 16'2"
Shop Depth 23'10"
Built Depth 32'0"

2 Vacant Shops

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

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 99 years from 25th March 1979 (thus having approximately 65 years unexpired) at a ground rent of £1,445.52 p.a. subject to future rent reviews to 15.9% of OMV.

Offered with FULL VACANT POSSESSION

Note 1: The two shops intercommunicate, however they could be let individually.

Note 2: An offer has been received from a café operator for a 10 year lease at £15,900 p.a., subject to a rent review and tenant's break at the end of the 5th year.



JOINT AUCTIONEERS

Galloways Commercial, 16 Norwood Road,
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VENDOR'S SOLICITORS

St Marylebone Property Company Plc - Tel: 020 7631 4888
Ref: Ms Susan Sivapalan - Email: legal@smcplc.co.uk

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6 WEEK COMPLETION

SITUATION

Located in the centre of this Market Town, close to the junction with Stony Street and amongst such multiple retailers as **The Coventry, NatWest, Lloyds TSB, Iceland, Costa Coffee** and **Superdrug**.

Frome is the fourth largest town in Somerset within easy reach of the A361 approximately 10 miles south of Bath.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 24 (Ground Floor Shop)	Internal Width 16'4" narrowing at rear to 8'5" Shop Depth 32'0" Office Area Approx 125 sq ft Store Area Approx 39 sq ft Kitchen & WC	Ian Rogers t/a Rogers & Co (Estate Agents)	10 years from 13th October 2008	£7,000	IRI Rent Review October 2013
No. 25 (Ground Floor Shop & Second Floor Ancillary)	Ground Floor Shop Internal Width 28'9" Shop Depth 42'5" Built Depth 53'10" 2 WCs Second Floor Ancillary Area Approx 760 sq ft	J G Leisure Ltd (with personal guarantor) t/a Creedbet (Bookmakers having 7 branches)	10 years from 10th April 2007	£18,000	FRI
No. 24A (First Floor Flat)	2 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 28th November 2012	£4,800	AST £400 rent deposit held
No. 24B (First & Second Floor Flat)	2 Rooms, Lounge leading to Kitchen, Bathroom/WC	Individual	6 months from 9th November 2012	£5,520	AST £650 rent deposit held
TOTAL				£35,320	

£35,320 per annum

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

PROPERTY

Two adjoining Period terraced properties comprising **2 Shops and 2 Flats** as follows:

No. 24: Ground Floor Shop

No. 25: Ground Floor Shop with internal access to second floor Ancillary Accommodation.

Plus separate front access to:

No. 24A: A Self-Contained Flat on the first floor above shop No. 25.

No. 24B: A Self-Contained Flat on the first and second floors above shop No. 24.

VENDOR'S SOLICITORS

Grant Argent & Co - Tel: 020 8452 7651
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SITUATION

Located on the main A104 close to the junction with Markhouse Road serving the surrounding densely populated residential area. The property is close to a **Betfred** and a **Ladbrokes**, being approximately 2 miles from the Stratford City Olympic Village, 6 miles north east of Central London and 6 miles north west of Ilford and benefitting from good road links via the A12 and the A503.

PROPERTY

A **Ground Floor Shop** forming part of a brick built terraced parade of 8 shops.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'0"
Internal Width	15'3"
Shop Depth	38'5"
WC	

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 995 years from 25th December 2012 at a peppercorn.

TENANCY

The property is let on a full repairing and insuring lease to **Mrs T Burton (gifts/lighting/household goods)** for a term of 15 years from 26th June 2009 at a current rent of **£7,000 per annum** exclusive.

Rent Reviews 2014 and 2019



£7,000 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS

Michael Simkins LLP - Tel: 020 7874 5600
Ref: C. Evans Esq - Email: christopher.evans@simkins.com

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6 WEEK COMPLETION



SITUATION

Located in a local shopping centre, close to the junction with Frizlands Lane amongst such multiples as **Lloyds TSB**, **McColls**, **Post Office**, **Ladbrokes** and **Tesco Express** and with Dagenham East Underground Station (District Line) is within easy walking distance.

Dagenham is a densely populated residential area being approximately 4 ½ miles east of Ilford and 3 miles south east of Romford benefitting from good road links to the North Circular.

PROPERTY

A mid terrace property comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** at first floor level. In addition there is also separate access via a side walkway to the rear of the shop.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'0"
Internal Width	13'6"
widening at rear to	14'8"
Shop Depth	45'5"

WC

Rear Store Area Approx 150 sq ft

First Floor Flat

3 Rooms, Kitchen, Bathroom/WC with gas CH (not tested) and UPVC windows

TENANCY

The entire property is let on a full repairing and insuring lease to **Mr L Bailey** for a term of 99 years from 29th September 1928 (**thus having 14 ½ years unexpired**) at a current rent of **£12 per annum** exclusive.

Note: The Sublessee informs us that he is paying £12,500 p.a. for the whole building and has a rent review this year.

£12 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS

Gordon Shine and Co. - Tel: 020 8969 7033
Ref: M. Gordon Esq - Email: jeffrey@jeffreysinelaw.co.uk

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6 WEEK COMPLETION



SITUATION

In the main shopping location of this prosperous commuter town, with nearby multiples including **Waitrose, Boots, Caffè Nero, Lloyds TSB, Barclays, Yorkshire Building Society** and others.

Coulston lies approximately 2 miles south of Purley and 5 miles south of Croydon benefitting from good road links via the A23 to the M25 (Junction 7) and the M23 (Junction 8).

PROPERTIES

An unbroken parade comprising the following:

Lot 15 - No. 149 is a **Dental Surgery** on Ground, Basement and two upper floors with rear parking for 2 cars.

Lot 16 - No. 151 is a **Ground Floor Shop and Basement** with internal access to a **Self-Contained Flat** above.

Lot 17 - No. 153 is a **Ground Floor Shop and Basement** with separate rear access to a **Self-Contained Flat** above.

Lot 18 - No. 155 is a **Ground Floor Shop and Basement** with separate side access to a **Self-Contained Flat** above.

Lot 19 - No. 155A is a **Single Storey Refurbished Office Building** with drive-in access and private parking for 2 cars. (See Note)



Note: The lessee of No. 155A (Lot 19) operates his main business from Croydon with a fleet of around 200 mini-cabs.

VAT is NOT payable in respect of these Lots

FREEHOLD

The Surveyors dealing with these properties are
JOHN BARNETT and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS

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TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 15 Reserve below £300,000	No. 149 (Ground, Basement, First and Second Floor Surgeries)	Ground Floor Surgery Gross Frontage 22'3" Internal Width 20'4" Shop Depth 32'2" Built Depth 46'2" Disabled WC Basement Area Approx 233 sq ft First Floor Surgery 4 Rooms Area Approx 368 sq ft Second Floor Surgery 4 Rooms plus WC Area Approx 332 sq ft	Rodericks Ltd (Dental Surgery having 50 branches)	15 years from 5th March 2010	£19,000	FRI Rent Reviews 2015 & 2020 Tenant's Break 2017 It is understood the lessee spent circa £150,000 when converting the building Includes Gas Central Heating
Lot 16 Reserve below £275,000	No. 151 (Shop, Basement & Flat)	Ground Floor Shop Gross Frontage 17'3" Internal Width 15'6" Shop Depth 32'0" Built Depth 65'0" Rear Kitchen 297 sq ft External WC Basement Area Approx 275 sq ft Shower/WC First and Second Floor Flat 3 Bedrooms, Kitchen, Lounge, Bathroom/WC	M. Karagoz (Fish and Chips)	10 years from 25th March 2006	£17,000	FRI Includes Gas Central Heating
Lot 17 Reserve below £250,000	No. 153 (Shop, Basement & Flat)	Ground Floor Shop Gross Frontage 17'0" Internal Width 15'0" Shop Depth 25'0" Built Depth 30'3" incl. Kitchen and WC Basement - Not Inspected First and Second Floor Flat 2 Bedrooms, Kitchen, Lounge, Bathroom/WC	A. Rasoul (Gents Hairdresser)	10 years from 8th November 2011	£15,000	FRI Rent Review 2016 Tenant's Break 2013 & 2016 Includes Gas Central Heating
Lot 18 Reserve below £275,000	No. 155 (Shop & Flat)	Ground Floor Shop Gross Frontage 18'6" Internal Width 15'7" Shop Depth 28'0" External WC Basement Area Approx 178 sq ft Plus Kitchen First and Second Floor Flat 3 Bedrooms, Kitchen, Lounge, Bathroom/WC	D. K. & A. D. Patel (News/Conf/ Tob)	10 years from 1st January 2006	£17,250	FRI Rent Review May 2013 (Landlord quoted £18,000 p.a.) Includes Gas Central Heating
Lot 19 Reserve below £75,000	No. 155A (Office)	Area Approx 480 sq ft WC	S Wilkinson (Mini-cab - see Note)	10 years from 7th October 2010	£9,500	FRI Rent Review & Tenant's Break 2015. Includes Air Conditioning



6 WEEK COMPLETION



SITUATION

Located in a sought after secluded Conservation Area just off Trafalgar Road within close proximity of Greenwich Park and Greenwich Town Centre. The property benefits from good road links via the A206 and the A102 to the Blackwall Tunnel.

PROPERTY

Accessed through a pair of locally listed metal gates through a 10 ft wide arch into an **L-Shaped Site** on which there is a partly constructed breeze block workshop to the rear.

ACCOMMODATION

Workshop (eaves height approx 16'0")		
Ground Floor	Approx	565 sq ft
Mezzanine Floor	Approx	218 sq ft
Total Area	Approx	783 sq ft

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note 1: There is a right of way over the hatched area shown on the plan.

Note 2: We are informed there was originally a similar sized old car repair workshop (with pits) on the site. It is understood that no planning consent exists for replacement.

Note 3: It is possible that the Local Authority (London Borough of Greenwich) would consider an application for a residential unit.

Note 4: According to Rightmove.co.uk, No. 77 Old Woolwich Road (a terraced 5 bed house) sold for £850,000 in August 2012.



Vacant Site

The Surveyors dealing with this property are
JOHN BARNETT and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS

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SITUATION

Occupying a busy trading position within this retail thoroughfare in the main town centre, adjacent to **Motor World** and amongst such multiple retailers including **Greggs, William Hill, Savers, Age UK, Wetherspoon** and many more. In addition, Runcorn Market takes place outside the property on Tuesdays.

Runcorn is an important commercial centre lying some 15 miles south-east of Liverpool and is accessible via the M56 (Junction 12).

PROPERTY

Forming part of a mid-terraced building comprising a **Ground Floor Shop.**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'10"
Internal Width	16'5"
Shop and Built Depth	81'11"
WC	

VAT is NOT payable in respect of this Lot

TENURE

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

TENANCY

The property is let on a full repairing and insuring lease to **TCCT Retail Limited trading as Thomas Cook (See Tenant Profile)** for a term of 5 years from 29th September 2012 at a current rent of **£11,000 per annum exclusive (See Notes 1 and 2).**

TENANT PROFILE

Thomas Cook Group is one of the world's leading leisure travel groups, with sales of £9.8 billion and 23.6 million customers, operating from 22 countries. In 2011 Thomas Cook and the Co-Operative Travel merged to create the UK's largest High Street travel agent with approximately 1,100 stores.

Note 1: There is a 9 month rent free period and the vendor will make up the rent shortfall on completion.

Note 2: This is a renewal of a previous lease which was held in the name of Thomas Cook Retail Limited.

£11,000 per annum

The Surveyors dealing with this property are
JOHN BARNETT and MATTHEW BERGER

VENDOR'S SOLICITORS

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

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6 WEEK COMPLETION

SITUATION

Occupying an excellent trading position in the pedestrianised section of the town centre shopping, adjacent to **Thomas Cook** and **Store 21**, opposite the **Town Hall** and **HSBC** and amongst such other multiple traders as **Primark**, **Waterstones**, **Barclays**, **O2**, **Costa**, **TopMan**, **Clarks**, **Phones 4U** and many others.

Loughborough is a busy town lying some 12 miles north of Leicester and 21 miles southeast of Derby with excellent road access via the A6 which links to the M1.

PROPERTY

A terraced property of brick construction comprising a **Large Ground Floor Shop** with separate internal access to **Storage/Ancillary Accommodation** above.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	25'5"
Internal Width	22'9"
Shop and Built Depth	78'5"
Area	Approx 2,010 sq ft

First Floor Ancillary

Area	Approx 1,730 sq ft
WC	
Total Area	Approx 3,740 sq ft

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Farmfoods Ltd (having approx. 300 branches)** (T/O for Y/E 31/12/11 £578m, Pre-Tax Profits £24.5m and Net Worth £60.9m) for a term of 5 years from 15th December 2012 at a current rent of **£53,800 per annum** exclusive.

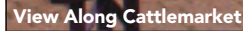
Note: The tenant has been in occupation over 25 years and the rent under the previous lease was £67,250 per annum.



View from the Property

£53,800 per annum

The Surveyors dealing with this property are
MATTHEW BERGER and **NICHOLAS BORD**



Ref: S. Compton Esq - Email: sc@comptons.co.uk

3.3

6 WEEK COMPLETION



Entrance to
The Property

SITUATION

In this popular location close to the junction with New Oak Road and just a short distance from the junction with Church Road and High Road, East Finchley.

