

AUCTION

THURSDAY 27TH OCTOBER 2016

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on the morning of the sale to ensure that the particular lot will be offered at the Auction as a lot can be sold or withdrawn at any time prior to being offered.**
8. Some plans or extracts from plans in this catalogue are based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office Crown Copyright reserved.
9. **RESERVE:**
The 'Reserve' is the minimum figure for which a property can be sold as agreed between the Seller and the Auctioneer. The 'Reserve' is not disclosed and remains confidential between the Seller and the Auctioneer.
GUIDE:
Where a 'Guide' is stated, it is an indication of the Seller's current minimum acceptable price ('Reserve') at auction. A 'Guide' is published to assist prospective buyers in deciding whether or not to pursue a purchase. A 'Guide' does not represent an anticipated sale price or a valuation and the eventual sale price may be higher or lower. The sale price is determined at auction and as such cannot be predicted in advance.
The 'Guide' can be published as follows:
 - a. 'Reserve below' which means the 'Reserve' will be below the shown amount.
 - b. A single price figure where the 'Reserve' is not to exceed it.
 - c. A single price figure with a + symbol where the 'Reserve' is not to exceed that figure by more than 10%.
 - d. A minimum and maximum price range where the 'Reserve' is to be within that range.The Seller's expectation as to the sale price may change during the marketing period as a result of interest received from prospective Buyers. Therefore, the Seller may increase or decrease the 'Reserve' at any time up to just before bidding commences. If the 'Reserve' becomes fixed at a level that makes the 'Guide' misleading, the Auctioneers will subsequently issue a revised 'Guide' as soon as is practicable. Accordingly, prospective bidders should monitor the 'Guide' with the Auctioneers prior to the Auction taking place via our website at www.barnettross.co.uk
10. **If a Bidder cannot attend the Auction and wishes to make a telephone or proxy bid, then arrangements should be made on a form available from the Auctioneers prior to the sale.**
11. The purchaser is usually responsible for insurance on the property as and from exchange of contracts. We are usually aware of the existing cover and can often arrange cover immediately on the day at attractive rates.

12. All bidders are advised to read the Special Conditions of Sale and/or addendum which may refer to additional charges payable by purchasers.
13. The Buyer or Bidder will be liable to pay Barnett Ross Ltd a non-refundable Administration Fee of £500 (including VAT) or such amount specified on the Particulars of Sale. This Fee will be payable on exchange of contracts.
14. Energy Performance Certificates (EPCs) – The Asset Rating for the EPCs that were available for lots at the time the catalogue was printed are displayed in the 'EPC Appendix' at the rear of the catalogue. EPCs for all lots can be viewed by accessing the 'Request Legal Pack & EPC' facility displayed on each lot page on our On-line Catalogue.
15. In respect of Lots 12, 13, 14, 15 & 26 there is a disclosure under the Estate Agents Act 1979 contained in the Special Conditions of Sale.

Proof of Identity

The purchaser and the bidder is to provide one original document from each column together with a copy for us to attach to the contract:

Proof of name

- Passport
- Photocard Driver's Licence

Proof of address

- Driver's Licence (with or without a photo)
- A utility bill issued within the last three months (excluding mobile phone bill)

Mailing List

If you are not already on our mailing list, then please send your details by fax, post or e-mail and you will be added to the list.

Telephone Bidding 020 8492 9449

If you wish to bid by telephone or instruct us to bid on your behalf, this can only be done by requesting a Telephone Bidding Form from us.

This must