PROPERTY

Comprising an **unmodernised Self-Contained Ground Floor 2 Bed Flat** benefitting from its **own entrance**. The property includes gas central heating (not tested).

ACCOMMODATION*

Lounge	12'7" x 9'11"
Bedroom 1	9'11" x 9'0"
Bedroom 2	7'5" x 6'10"
Kitchen	10'7" x 7'6"
Bathroom/WC	6'9" x 5'4"

GIA **Approx** **440 sq ft**

*Room sizes to maximum points

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 99 years from 29th September 1985 (thus having approx. 71½ years unexpired – See Note) at a current ground rent of £50 p.a.

Offered with FULL VACANT POSSESSION

Note: The Vendor has served a Notice on the Freeholders requesting a lease extension and the benefit of this Notice will pass to the buyer.



Unmodernised Vacant 2 Bed Flat

The Surveyors dealing with this property are
MATTHEW BERGER and **STEVEN GROSSMAN**



JOINT AUCTIONEERS

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London N2 9PN. Tel: 020 8883 0077. Ref: M. Stern Esq
Email: markst@martyngerrard.co.uk

VENDOR'S SOLICITORS

Cree Godfrey Wood - Tel: 020 8883 9414
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SITUATION

In the heart of the town centre close to Colchester Castle and amongst such multiples as **JJB Sports, Café Rouge, Marks & Spencer, McDonalds** and **Santander**. Colchester lies on the main A12 between Chelmsford and Ipswich enjoying excellent road links with the M25 (J28) whilst being only 28 miles from the port of Felixstowe.

Refer to Lot 46 for Goad Plan

PROPERTY

Forming part of a mid-terraced building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	23'8"
Internal Width	22'10"
Shop Depth	50'2"
Built Depth	58'7"
Sales Area	Approx 995 sq ft
WC	

VAT is payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from completion at fixed ground rent of £100 p.a.

£24,000 per annum

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

TENANCY

The property is let on a full repairing and insuring lease by way of service charge (capped at £1,000 p.a. plus insurance contribution) to **Fired Earth Limited (See Tenant Profile)** for a term of 5 years from 24th June 2012 (**renewal of a previous lease – in occupation for over 10 years**) at a current rent of **£24,000 per annum exclusive (See Note 1)**.

TENANT PROFILE

Fired Earth specialise in the sale of high quality interior products including tiles, bathrooms, kitchens and paints with **53 stores** including branches in Marylebone, Chelsea, Winchester and Wimbledon (Source: www.firedearth.com).

Note 1: There is currently a 3 month rent free period from 24th June 2013 and the Vendor will make up the rent shortfall on completion.

Note 2: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.



JOINT AUCTIONEERS
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Severalls Industrial Park, Colchester CO4 9RA
Tel: 01206 505 707 Ref: J. Ablewhite, Esq

VENDOR'S SOLICITORS
Hamblins LLP - Tel: 020 7355 6000
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6 WEEK COMPLETION

SITUATION

Occupying a prominent trading position in this busy town centre adjacent to a **Boots Opticians**, diagonally opposite a **Tesco Metro** and **Debenhams**, only a few yards from **St. Georges Shopping Centre** and **Thamesgate Shopping Centre** and amongst a host of multiples including **Bon Marche**, **Phones 4 U**, **O2**, **Card Factory**, **New Look** and many more. Gravesend Railway Station is within close proximity. Gravesend lies some 26 miles south east of Central London and enjoys excellent road links via the A2 to the M2 (Junction 1) and M25 (Junction 2) and Ebbsfleet International Railway Station is 2 ½ miles away.

PROPERTY

A modern mid terraced building comprising a **Ground Floor Shop** with separate front access to a **Dental Surgery** on the first and second floors. In addition, the property includes a **Rear Service Area** accessed via Bath Street for unloading and parking for 4 cars.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 43 (Ground Floor Shop)	Gross Frontage 20'4" Internal Width 17'10" widening to 25'4" Shop Depth 44'5" Built Depth 78'3" Sales Area Approx 900 sq ft Rear Store Area Approx 710 sq ft WC Total Area Approx 1,610 sq ft	Medway Capital Ltd (Cash Converters having 1 other branch)	10 years from 2nd November 2010	£27,500	FRI Rent Review 2015
No. 39 (First & Second Floor Dental Surgery)	Area Approx 1,285 sq ft 3 WC's	J F Lynch (Dental Surgery)	14 years and 172 days from 6th July 2012 (In occupation for 15 years)	£10,000	FRI Rent Reviews 2016 and 2021
TOTAL				£37,500	

£37,500 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

View from the Property along New Road



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W. T. Jones - Tel: 020 7405 4631

Ref: P. Hambleton Esq - Email: pch71@aol.com

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6 WEEK COMPLETION



SITUATION

In the main shopping location of this prosperous commuter town, with nearby multiples including **Waitrose, Boots, Caffè Nero, Lloyds TSB, Yorkshire Building Society** and others. Coulson lies approximately 2 miles south of Purley and 5 miles south of Croydon benefitting from good road links via the A23 to the M25 (Junction 7) and the M23 (Junction 8).

PROPERTY

An attractive and substantial corner building providing a **Ground Floor Bank with Basement Strong Room** and internal access to an **Ancillary/Staff Room** on the first floor and separate rear access from Malcolm Road to a **Self-Contained Flat** on the second floor.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Bank, Basement & First Floor	Ground Floor Bank Gross Frontage 34'11" Return Frontage 49'0" Internal Width 32'3" (reducing at rear) Bank Depth 30'7" Built Depth 44'9" First Floor Ancillary/Staff Room Area Approx 344 sq ft 2 Ladies WCs Basement Strong Room Area Approx 250 sq ft 1 Gents WC	Barclays Bank plc (T/O for Y/E 31/12/11 £43.1bn, Pre-Tax Profit £5.97bn and Net Worth £54.2bn) (Having over 1,700 branches)	20 years from 7th August 2007	£27,300	FRI (subject to a schedule of condition) Rent Review June 2013 (Landlord quoted £32,500 p.a.) Tenant's Break 2022
Second Floor Flat	Not inspected	2 Individuals	125 years from 25th December 2004	Peppercorn	FRI by way of service charge
TOTAL				£27,300	

£27,300 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **SOPHIE TAYLOR**

6 WEEK COMPLETION



VENDOR'S SOLICITORS

Goodman Derrick LLP - Tel: 020 7404 0606

Ref: Ms Dagmara Selwyn-Kuczera - Email: dselwyn-kuczera@gdlaw.co.uk

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6 WEEK COMPLETION



SITUATION

Occupying an excellent trading position in the heart of Liverpool City Centre, opposite **Liverpool Central Station**, **Burger King** and **Ladbrokes**, adjacent to **Betfred** and **Thomson** close to branches of **Lloyds TSB**, **Past Times**, **Hallmark** and many others. The property lies close to the entrance to the **Clayton Square Shopping Centre** at the junctions with Bold Street and Church Street.

PROPERTY

An attractive period terraced property comprising a **Ground Floor Shop** with internal access to a **Tanning Salon** on 2 upper floors plus Attic floor.

VAT is payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	14'9"
Internal Width	14'11"
Shop Depth	46'6"
Built Depth	58'4"
WC	

First Floor Tanning Salon Area Approx 610 sq ft

Second Floor Tanning Salon Area Approx 410 sq ft

Attic Floor – No access

TENANCY

The entire property is let on a full repairing and insuring lease to **White Leisure Limited (having 5 branches)** as a **Gaming Centre & Tanning Salon** for a term of 15 years from 9th September 2004 at a current rent of **£65,000 per annum** exclusive.

Rent Review 2014

£65,000 per annum

The Surveyors dealing with this property are
JONATHAN ROSS and **MATTHEW BERGER**

6 WEEK COMPLETION



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VENDOR'S SOLICITORS

BBS Zatman LLP – Tel: 0161 832 2500
Ref: D. Berger Esq – Email: daniel@bbszatman.co.uk

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SITUATION

Located in this popular and sought after residential area, opposite Woodfall Park and within close proximity to the various shopping facilities of Stroud Green Road and the excellent transport facilities of Finsbury Park Underground, Mainline and Bus Stations.

PROPERTY

Comprising a **Former School (D1 Use)** planned on the ground and three upper floors. The property benefits from gas central heating and the **third floor includes front and rear terraces**. In addition, there is separate access to the property via a side passage also accessed from Woodfall Road.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note 1: There may be potential to convert the property to residential use for either a single family dwelling or a number of self-contained flats, subject to obtaining the necessary consents.

Vacant Former School with Potential Residential Use

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

ACCOMMODATION

Ground Floor

2 Rooms, Kitchen, 2 WCs: GIA Approx 920 sq ft*

First Floor

2 Rooms, Shower, 2 WCs: GIA Approx 780 sq ft*

Second Floor

3 Rooms, Shower, 2 WCs: GIA Approx 760 sq ft*

Third Floor

1 Room, Store: GIA Approx 460 sq ft*

Total GIA

Approx 2,920 sq ft*

Total GIA including

common part halls and stairs

Approx 3,535 sq ft

*Areas exclude common part halls and stairs

Note 2: D1 users are Non-Residential Institutions to include Medical & Health services, Creche, Day Nursery, Day Centres, Non-residential Education & Training Centres and Places of Worship – **Refer to the Auctioneers for Floor Plans and the Planning Advice Note supplied by the London Borough of Islington.**

Note 3: The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of 2.75% of the purchase price in respect of the Vendor's costs.

VENDOR'S SOLICITORS

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

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LET AS A BURGER KING RESTAURANT/ DRIVE-THRU UNTIL 2030



SITUATION

Occupying a prominent main road location some 2 miles north of the city centre and only a short distance from Southampton University (Highfield Campus) within 1 mile of the M27 (Junction 5) and serving the surrounding residential area.

Southampton is a busy commercial centre located on the south coast and well served by transport links including the A27 which links to the M27 motorway.

PROPERTY

A modern single storey building comprising a **Restaurant/Drive-Thru** with parking for 15 cars.

ACCOMMODATION

Site Frontage	Approx	130'
Site Depth	Approx	85'
Site Area	Approx	11,300 sq ft
Restaurant Area	Approx	1,800 sq ft
3 WCs		

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Gowrings Food Services Ltd with a guarantee from Caspian UK (Camberley) Ltd (who are part of Caspian UK Group Ltd who for Y/E 01/01/12 reported a T/O of £43.675m, Pre-Tax Profit £371,000 and Negative Net Worth £2.9m – See Tenant Profile)** for a term of 25 years from 15th June 2005 at a current rent of **£53,300 per annum** exclusive.

Rent Reviews 2015 & 5 yearly

TENANT PROFILE

Caspian UK Group Ltd is one of the largest Burger King franchisees and operates 55 Drive-Thru and High Street Restaurants in the south of England, Midlands and North London.

£53,300 per annum

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

VENDOR'S SOLICITORS

Ronald Fletcher & Co - Tel: 020 7644 7200
Ref: A Virdi Esq - Email: amrit@rfclaw.co.uk

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SITUATION

Occupying a prominent position at the junctions with Belvedere Road and Auckland Road in this attractive residential area which lies some 6 miles south-east of Central London.

PROPERTY

An impressive detached building comprising **Residential Accommodation** planned on the ground, first and second floors together with a loft (restricted head height). The property benefits from a passenger lift (not tested) and large driveway.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

ACCOMMODATION (Floor Plans available on request)

Ground Floor

8 Rooms, Bathroom/WC, 3 WCs
2 Stores, Boiler Room
GIA Approx 2,470 sq ft*

First Floor

7 Rooms (1 with ensuite), 2 WCs
Shower/WC, Bathroom/WC
GIA Approx 1,790 sq ft*

Second Floor

5 Rooms (3 with ensuite), WC
2 Stores, Bathroom/WC
GIA Approx 1,790 sq ft*

Loft

2 Rooms (restricted head height)
– not inspected

Total GIA 6,050 sq ft* plus Loft

*Areas include common parts

Note: There is potential to extend and/or convert the property into either a single family dwelling or a number of self-contained flats, subject to obtaining the necessary consents – Refer to Planning Dept at London Borough of Croydon – Tel: 020 8726 6000.

Vacant Redevelopment Opportunity

The Surveyors dealing with this property are
MATTHEW BERGER and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS

Pinsent Masons – Tel: 0121 623 8639
Ref: T. Eastwood Esq – Email: tom.eastwood@pinsentmasons.com

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SITUATION

Occupying a prominent trading position opposite **Richer Sounds** on this busy stretch of Oxford Road just a short distance from the Town centre shopping facilities on Broad Street and Minster Street.

Reading is a busy commercial and administrative centre located some 35 miles west of Central London with excellent road access via the M4 (J10).

PROPERTY

A large terraced property comprising **2 Ground Floor Double Shops with Basements** plus separate front access to **2 Self-Contained Flats** and rear access via a secure gated yard to **7 Self-Contained Flats** on two upper floors. In addition, there is ample rear parking.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 129-131 (Ground Floor Double Shop and Basement)	Gross Frontage 27'5" Internal Width 25'3" Shop and Built Depth 86'3" Sales Area Approx 2,335 sq ft Store/Office Area Approx 90 sq ft WC Basement (incl 2 Walk in Freezers) Area Approx 825 sq ft	Kanagaratnam Kanendran and Yogarajah Rajmohan (Supermarket t/a Best Foods)	25 years from 29th September 1989	£25,500	Effectively FRI
Nos. 133-135 (Ground Floor Double Shop and Basement)	Gross Frontage 32'10" Internal Width 30'4" Shop and Built Depth 47'4" Sales Area Approx 1,380 sq ft WC Basement Area Approx 690 sq ft	H A Ditta & Sons Limited (Mini Market t/a Adam Superstore)	25 years from 29th September 1989	£23,250	Effectively FRI
First and Second Floor Flats (9 Flats)	8 x 1 Bed, Living/Kitchen, Bathroom/WC 1 x Studio Room incl Kitchen, Bathroom/WC	VACANT			

**£48,750 per annum plus
9 Vacant Flats**

The Surveyors dealing with this property are
MATTHEW BERGER and **NICHOLAS BORD**

TOTAL

**£48,750 plus
9 Vacant Flats**

VENDOR'S SOLICITORS

Pinsent Masons - Tel: 0121 623 8639
Ref: T. Eastwood Esq - Email: tom.eastwood@pinsentmasons.com

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6 WEEK COMPLETION



SITUATION

Located on the main A4136 approximately ½ mile from the centre of Mitcheldean which lies approximately 12 miles west of Gloucester, 16 miles from the M5 (Junction 11) and 6 miles from the M50 (Junction 3).

Fronting the site is **Ladygrove Business Park** hosting a range of post-war commercial buildings.

PROPERTY

This mainly level site is approached via a shared gated driveway and comprises a detached **Industrial Building** of brick construction, an in situ large-vehicular wheel-wash and the remains of a weighbridge together with part of a quarry composed of red Devonian sandstone.

ACCOMMODATION

Site Area

Approx 2.41 Acres

Detached Building:
Open Fronted Section
Area

(Height 19'0")
Approx 1,600 sq ft

Right Hand Section
Ground Floor Area
First Floor Area

Approx 1,296 sq ft
Approx 1,296 sq ft

Total Area

Approx 4,192 sq ft

Plus open sided store

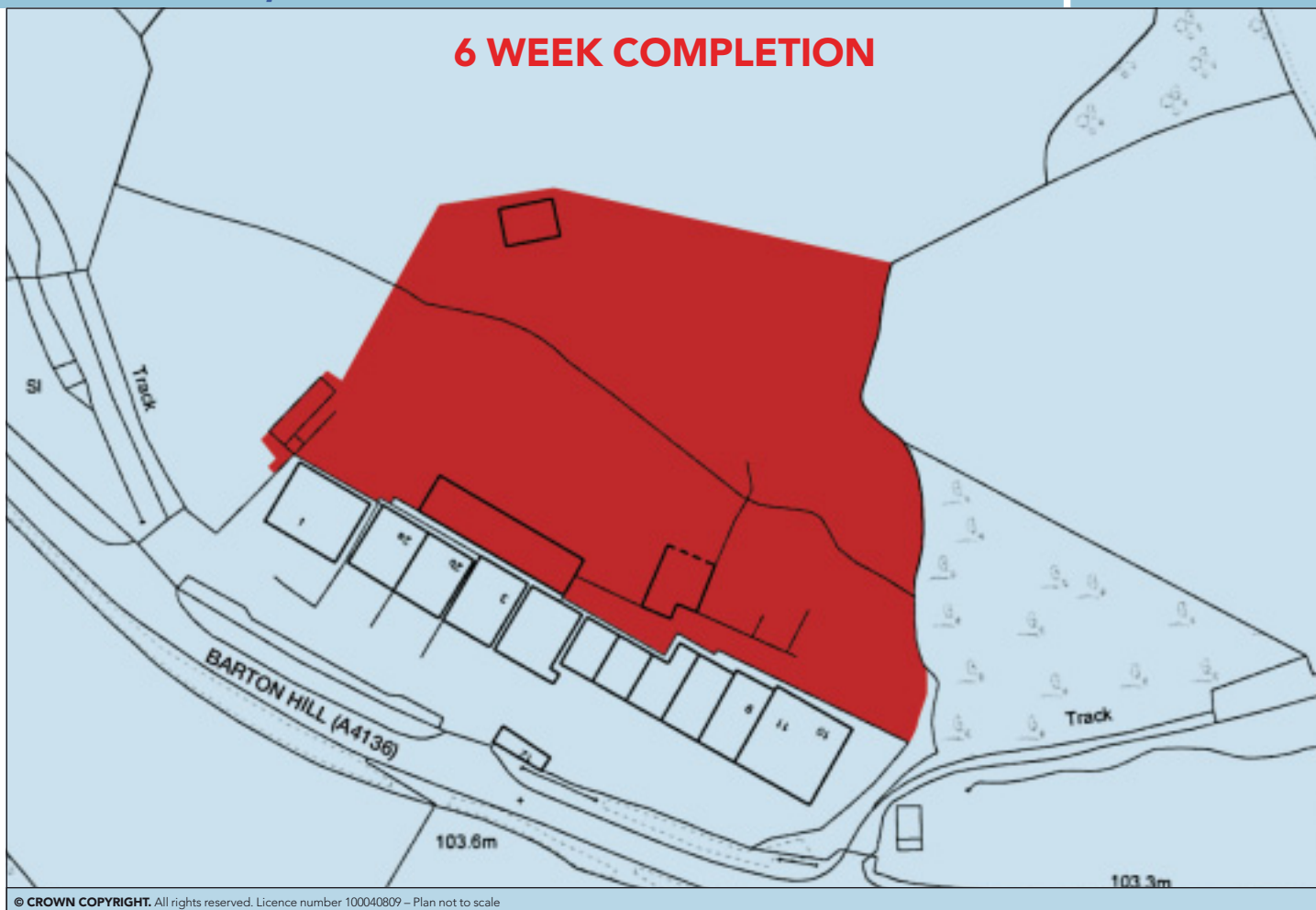
VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION (Please refer to Special Conditions)

Vacant Site

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

6 WEEK COMPLETION



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Note 1: The adjoining owners have a right of access to use the weighbridge (dismantled) and the wheel-wash subject to payment of a fair contribution towards repair and maintenance.

Note 2: Local searches confirm the renewal of planning consent on 9th July 1996 for operational use of the land for the recycling, reclamation, storage and distribution and transfer of waste materials and products to include putrescible waste.

Note 3: There may be potential to redevelop the site as small business units, subject to obtaining the necessary planning consents.

View of adjacent Industrial Estate



JOINT AUCTIONEERS

Whitmarsh Lockhart, Lancaster House, Edison Park, Dorcan Way,
Swindon SN3 3RT. Tel: 01793 541000
Email: ralph@whitmarshlockhart.com Ref: R. Wells, Esq

VENDOR'S SOLICITORS

Eversleys – Tel: 020 7607 0001
Ref: S. Appleman Esq – Email: stuartappleman@eversleys.co.uk



SITUATION

Located at the junction with Salcot Crescent, within this busy Shopping Centre, directly opposite **Calat New Addington Centre**, adjacent to a **Co-Op Funeral Care** and amongst multiples such as **Betfred, Post Office, 99p Stores, Iceland, Greggs** and **William Hill**.

New Addington is located some 4 miles south east of Croydon and 15 miles south of Central London.

PROPERTY

An end of terraced building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** above.

In addition, there is some side land and **gated rear parking space**. The property benefits from use of a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'10"
Internal Width	15'10"
Shop Depth	38'9"
Built Depth	43'9"
WC	

First Floor Flat

3 Rooms, Kitchen, Bathroom/WC*

*Not inspected by Barnett Ross

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **S. Sritharan as a convenience store (Authorised Guarantee Agreement with Martin the Newsagents Ltd)** for a term of 10 years from 1st January 2004 at a current rent of **£13,750 per annum** exclusive.



£13,750 per annum

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

VENDOR'S SOLICITORS

Goodman Derrick - Tel: 020 7404 0606
Ref: A Barker Esq - Email: abarker@gdlaw.co.uk

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6 WEEK COMPLETION



SITUATION

Located between Furzehill Road and Elstree Way in this well established local shopping parade, close to a **NISA Local**, **Londis** and a **Post Office**.

Borehamwood lies approximately 13 miles north west of Central London and is close to Elstree, Radlett and Barnet and benefits from excellent road links with the A1 Barnet by-pass and the M25 (Junction 23).

PROPERTY

A mid terrace property comprising a **Ground Floor Shop** with separate front entrance via a side communal stairway to a **Self-Contained Flat** on first and second floors. In addition, the property benefits use of a rear service road from Arundel Drive to the subject property.

VAT is NOT payable in respect of this Lot

FREEHOLD

£14,300 per annum

The Surveyors dealing with this property are
JONATHAN ROSS and **SOPHIE TAYLOR**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'10"
Internal Width	18'4"
Shop Depth	44'0"
Built Depth	77'3"
Sales Area	Approx 810 sq ft
2 WCs	

First & Second Floor Flat

5 Rooms, Kitchen, Bathroom/WC

TENANCY

The entire property is let on a full repairing and insuring lease to **Ladbrokes Betting & Gaming Ltd (having approx. 2,200 branches)** (T/O for Y/E 31 Dec 2011 £694m, Pre-Tax Profit £111.9m and Net Worth £885.6m) for a term of 15 years from 25th March 2004 at a current rent of **£14,300 per annum** exclusive.

Rent Review & Tenant's Break 2014

Note 1: The lessees have been in occupation for approx. 20 years.

Note 2: The flat is currently occupied by an employee on an AST.

VENDOR'S SOLICITORS

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

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SITUATION

Occupying a prominent trading position at the edge of the pedestrianised section of the High Street, adjacent to **YMCA** and **Salvation Army**, and amongst such multiples as **Pizza Express**, **Prezzo**, **WHSmith**, **Nationwide**, **HSBC** and many others.

Bromsgrove lies some 7 miles south-west of Birmingham enjoying excellent road access via the M42 and M5 motorways.

PROPERTY

An attractive Grade II Listed terraced property comprising a **Ground Floor Shop** with internal access to **Offices** on the 3 upper floors. In addition, the property benefits from rear access to a common service area providing car parking.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	14'9"	Internal Width	12'10"
Shop Depth	43'8"	Built Depth	76'2"
WC			

First Floor Offices Area Approx 570 sq ft plus WC

Second Floor Offices Area Approx 290 sq ft

Third Floor Offices Area Approx 290 sq ft

VAT is NOT payable in respect of this Lot

FREEHOLD

£21,200 per annum

The Surveyors dealing with this property are
JONATHAN ROSS and **MATTHEW BERGER**

TENANCY

The entire property is let on a full repairing and insuring lease to **Countrywide Estate Agents Nominees Ltd** – part of the **Countrywide Group** having approx. 1,300 branches operating under 46 local High Street brands (Holding company is **Countrywide Property Lawyers Ltd** whose T/O for Y/E 31/12/11 was £21m, Pre-Tax Profit £6m and Net Worth £13.2m) for a term of 20 years from 11th May 1988 at a current rent of **£21,200 per annum** exclusive (See Notes 1 & 2).

Note 1: The tenant has been holding over since 2008.

Note 2: The tenant has just served a Section 26 Notice requesting a new 10 year lease from 1st August 2013 at £15,000 p.a. with tenant breaks at years 3, 6 & 9.



VENDOR'S SOLICITORS

Goodman Derrick LLP – Tel: 020 7408 0606
Ref: A. Barker Esq – Email: abarker@gdlaw.co.uk

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SITUATION

Located within this well established parade, close to the junction with Stockwell Road, amongst such occupiers as **Iceland**, **Greggs** and **JenningsBet** and within 100 metres of Stockwell Underground Station (Northern & Victoria Lines). Stockwell is a popular area of London renowned for its cosmopolitan population and fashionable bars and shops which lies within a short distance of Fulham, Kensington and Chelsea.

PROPERTY

Forming part of a terraced retail parade comprising a **Large Ground Floor Shop divided into 3 Units (See Note 1)** and a **Basement** together with use of a rear service road.

ACCOMMODATION

Large Ground Floor Shop

Gross Frontage 41'2"
Internal Width 40'6"
Shop Depth 28'2"
2 WCs

Basement – Not Inspected

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 250 years from 5th July 1999 at a peppercorn ground rent.

TENANCY

The property is let on a repairing and insuring lease to K T Nguyen for a term of 15 years from 5th May 2002 at a current rent of **£25,000 per annum** exclusive.

Rent Review May 2012 (Outstanding – Landlord quoted £32,500 p.a.)

Note 1: The property is currently used as a shoe-repair centre, laundrette and hairdresser, but the Vendor has no knowledge or documentation of any such underlettings.

Note 2: There is a £12,500 Rent Deposit held.

£25,000 per annum

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

VENDOR'S SOLICITORS

Hamblins LLP - Tel: 020 7355 6000
Ref: Ms Yvonne Raymond - Email: yraymond@hamblins.co.uk

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6 WEEK COMPLETION



SITUATION

Bolnore Village is a most attractive new residential development of over 600 homes located to the west of Haywards Heath. The property is situated in the central Village Square in the heart of this growing community adjacent to the Village Primary School. Bolnore Village lies approximately 14 miles north of Brighton and 12 miles south east of Horsham and benefits from good road links via the A272 to the M23 (Junction 11).

PROPERTY

Forming part of a mid-terrace parade comprising a **Ground Floor Supermarket**.

ACCOMMODATION

Ground Floor Supermarket

Gross Frontage	74'3"
Internal Width	72'7"
Shop Depth	50'10"
Sales Area	Approx 2,480 sq ft
Storage Area	Approx 1,190 sq ft

Total Area **Approx 3,670 sq ft**

£57,696 per annum

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

View of one of the residential blocks from the Property



VAT is payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 29th September 2006 at a peppercorn ground rent.

6 WEEK COMPLETION



TENANCY

The property is let on a full repairing and insuring lease to **Somerfield Stores Ltd t/a The Co-Operative Foodstore (See Tenant Profile)** for a term of 25 years from 29th September 2006 at a current rent of **£57,696 per annum** exclusive.

Rent Reviews 2016 and 5 yearly

Tenant's Break 2021

TENANT PROFILE

Somerfield Stores Ltd are now a wholly owned subsidiary of the Co-operative Group Ltd who are the UK's largest mutual business. The Group operates from 4,800 retail trading outlets, employs more than 106,000 people and has an annual turnover of more than £13bn (source: www.co-operative.coop).



VENDOR'S SOLICITORS

Katten Muchin Rosenman LLP – Tel: 020 7776 7645
Ref: G Vollans Esq – Email: gavin.vollans@kattenlaw.co.uk

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4 WEEK COMPLETION



SITUATION

Located at the junction with Hall Street and at the edge of the pedestrianised shopping section of this town centre retail thoroughfare, opposite **Argos**, and amongst such other multiple retailers including **Marks and Spencer, Savers, New Look, Virgin, Claires Accessories** and the **Hardshaw Centre** and opposite the main **Town Centre Car Park** and the **Church Street Shopping Centre**.

St Helens is a major industrial and commercial centre located approximately 12 miles east of Liverpool and 20 miles west of Manchester, having good road access via both the M62 and A580 East Lancashire Road.

PROPERTY

A substantial corner building comprising a **Ground Floor Restaurant** with **Basement** and separate side access to **Office/Storage Accommodation** on the first and second floors.

ACCOMMODATION

Ground Floor Restaurant (approx. 70 covers)

Gross Frontage	35'2"
Return Window Frontage	39'8"
Restaurant Depth	39'4"
Sales Area	Approx 1,490 sq ft
2 WCs	

Basement

Kitchen/Store Area	Approx 1,150 sq ft
--------------------	--------------------

First Floor Office/Storage

Area	Approx 1,120 sq ft
------	--------------------

Second Floor Office/Storage

Area	Approx 1,200 sq ft
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Total Area	Approx 4,960 sq ft
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VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 7th May 1878 at a fixed ground rent of £29.15 p.a.

£23,500 per annum

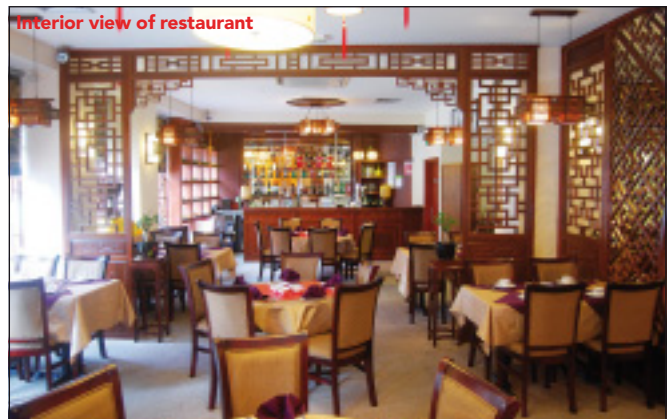
The Surveyors dealing with this property are
STEVEN GROSSMAN and **MATTHEW BERGER**



View along Church Street



Interior view of restaurant



TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Zhi Jian Tan as a Chinese Restaurant** for a term of 20 years from 14th November 2011 at a current rent of **£23,500 per annum** exclusive.

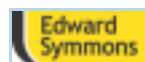
Fixed increase in 2016 to £25,380 p.a.

Rent Reviews and Tenant's Breaks 2021 and 2026

Note 1: There is a £5,250 Rent Deposit held.

Note 2: There may be potential to convert the upper parts to residential use, subject to obtaining possession and the necessary consents.

Note 3: The property sold in our October 2012 auction for £230,000, but the purchaser failed to complete and forfeited their £23,000 deposit.



JOINT AUCTIONEERS
Edward Symmons LLP, 5 St Paul's Square,
Liverpool L3 9SJ Tel: 0151 236 8454. Ref: P. Parker, Esq

VENDOR'S SOLICITORS
Irwin Mitchell LLP - Tel: 0161 838 3124
Ref: Ms Emma Lavery - Email: emma.lavery@irwinmitchell.com

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SITUATION

Located within this attractive square, opposite **Lloyds Pharmacy, Britannia, Greggs, Subway, Timpsons** and others, within the town's main pedestrianised shopping area. Telford lies approximately 30 miles north-west of Birmingham with excellent road communications via the M54 (Junctions 5 & 6).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** on the first floor. There is also a second floor which currently has no access and is treated as 'void' for the purposes of the occupational lease.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'8"	Internal Width	17'3"
Shop Depth	32'6"	Built Depth	43'8"

WC

First Floor

Ancillary Storage Area Approx 570 sq ft

WC

Second Floor – No access

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property (except the second floor) is let on a full repairing and insuring lease to **TUI UK Ltd trading as Thomson (See Tenant Profile)** for a term of 25 years from 24th June 1988 at a current rent of **£18,500 per annum** exclusive.

Note: There is a rent deposit held of £4,625.

TENANT PROFILE

For the Y/E 30/09/11, TUI UK Ltd reported T/O of £3.55bn, Pre-Tax Profit £26m and Negative Net Worth £49m and currently have 453 branches. Ultimate Holding Company is TUI Travel PLC who are one of the world's leading leisure travel companies operating in over 180 countries with more than 30 million customers in 31 key source markets and with over 240 brands. (Source: www.tuitravelplc.com).

£18,500 per annum

The Surveyors dealing with this property are
JONATHAN ROSS and **MATTHEW BERGER**

VENDOR'S SOLICITORS

Goodman Derrick LLP - Tel: 020 7404 0606
Ref: A Barker Esq - Email: abarker@gdlaw.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts

LOT 40

33 Effingham Street, Rotherham,
South Yorkshire S65 1AL

Reserve below
£195,000
(ALMOST 13% GROSS YIELD)



SITUATION

Located in one of the town's principal retail thoroughfares, close to the **Cascades Shopping Centre**, adjacent to **Greggs**, opposite **Boots** and amongst such multiple retailers as **Argos**, **Halifax**, **H. Samuel**, and **NatWest**. Rotherham is located 35 miles south-east of Leeds and 9 miles north-east of Sheffield and enjoying excellent road access via the M18 (Junction 3) and the A1(M) (Junction 36).

PROPERTY

A mid terraced Grade II Listed property comprising a **Ground Floor Bank** with internal access to **Ancillary Accommodation** at mezzanine and first floor level.

ACCOMMODATION*

Ground Floor Bank

Gross Frontage	17'5"
Internal Width	13'11"
Built Depth	43'3"

Mezzanine Floor Area	Approx	170 sq ft
First Floor Area	Approx	457 sq ft

*Not inspected by Barnett Ross

VAT is payable in respect of this Lot

FREEHOLD

£25,250 per annum

The Surveyors dealing with this property are
JONATHAN ROSS and **MATTHEW BERGER**

View from the Property



TENANCY

The entire property is let on a full repairing and insuring lease to **Yorkshire Building Society t/a Barnsley Building Society (see Tenant Profile)** for a term of 25 years from 29th September 1989 at a current rent of **£25,250 per annum** exclusive.

TENANT PROFILE

Yorkshire Building Society is the second largest building society in the UK with 3.5 million members and assets of approximately £33 billion. In 2008 the Barnsley Building Society merged with the Yorkshire Building Society (Source: www.ybs.co.uk).

LEWIS & PARTNERS

JOINT AUCTIONEERS

Lewis & Partners, 15/19 Cavendish Place,
London W1G 0QE. Tel: 020 7580 4333

Ref: S. Raingold, Esq – Email: stephenraingold@lewisandpartners.com

VENDOR'S SOLICITORS

Katten Muchin Rosenman LLP - Tel: 020 7776 7645
Ref: G. Vollans Esq - Email: gavin.vollans@kattenlaw.co.uk

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SITUATION

Occupying a prominent trading position in the pedestrianised section of this busy town centre amongst such multiple traders as **Boots, Marks and Spencer, WHSmith, NatWest, Evans, ShoeZone, River Island** and many others.

Carlisle is the largest shopping centre in Cumbria with excellent road access via the M6 (J43 & J44).

PROPERTY

A terraced property comprising a **Ground Floor Shop** with internal access to **Sales and Ancillary Accommodation** at first floor and **Ancillary Accommodation** on second and third floors.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'4"
Internal Width	17'0"
Shop Depth	57'4"
Built Depth	61'2"

First Floor Sales Area

Approx 320 sq ft

First Floor Store Area

Approx 425 sq ft plus WC

Second Floor Ancillary Area

Approx 410 sq ft

Third Floor Ancillary Area

Approx 270 sq ft*

*Not inspected by Barnett Ross

VAT is payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Greenwoods Menswear Ltd (See Tenant Profile)** for a term of 5 years from 31st January 2011 (**in occupation since 1977**) at a current rent of **£50,000 per annum** exclusive.

TENANT PROFILE

Greenwoods Menswear were established in 1860 with their first shop in Bradford.

Renowned for high quality tailoring they now operate 85 stores mainly in the Midlands, East Anglia and the North of England.

Greenwoods hirewear brand, 1860 Suit Hire, is now the U.K.'s second largest retailer of suit hire.

Visit their website on www.greenwoodsonline.com

Note 1: The Rateable Value is £65,500.

Note 2: The tenants have informed us that they have recently spent £90,000 refitting the shop including new wiring and fire alarm system and converting the first floor to a further sales area and that the store is their 4th best performing unit.

Note 3: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

£50,000 per annum

The Surveyors dealing with this property are
JONATHAN ROSS and **MATTHEW BERGER**



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VENDOR'S SOLICITORS

Hamblins LLP - Tel: 020 7355 6000
Ref: C. Maxwell Esq - Email: cmaxwell@hamblins.co.uk

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LOTS
42&43

Units 2 and 3,
48-50 High Street, Rushden,
Northamptonshire NN10 0PJ

To be offered as
2 separate lots

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position on this busy High Street amongst such multiple traders as **Superdrug, Greggs, Store 21, Argos, HSBC, WHSmith, Nationwide, NatWest** and many others.

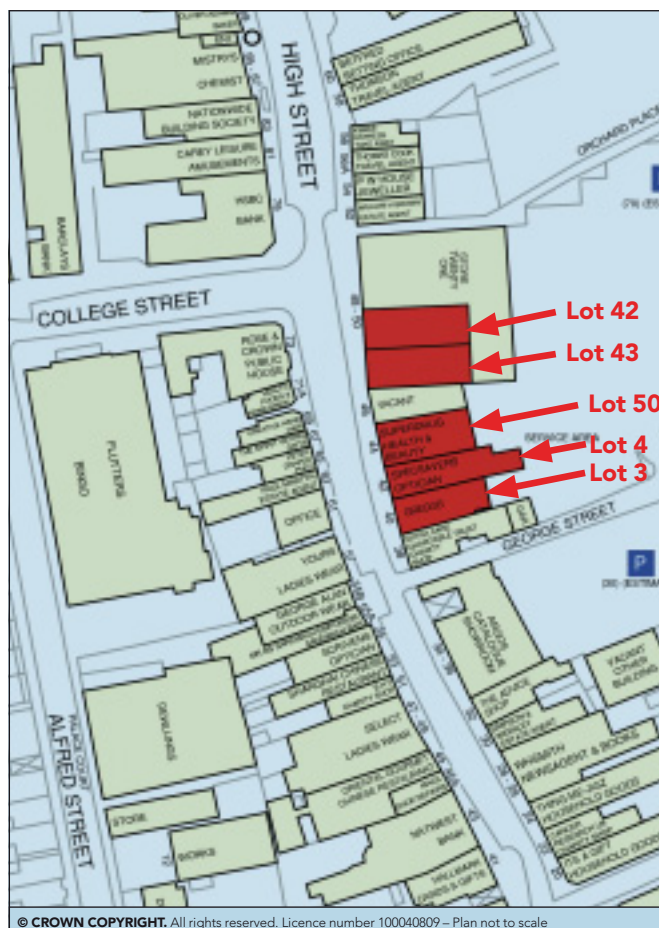
There is a pay and display car park behind the properties. Rushden lies just off the A45 some 5 miles east of Wellingborough, 10 miles south-east of Kettering and 17 miles east of Northampton.

PROPERTIES

A mid-terraced building comprising **2 intercommunicating Ground Floor Shops** each with internal access to **Ancillary Accommodation** at first floor level.

VAT is payable in respect of these Lots

FREEHOLD



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The Surveyors dealing with these properties are
MATTHEW BERGER and **NICHOLAS BORD**



TENANCIES AND ACCOMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 42 Reserve below £250,000	Unit 2 (Ground Floor Shop and First Floor Ancillary)	Ground Floor Shop Gross Frontage 20'4" Internal Width 20'2" Shop Depth 84'4" Built Depth 120'0" Sales Area Approx 1,480 sq ft Store Area Approx 600 sq ft WC First Floor Ancillary Area Approx 1,080 sq ft	Co-Operative Group (CWS) Limited (See Tenant Profile)	25 years from 25th December 1992	£23,300	FRI
Lot 43 Reserve below £250,000	Unit 3 (Ground Floor Shop and First Floor Ancillary)	Ground Floor Shop Gross Frontage 20'4" Internal Width 20'2" Shop Depth 84'4" Built Depth 120'0" Sales Area Approx 1,690 sq ft Store Area Approx 600 sq ft WC First Floor Ancillary Area Approx 1,180 sq ft	Co-Operative Group (CWS) Limited (See Tenant Profile)	25 years from 25th December 1992	£22,700	FRI

TENANT PROFILE

The Co-Operative Group is the UK's largest mutual business. The Group operates from 4,800 retail trading outlets, employs more than 106,000 people and has an annual turnover of more than £13bn (source: www.co-operative.coop).

Note 1: The properties have been sub-let t/a Store 21.

Note 2: The properties intercommunicate with the adjoining shops at ground floor level.

VENDOR'S SOLICITORS

Comptons - Tel: 020 7482 9500
Ref: S. Compton Esq - Email: sc@comptons.co.uk

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6 WEEK COMPLETION



SITUATION

Located in a prominent position on this busy retail thoroughfare within half a mile of the City Centre. Inverness is regarded as the Capital City of the Scottish Highlands being close to Loch Ness and serving as the main transport hub for the many tourists visiting the Highlands each year.

PROPERTY

Forming part of a mid-terraced building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

GIA Approx. 1,154 sq ft (Not inspected by Barnett Ross. Area supplied by Vendor.)

VAT is NOT payable in respect of this Lot

FEU HOLD (Scottish equivalent to English Freehold)

TENANCY

The property is let on a full repairing and insuring lease to **Ladbrokes Betting & Gaming Ltd (having approx. 2,200 branches)** (T/O for Y/E 31 Dec 2011 **£694m, Pre-Tax Profit £111.9m and Net Worth £885.6m**) for a term of 15 years from 18th November 2012 at a current rent of **£12,500 per annum** exclusive.

**Rent Reviews (to the higher of OMV or RPI)
Tenant's Breaks 2017 and 2022**

Note: We have been informed that at the time of printing the tenant is due to start fitting out shortly and have indicated they will commence trading by the end of February 2013.

£12,500 per annum

The Surveyors dealing with this property are
MATTHEW BERGER and **NICHOLAS BORD**

VENDOR'S SOLICITORS

Burness Paull and Williamsons LLP - Tel: 0141 273 6788
Ref: D. Syme Esq - Email: david.syme@burnesspaull.com

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6 WEEK COMPLETION



SITUATION

Occupying a busy trading position on this main A82 amongst a host of multiple traders including **Black & Lizars, Greggs, Betfred, Co-op** and **Lloyds TSB** being only 3 miles from the city centre. Anniesland Rail Station is closeby. Glasgow is Scotland's largest city with excellent road communications with the M8 leading directly to Edinburgh some 45 miles to the east and also the M74 which links to the north of England.

PROPERTY

Located on the ground floor of a four storey traditional sandstone fronted building which forms part of a terraced parade comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	14'6"
Internal Width	13'4"
Built Depth	35'3"
WC	

VAT is NOT payable in respect of this Lot

FEUHOLD (Scottish equivalent to English Freehold)

£11,000 per annum

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

TENANCY

The property is let on a full repairing and insuring lease to **Forthbrae Ltd t/a Sunset Beach (Tanning Salon) (having 15 branches)** for a term of 10 years from 24th June 2009 at a current rent of **£11,000 per annum** exclusive.

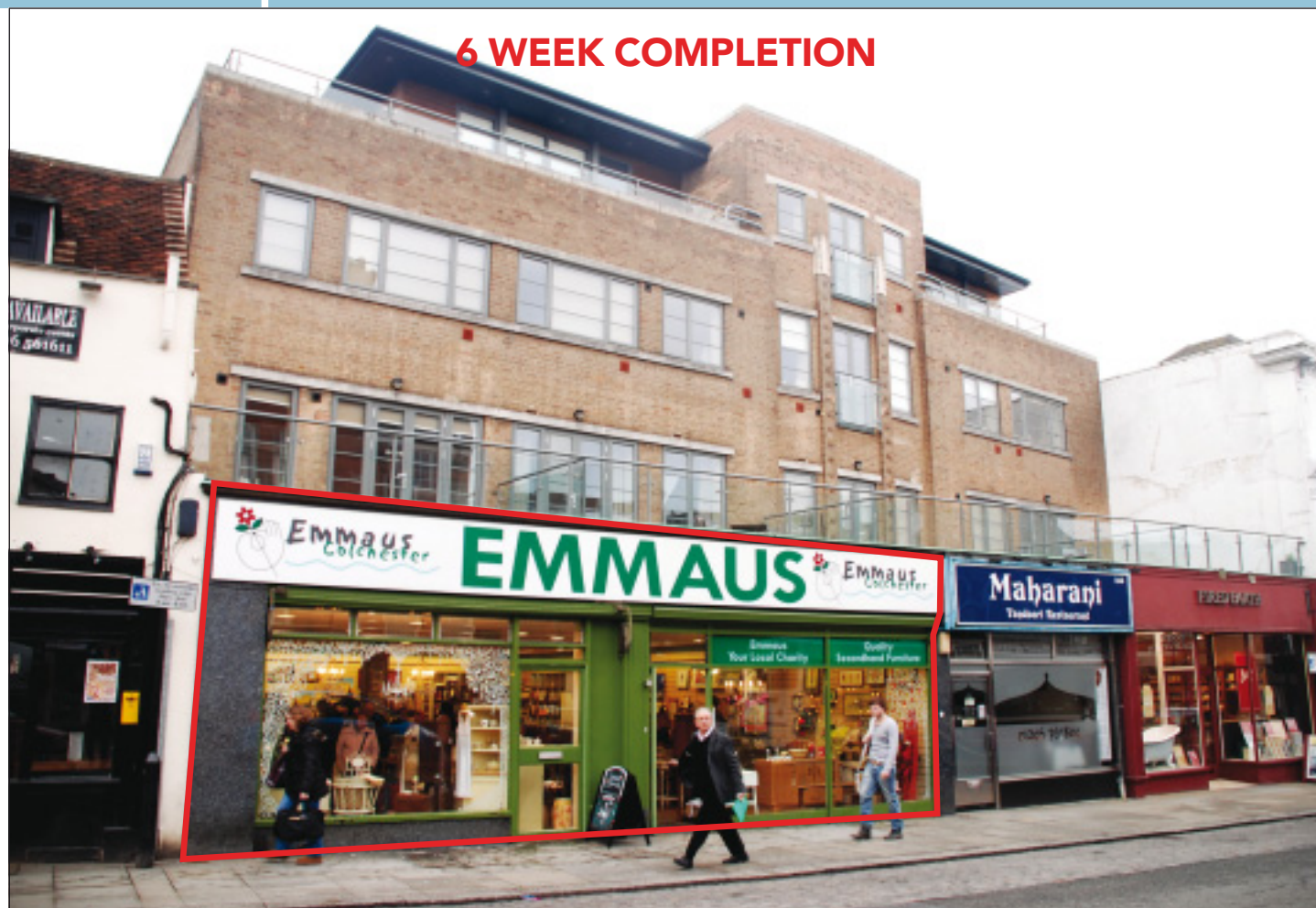
Rent Review & Tenant's Break 2014



JOINT AUCTIONEERS
SVA, 13 Great King Street, Edinburgh EH3 6QW
Tel: 0131 624 6640 Ref: S. Vigers Esq

VENDOR'S SOLICITORS
Levy & McRae - Tel: 0141 307 2311
Ref: Ms Sanjana Menon - Email: sanjanamenon@lemac.co.uk

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SITUATION

In the heart of the town centre close to Colchester Castle and amongst such multiples as **Fired Earth, Café Rouge, Marks & Spencer, McDonalds** and **Santander**.

Colchester lies on the main A12 between Chelmsford and Ipswich enjoying excellent road links with the M25 (J28) whilst being only 28 miles from the port of Felixstowe.

PROPERTY

Forming part of a mid-terraced building comprising a **Ground Floor Double Shop**.

VAT is payable in respect of this Lot

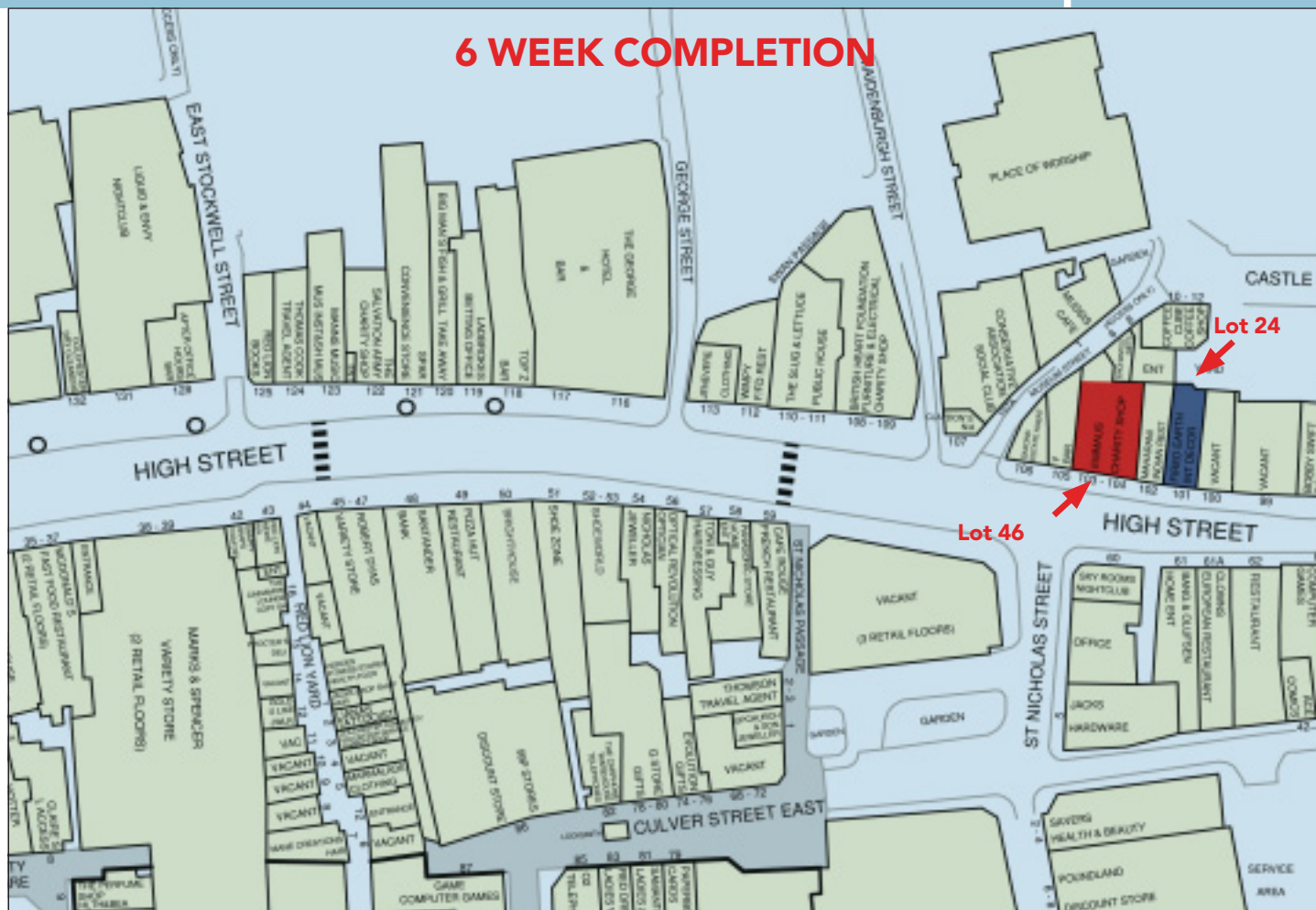


TENURE

Leasehold for a term of 999 years from completion at a fixed ground rent of £100 p.a.

£20,000 per annum

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



ACCOMMODATION

Ground Floor Double Shop

Gross Frontage	35'3"
Internal Width	33'2"
Shop Depth	39'8"
Built Depth	53'6"
WC	
Sales Area	Approx 1,280 sq ft
Rear Store/Kitchen/Office Area	Approx 375 sq ft

Total Area **Approx 1,655 sq ft**

TENANCY

The property is let on a full repairing and insuring lease (subject to a capped service charge of £350 p.a. linked to RPI and a brief photographic schedule of condition) to **Emmaus Colchester as a Charity Shop** for a term of 5 years from 15th September 2012 (**in occupation since 2009**) at a current rent of **£20,000 per annum** exclusive (**See Note 1**).

Tenant's Breaks 2015 and 2016

Note 1: The rent is currently £19,000 rising to £19,500 in September 2013 and to £20,000 in September 2014, therefore, the Vendor will make up the rent shortfall on completion.

Note 2: The lease is excluded from sections 24-28 of the Landlord & Tenant Act 1954.

Note 3: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.



JOINT AUCTIONEERS
Morley Riches & Ablewhite, 4 Kings Court, Newcomen Way,
Severalls Industrial Park, Colchester CO4 9RA
Tel: 01206 505 707 Ref: J. Ablewhite, Esq

VENDOR'S SOLICITORS
Hamblins LLP - Tel: 020 7355 6000
Ref: C. Maxwell, Esq - Email: cmaxwell@hamblins.co.uk

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LOT 47

Unit 6 Abney Court,
230/240 Stoke Newington High Street,
London N16 7HU

Reserve Below
£275,000

ON BEHALF OF AMSPROP ESTATES LIMITED



SITUATION

Located within this modern retail/residential development on the busy A10 at the junction with Northwold Road and Stamford Hill close to a **Pizza Hut** and within easy walking distance of Stoke Newington Rail Station.

Stoke Newington is a thriving cosmopolitan residential area located 1 ½ miles from Dalston and Hackney and 5 ½ miles north east of Central London.

PROPERTY

A prominent corner property with excellent window frontage comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Total Frontage	72'7"
Internal Width	38'4" max.
Shop Depth	26'7" max.
Sales Area	Approx 870 sq ft
WC	

VAT is NOT payable in respect of this Lot

£25,000 per annum

The Surveyors dealing with this property are
JONATHAN ROSS and **SOPHIE TAYLOR**

TENURE

Leasehold for a term of 999 years from 30th March 1994 at a peppercorn.

TENANCY

The property is let on a full repairing and insuring lease to **S Goudzil as a convenience store and delicatessen** for a term of 15 years from 10th July 2003 at a current rent of **£25,000 per annum** exclusive.

Rent Review 2015

Note: There is a £10,000 rental deposit held.



VENDOR'S SOLICITORS

Wortley Byers – Tel: 01277 268398
Ref: A. Cane, Esq – Email: acane@wortleybyers.co.uk

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SITUATION

Located within this well established parade, close to the junction with Stockwell Road and amongst such multiples as **Iceland**, **Greggs** and **JenningsBet** and within 100 metres of Stockwell Underground Station (Northern & Victoria Lines). Stockwell is a popular area of London renowned for its cosmopolitan population and fashionable bars and shops which lies within a short distance of Fulham, Kensington and Chelsea.

PROPERTY

Forming part of a terraced retail parade comprising a **Ground Floor Café**.

ACCOMMODATION

Ground Floor Café

Gross Frontage	18'7"	Internal Width	17'9"
Shop Depth	32'1"	Built Depth	44'7"
Store Area	Approx	130 sq ft	
WC			

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 250 years from 5th July 1999 at a peppercorn ground rent.

TENANCY

The property is let on a repairing and insuring lease to **Elizabeth Berhane as a Café** for a term from 6th February 2012 to 24th March 2017 (Outside s. 24-28 of L&T Act 1954) at a current rent of **£15,000 per annum** exclusive.

Note 1: There is a £3,750 Rent Deposit held.

Note 2: The shop has traded as a cafe for a number of years.



£15,000 per annum

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

VENDOR'S SOLICITORS

Hamblins LLP – Tel: 020 7355 6000
Ref: Ms Yvonne Raymond – Email: yraymond@hamblins.co.uk

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SITUATION

Located at the junction with Devonshire Place amongst a variety of established businesses and multiples such as **Cheshire Building Society** and **Coral** and within yards of a free car park and in walking distance of the main retail area on Church Street.

Runcorn is an important commercial centre lying some 15 miles south-east of Liverpool and is accessible via the M56 (Junction 12).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop (with A2 Use)** and internal access to **Offices** at first floor level.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor Shop (with A2 use)

Gross Frontage	13'0"
Internal Width	12'4"
Shop Depth	28'8"
Built Depth	35'11"

First Floor Offices

Area	Approx 345 sq ft
WC	

FREEHOLD offered with FULL VACANT POSSESSION

Note: The adjoining building (No. 72 High Street) is currently under offer at £6,500 p.a.

Vacant Shop & Upper Part

The Surveyors dealing with this property are
NICHOLAS BORD and **MATTHEW BERGER**



JOINT AUCTIONEERS
GVA, Mercury Court, Tithebarn Street, Liverpool L2 2QP
Tel: 0151 471 6746. Ref: R. Peters Esq

VENDOR'S SOLICITORS
Butcher & Barlow LLP - Tel: 01928 576 056
Ref: J. Whitaker Esq - Email: jwhitaker@butcher-barlow.co.uk

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SITUATION

Occupying a prominent trading position on this busy High Street adjacent to **Specsavers** and amongst such other multiple traders as **Greggs, Store 21, Argos, HSBC, WHSmith, Nationwide, Natwest** and many others.

There is a pay and display car park behind the property. Rushden lies just off the A45 some 5 miles east of Wellingborough, 10 miles south-east of Kettering and 17 miles east of Northampton.

Refer to Lots 42 and 43 for Goad Plan

PROPERTY

A terraced property comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	25'6"
Internal Width	24'11"
Shop and Built Depth	76'50
Sales Area	Approx 1,890 sq ft
WC	

First Floor Ancillary

Area	Approx 1,300 sq ft
------	--------------------

£40,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

VAT is payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Superdrug Stores PLC (having over 900 branches) (T/O for Y/E 31/12/11 £1.05bn, Pre-Tax Profit £5.5m and Net Worth £124.7m)** for a term of 25 years from 26th February 1993 at a current rent of **£40,000 per annum** exclusive.

Rent Review February 2013



VENDOR'S SOLICITORS

Comptons - Tel: 020 7482 9500
Ref: S. Compton Esq - Email: sc@comptons.co.uk

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SITUATION

Located at the junction of Berkshire Road and Upper College Ride within this modern shopping precinct anchored by a **Spar Supermarket** and hosting a number of good local traders (Chemist, Butcher, Hairdresser) and take-aways, all serving the surrounding residential area. Camberley lies midway between Farnborough and Bracknell with excellent road access via the A30 and the M3 (Junction 4).

PROPERTY

An end of terrace property comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** above. The property also includes an **Advertising Hoarding** to the flank wall.



View from the Property

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'6" Internal Width 15'1" Shop Depth 32'11" Built Depth 47'11" WC	VACANT			
First Floor Flat	Not Inspected	Individual	125 years 25th December 2012	£100	FRI
Advertising Hoarding	48 sheet advertising hoarding	Palmtree Enterprises Ltd	99 years from completion	Peppercorn	
TOTAL				£100 plus Vacant Shop	

Vacant Shop

The Surveyors dealing with this property are
MATTHEW BERGER and **JONATHAN ROSS**

VENDOR'S SOLICITORS

DWFM Beckman - Tel: 020 7872 0023
Ref: M. Brahams Esq - Email: malcolm.brahams@dwfmbeckman.com

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SITUATION

Located near to the junction with Selhurst Road and within close proximity to Norwood Junction Rail Station and South Norwood Recreation Ground and served by the varied shopping facilities in High Street and Portland Road. South Norwood lies approximately 10 miles south-east of central London.

PROPERTY

An impressive detached building (GIA Approx 4,150 sq ft) being the former residence of Sir Arthur Conan Doyle comprising **Residential Accommodation** planned on the ground, first and second floors together with **Basement Store**. The property includes an **approx. 235 ft long Rear Garden**, carriage driveway, Garage, UPVC double glazing and gas central heating (not tested).

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

ACCOMMODATION

(Floor Plans available upon request)

Ground Floor

5 Rooms (1 with ensuite Shower/WC), Dining Room leading to Kitchen, Laundry, Shower/WC, sep. WC, Garage

Basement

Store

First Floor

5 Rooms (3 with ensuite WC), Bathroom/WC

Second Floor

4 Rooms (each with ensuite WC), Bathroom/WC

Note: There is potential to extend and/or convert the property into either a single family dwelling or a number of self-contained flats, subject to obtaining the necessary consents - Refer to Planning Dept at London Borough of Croydon - Tel: 020 8726 6000.

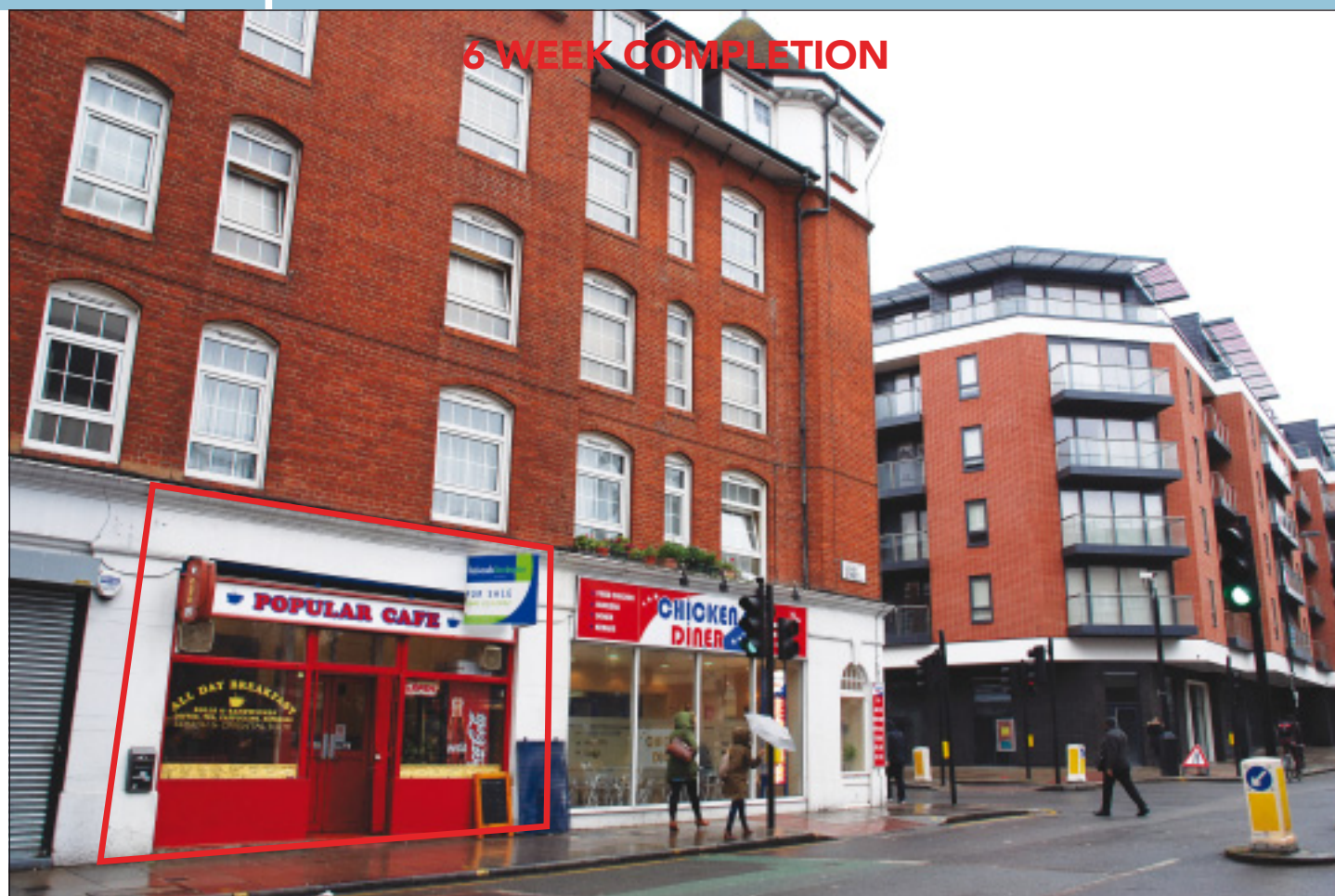
Vacant Redevelopment Opportunity

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS

Pinsent Masons - Tel: 0121 623 8639
Ref: T. Eastwood Esq - Email: tom.eastwood@pinsentmasons.com

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6 WEEK COMPLETION

SITUATION

Located close to the junction with Central Street on this link road between Goswell Road and City Road within this mixed commercial and residential area **directly opposite the Thistle City Barbican Hotel and close to the substantial Central Square residential development currently under construction.**

Clerkenwell lies midway between Islington and the City of London and well served by public transport being within close proximity to Old Street Station (Mainline and Northern Line).

PROPERTY

Forming part of a mid terraced building comprising a **Ground Floor Café.**

ACCOMMODATION

Ground Floor Café

Gross Frontage	18'8"
Internal Width	17'1"
narrowing to	14'0"
Shop Depth	26'6"
Built Depth	32'1"
WC	

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 1st October 2007 at a peppercorn ground rent.

TENANCY

The property is let on a repairing and insuring lease to **W. Palomeno and D. Palomeno as a Café** for a term from 30th May 2003 to 23rd June 2014 at a current rent of **£11,500 per annum** exclusive.

Rent Review 21st June 2014.

Note: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

£11,500 per annum

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

VENDOR'S SOLICITORS

Hamblins LLP – Tel: 020 7355 6000
Ref: C. Maxwell Esq – Email: cmaxwell@hamblins.co.uk

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View Opposite the Property



6 WEEK COMPLETION



SITUATION

Occupying a busy trading position opposite **One-Stop** and **Boots** and close to **Ladbroke's**, **Nationwide** and **Coral** serving the surrounding residential area.

Margate is an established coastal resort town located on the North Kent coast some 16 miles north-east of Canterbury, 22 miles North of Dover and is easily accessible via the M2 which links to the A299.

PROPERTY

Forming part of a terraced building comprising **2 Ground Floor Shops**.

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 2008 at a peppercorn ground rent.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 137 (Ground Floor Shop)	Gross Frontage 16'9" Internal Width 15'0" Widening to 18'4" Shop Depth 54'10" Built Depth 74'2" Rear Store Area Approx 160 sq ft WC	C & C Parker (Household Goods)	10 years from 8th April 2011	£8,500	FRI Rent Review 2016
No. 139 (Ground Floor Shop)	Gross Frontage 19'11" Internal Width 18'10" Shop Depth 44'5" Built Depth 62'10" Rear Store/Office Area Approx 325 sq ft External Store 75 sq ft External WC	Riggs Ltd (Outdoor wear)	10 years from 25th December 2007 (In occupation for 12 years)	£8,500	FRI
TOTAL				£17,000	

£17,000 per annum

The Surveyors dealing with this property are
MATTHEW BERGER and **NICHOLAS BORD**

VENDOR'S SOLICITORS

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

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**GROUND RENT INVESTMENT
4 WEEK COMPLETION**



229/235 Knowsley Road

SITUATION

Located at the junction with Hornby Road and benefitting from good road links via the A565 and the A5036 to the M57 and the M58 motorways (Junction 1). The properties are within close proximity to Bootle New Strand Rail Station and approximately 4 miles from Liverpool City centre.

PROPERTY

Comprising a total of **9 buildings** within 2 adjacent parades offering a mix of Commercial and Residential accommodation.



232-240 Knowsley Road

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 229/235 (odd)	4 Buildings	R. Wolfenden	999 years from 25th March 1895	£12.50	FRI
No 232/240 (even)	5 Buildings	E. Tomley	999 years from 25th March 1897	£3.50	FRI
TOTAL				£16	

£16 per annum

The Surveyors dealing with this property are
JONATHAN ROSS and **MATTHEW BERGER**

VENDOR'S SOLICITORS

174 Law – Tel: 0151 647 7372

Ref: R. Kendall Esq – Email: robin.kendall@174law.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 £350 (including VAT) upon exchange of contracts

GROUND RENT INVESTMENT 4 WEEK COMPLETION



SITUATION

Located at the junction with Hawthorne Road and benefitting from good road links via the A565 and the A5036 to the M57 and the M58 motorways (Junction 1). The properties are within close proximity to Bootle New Strand Rail Station and approximately 4 miles from Liverpool City Centre.

PROPERTY AND ACCOMMODATION

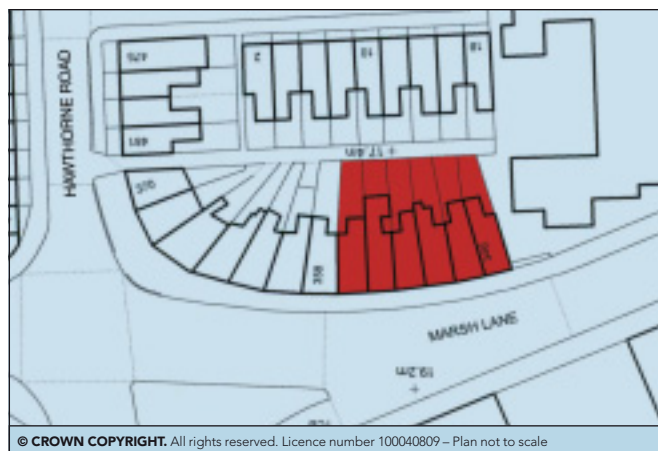
Comprising a total of **6 buildings** within a parade offering a mix of Commercial and Residential accommodation.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to P. Ascroft for a term of 999 years from 25th March 1900 at a fixed ground rent of **£19.50 per annum** exclusive.



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£19.50 per annum

The Surveyors dealing with this property are
JONATHAN ROSS and **MATTHEW BERGER**

VENDOR'S SOLICITORS

174 Law – Tel: 0151 647 7372

Ref: R Kendall Esq – Email: robin.kendall@174law.co.uk

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6 WEEK COMPLETION



SITUATION

Located on the main A410 Uxbridge Road at the junction with Clamp Hill and Kenton Lane under ¼ mile from Stanmore Town Centre within this highly sought after residential area enjoying easy access to Hatch End, Bushey, Harrow and also the M1 (Junction 4).

PROPERTY

A **large first floor 1 bedroom flat** forming part of a luxury development of 14 flats built in 2009 enjoying 1 designated parking space via a secure gated entrance, Video entryphone, 10 person passenger lift, Gas Central Heating, Private Balcony, Communal Garden & Communal Roof Terrace.

ACCOMMODATION

First Floor Flat – GIA Approx 715 sq ft

Entrance Hall with storage cupboard (housing Megaflo)

Cloakroom with low level WC

Lounge/Dining Room 13'2" x 19'4"

Kitchen with Aeg double oven and Hob, plus Dishwasher & Washing Machine 8'8" x 9'10"

Bedroom with built-in wardrobe 13'6" x 16'2"

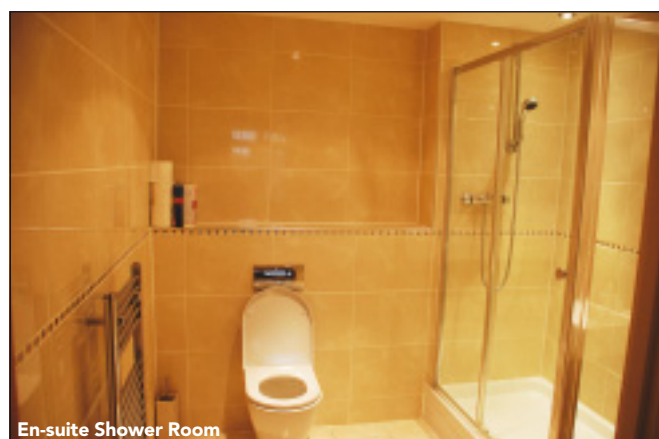
En-Suite Shower Room with double shower cubicle & low level WC 7'5" x 7'8"

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 125 years from 29th September 2008 at a current ground rent of £350 p.a. rising by £350 every 25 years (Plus share of Freehold).

Offered with FULL VACANT POSSESSION



En-suite Shower Room

Large 1 Bed Flat

The Surveyors dealing with this property are
JONATHAN ROSS and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS

Vyman Solicitors - Tel: 020 8427 9080
Ref: Ms Jaymini Ghelani - Email: jaymini.ghelani@vyman.co.uk

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6 WEEK COMPLETION

SITUATION

Occupying a prominent position close to the junction with Lottbridge Drive serving the surrounding residential area being near to Hampden Park (Sussex) Railway 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 15 miles west of Hastings.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** at first and second floor level. In addition, the property benefits from a small rear yard.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'6" Internal Width 11'3" Narrowing to 8'11" at rear Shop Depth 16'8" Built Depth 32'11" WC				VACANT
First & Second Floor Flat	Not Inspected	Individual	125 years from 29th September 2003	£50	FRI

Vacant Shop

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

JOINT AUCTIONEERS
Clifford Dann, Albion House, Albion Street, Lewes,
East Sussex BN7 2NF. Tel: 01273 407 902. Ref: J O'Meara Esq
VENDOR'S SOLICITORS
Cree Godfrey & Wood - Tel: 020 8883 9414
Ref: G. Wigmore Esq - Email: gw@creegodfreyandwood.co.uk

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6 WEEK COMPLETION



SITUATION

Located in this sought after residential area close to the junction with Tamworth Park, just off Commonside East and Mitcham Common, within easy reach of Mitcham Eastfields Mainline Station and only ½ mile from the multiple shopping facilities in London Road and Upper Green East. Mitcham lies on the A217 between Streatham and Carshalton under 8 miles south of Central London and 11 miles north of the M25 (Junction 8).

PROPERTY

A mid terraced **3 Bedroom House** planned on ground and first floors with off-street parking at the front for 2 cars plus a rear garden and dilapidated Garage accessed from the rear. There are uPVC windows throughout, gas CH (not tested), and potential to extend into the loft space subject to planning.

ACCOMMODATION

Ground Floor

Living Room	11'4" x 14'10" opening to
Dining Room	11'0" x 12'6" opening to
Kitchen/Breakfast Room	16'8" x 8'0" (No fitments)
Utility Room	6'4" x 9'5"
Sep WC (No sanitaryware)	

First Floor

Bedroom 1	10'11" x 15'4"
Bedroom 2	10'11" x 12'6"
Bedroom 3	9'6" x 6'5"
Bathroom/WC	

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Vacant House

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

VENDOR'S SOLICITORS

Clarke Wilmott LLP - Tel: 0845 209 1133
Ref: Ms Zoe Webb - Email: zoe.webb@clarkewillmott.com

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6 WEEK COMPLETION



SITUATION

Located close to the junction with Worcester Crescent in this popular location being in the catchment area for both Courtland Primary School (directly opposite) and Mill Hill County School. The local shopping amenities in Mill Hill Broadway, which includes the Main Line train connection to central London via Mill Hill station, are approximately 1 mile distant. In addition, the open green spaces of Moat Mount and Scratch Wood are within close proximity. Mill Hill is a popular and sought after north-west London suburb with easy access to the A1 and the M1 (Junction 4).

PROPERTY

An **unmodernised semi-detached 2 bed house** with a 38ft street frontage. The property benefits from gas central heating (not tested), a detached garage, off-street parking, front garden and a 42ft rear garden.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Unmodernised Vacant 2 Bed House with Development Potential

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

ACCOMMODATION*

Ground Floor

Front Room 1	12'0" x 22'10"
Front Room 2	12'1" x 11'2"
Room 3/Hall	12'1" x 11'1"
Kitchen	7'11" x 6'0"
Bathroom/WC	5'8" x 9'11"

First Floor

Bedroom 1	11'4" x 12'3"
Bedroom 2	9'4" x 11'4"

Total GIA Approx 905 sq ft

Plus detached Garage

*Room sizes to maximum points

Note 1: There is potential to substantially extend the property to create a 4/5 bed house, subject to obtaining the necessary consents.

Note 2: We are advised by the Vendor that the oak tree in the rear garden is not subject to a Tree Preservation Order.

VENDOR'S SOLICITORS

Carpenters Rose – Tel: 020 8906 0088
Ref: A. Rose Esq – Email: apr@carpentersrose.co.uk

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4 WEEK COMPLETION



SITUATION

Located opposite a parade of shops in Gale Street, in a popular residential area approximately 1 mile from Dagenham Town Centre and within easy walking distance of Becontree Underground Station (District Line). The property benefits from good road links via the A13 to the M25 (12 miles) and Central London (12 miles).

PROPERTY

A large end of terrace **6 Bed House** (previously 2 separate houses) with a modern uPVC conservatory, doors and windows and fitted carpets. In addition the property benefits from gas central heating (not tested) and front and side off-street parking for up to 6 vehicles.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor

Front Lounge
Rear Dining Room
Conservatory
Kitchen
Front Bedroom with ensuite Shower/WC

First Floor

5 Bedrooms, Bathroom/WC plus separate WC

GIA Approx 2,100 sq ft

FREEHOLD offered with FULL VACANT POSSESSION

Note: A 3 bed house at No. 107 Sheppey Road sold for £172,500 in February 2012.

Vacant 6 Bed House

The Surveyors dealing with this property are
JOHN BARNETT and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS

DWF LLP - Tel: 0151 907 3000

Ref: Ms Katharine Lawrenson - Email: katharine.lawrenson@dwf.co.uk

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4 WEEK COMPLETION



SITUATION

Located in this well established parade, close to the junction with Seven Sisters Road, in this popular residential area being within close proximity to Finsbury Park Mainline, Underground and Bus Stations and Arsenal's Emirates Stadium.

ACCOMMODATION

Ground Floor

Front & Rear Open Plan Office,
Kitchen, Disabled WC

Net Internal Area	Approx	725 sq ft
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First Floor

1 Room – Net Internal Area	Approx	290 sq ft
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First Floor Back Addition

1 Room – Net Internal Area	Approx	105 sq ft
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Second Floor

2 Rooms – Net Internal Area	Approx	290 sq ft
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Second Floor Back Addition

Shower Room/WC

Third Floor

1 Room – Net Internal Area	Approx	170 sq ft
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Total Net Internal Area	Approx	1,580 sq ft
(Total Gross Internal Area)	Approx	2,255 sq ft

PROPERTY

A mid terraced building laid out as **Offices (See Note 1)** planned on the Ground and 3 Upper Floors.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note 1: The property had been used since at least 1998 by the 'Islington Law Centre' as offices although the property may be A2 use. Refer to Planning Department at London Borough of Islington – 020 7527 2000.

Note 2: There is potential to create separate front access to the upper parts, enlarge the third floor and convert part or all of the property into Residential Use, subject to obtaining the necessary consents.

Note 3: The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of 2.75% of the purchase price in respect of the Vendor's costs.

Vacant Office Building with Potential Residential Use

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

VENDOR'S SOLICITORS

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

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

Located to the west of the modern style houses in Lotus Gardens and Japonica Gardens which form part of the New Bold Housing Estate. The land is accessed from Bold Road (B5204) and may be suitable for a variety of uses, subject to Planning.

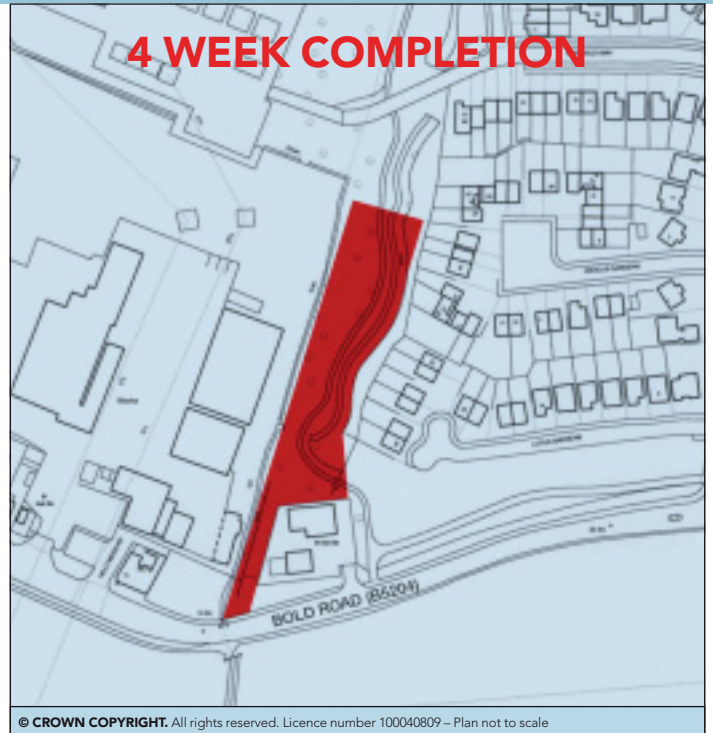
Area Approx 0.75 Acres

FREEHOLD offered with FULL VACANT POSSESSION
subject to any rights that may exist.



Vacant Land

The Surveyors dealing with this property are
JONATHAN ROSS and **MATTHEW BERGER**



VENDOR'S SOLICITORS

174 Law - Tel: 0151 647 7372

Ref: R. Kendall, Esq - Email: robin.kendall@174law.co.uk

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OUR NEXT AUCTION

IS ON

THURSDAY

9TH MAY

2013

LIST STILL OPEN

Energy Performance Certificate (EPC) Appendix

If the EPC Asset Rating is not shown below or the full EPC is required, please refer to the

'Request Legal Pack & EPC' tab on each lot page on our 'On-line Catalogue' at www.barnettross.co.uk

Lot	Address	EPC Asset Rating
1	8 Nursery Parade, Marsh Road, Luton, Bedfordshire	G
3	40 High Street, Rushden, Northamptonshire	E
4	42 High Street, Rushden, Northamptonshire	G
5	15 Regent Street, Kingswood, Bristol, Avon (Shop)	E
	15 Regent Street, Kingswood, Bristol, Avon (Flat)	G
6	150 Seven Sisters Road, Finsbury Park, London N7	D
	150A Seven Sisters Road, Finsbury Park, London N7	D
	150B Seven Sisters Road, Finsbury Park, London N7	D
7	39B West Street, Horsham, West Sussex	D
8	64 High Road, Wood Green, London N22	C
9	Units 3-5 Wellington Parade, 141 High Street, Barnet, Hertfordshire	D
11	49 & 51 Norwood Road, Herne Hill, London SE24	G
12	24A Bath Street, Frome, Somerset	D
	24B Bath Street, Frome, Somerset	F
13	348 Lea Bridge Road, Leyton, London E10	F
14	236 Oxlow Lane, Dagenham, Essex (Shop)	D
	236 Oxlow Lane, Dagenham, Essex (Flat)	D
15	149 Brighton Road, Coulsdon, Surrey	E
16	151 Brighton Road, Coulsdon, Surrey	D
17	153 Brighton Road, Coulsdon, Surrey	E
	153A Brighton Road, Coulsdon, Surrey	F
22	31 Cattlemarket, Loughborough, Leicestershire	C
23	370C Long Lane, East Finchley, London N2	D
24	101 High Street, Colchester, Essex	F
25	39/43 New Road, Gravesend, Kent (Shop)	D
28	12 Woodfall Road, Finsbury Park, London N4	D
33	60 Central Parade, New Addington, Croydon, Surrey	C
	60A Central Parade, New Addington, Croydon, Surrey	E
34	142 Manor Way, Borehamwood, Hertfordshire	D
	142A Manor Way, Borehamwood, Hertfordshire	F
35	31 High Street, Bromsgrove, West Midlands	E
37	Unit 2 The Retail Centre, 174 Updown Hill, Middle Village, Bolnore Village, West Sussex	F
38	87/89 Church Street, St Helens, Merseyside	G
39	3 Market Square, Wellington, Telford, Shropshire	D
40	33 Effingham Street, Rotherham, South Yorkshire	F
41	61 English Street, Carlisle, Cumbria	E
42	Unit 2, 48-50 High Street, Rushden, Northamptonshire	C
43	Unit 3, 48-50 High Street, Rushden, Northamptonshire	C
46	103 -104 High Street, Colchester, Essex	D
48	271 Clapham Road, Stockwell, London SW9	D
49	74 High Street, Runcorn, Cheshire	G
50	44 High Street, Rushden, Northamptonshire	D
51	1 Dean Parade, Berkshire Road, Camberley, Surrey	C
53	85 Lever Street, Clerkenwell, London EC1	D
54	137 & 139 Northdown Road, Cliftonville, Margate, Kent	C
57	4 Newlands Court, 74 Uxbridge Road, Harrow Weald, Middlesex	B
58	18 Mountfield Road, Hampden Park, Eastbourne, East Sussex	D
59	204 Tamworth Lane, Mitcham, Surrey	C
60	36 Hankins Lane, Mill Hill, London NW7	E
61	17/19 Sheppey Road, Dagenham, Essex	D
62	161 Hornsey Road, Holloway, London N7	D

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

RESULTS OF AUCTION HELD ON 13TH DECEMBER 2012

Lot	Property	Sale Price (Subject to contract)	Available Price	Lot	Property	Sale Price (Subject to contract)	Available Price
A	Flats 1-24 Berkeley Court, Vines Avenue, Finchley, London N3	£5,150,000		26	The Koyote Bar, 33/35 York Street, Twickenham, Middlesex	Withdrawn Prior	
1	325 Caledonian Road, Islington, London N1	£541,000		27	381-383 Bitterne Road, Bitterne, Southampton, Hampshire	Sold After	
2	395 Bitterne Road, Bitterne, Southampton, Hampshire	£255,000		28	Brooklyn House, The Green, West Drayton, Middlesex	Sold After	
3	284 Old Brompton Road, Kensington, London SW5	£53,000		29	168/168a Western Road, Southall, Middlesex	£335,000	
4	385 Bitterne Road, Bitterne, Southampton, Hampshire	Sold Prior		30	58 Hare Street, Woolwich, London SE18	£275,000	
5	19 High Road, Wood Green, London N22	£800,000		31	3 Clifton Road, Maida Vale, London W9		£525,000
6	1-2 College Street, Sutton, Kingston upon Hull, East Riding of Yorkshire	£79,000		32	Hellerman House, Harris Way, Windmill Road, Sunbury on Thames, Middlesex	Refer	
7	44 Fretherne Road, Welwyn Garden City, Hertfordshire	Sold Prior		33	Units 6 & 7 Glanyrafon Industrial Estate, Aberystwyth, Wales	Sold After	
8	45 King Street, Stroud, Gloucestershire	£295,000		34	53/59 (odd) Norwood Road, Herne Hill, London SE24	Sold Prior	
9	Unit 4, The Retail Centre, 176 Updown Hill, Middle Village, Bolnere Village, West Sussex	Sold Prior		35	9 Upton Road, Moreton, Wirral, Merseyside	£116,000	
10	West Heath Court, North End Road, Golders Green, London NW11	£20,000		36	387 Bitterne Road, Bitterne, Southampton, Hampshire	£249,000	
11	45 Brent Street, Hendon, London NW4	£63,000		37	32 Fretherne Road, Welwyn Garden City, Hertfordshire	£249,750	
12	393 Bitterne Road, Bitterne, Southampton, Hampshire	£264,000		38	340 Lea Bridge Road, Leyton, London E10	£80,500	
13	124 & 178 Walton Road, East Molesey, Surrey	£124,000		39	354 Lea Bridge Road, Leyton, London E10	£76,000	
14	350-352 Malden Road, Worcester Park, Surrey		£199,000	40	Land at Temple Bank, Harlow, Essex	£220,000	
15	308 Green Lanes, Palmers Green, London N13	£650,000		41	151/153 Hersham Road, Walton-on-Thames, Surrey	£225,000	
16	446/448 Firth Park Road, Firth Park, Sheffield, South Yorkshire	Sold Prior		42	14/16 Station Road, Colwyn Bay, Clwyd	Withdrawn Prior	
17	158 Putney High Street, Putney, London SW15		£1,100,000	43	Dockside Inn, 27 South Road, Weston, Runcorn, Cheshire		£98,000
18	391 Bitterne Road, Bitterne, Southampton, Hampshire	£266,000		44	54-55 Prince Regent Street, Stockton-on-Tees, Cleveland		£19,000
19	77/77a Lord Street, Fleetwood, Lancashire	£115,500		45	Land adjacent to Brooklands Court, Brondesbury, London NW6	£20,500	
20	11 Victoria Road, Woolston, Southampton	£220,000		46	Unit 3, The Retail Centre, 175 Updown Hill, Middle Village, Bolnere Village, West Sussex		£124,000
21	4/6 Station Road, Woodhall Spa, Lincolnshire	£165,000		47	397 Bitterne Road, Bitterne, Southampton, Hampshire	£199,000	
22	Unit 2, The Retail Centre, 174 Updown Hill, Middle Village, Bolnere Village, West Sussex		£600,000	48	389A-C Bitterne Road, Bitterne, Southampton, Hampshire	£199,000	
23	34 Fretherne Road, Welwyn Garden City, Hertfordshire	Sold Prior		49	Roadway r/o 7/17a Walm Lane, Willesden Green, London NW2		£3,000
24	36 Fretherne Road, Welwyn Garden City, Hertfordshire	£270,000		50	42/44 Eastover, Bridgwater, Somerset	Sold Prior	
25	155/157 Queens Crescent, Kentish Town, London NW5		£470,000				

49 Lots offered – 39 Lots sold – Total Raised £14,075,750

MEMORANDUM AUCTION 28TH FEBRUARY 2013

LOT

Date

Property

Vendor

Purchaser

Address

Post Code Telephone

Purchase Price (excluding any VAT) £

Deposit (subject to bank clearance) £

Balance due on Completion £

The Vendor agrees to sell and the **Purchaser** agrees to buy the **Lot** for the **Price**.
This Agreement is subject to the Conditions of Sale so far as they apply to the **Lot**.

We confirm this sale and receipt of the Deposit.

Signed by or on behalf of the **Purchaser**

Signed by the Auctioneers on behalf of the **Vendor**

The **Purchaser's Solicitors** are

Telephone Reference

If signing on behalf of the **Purchaser**, please complete the following:

Name of Bidder

Address

Telephone Capacity

Following Auction – Thursday 9th May 2013

To enter your lots, please contact:

John Barnett FRICS

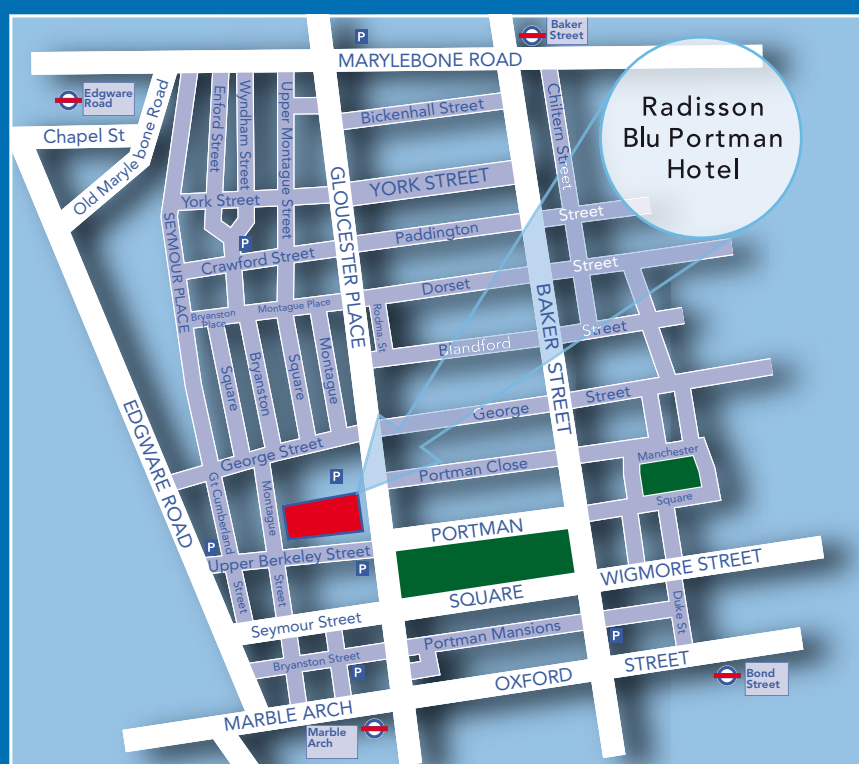
Jonathan Ross MRICS

Steven Grossman MRICS

Matthew Berger BA (Hons)

Nicholas Bord BSc (Hons)

Sophie Taylor BSc (Hons)



VENUE

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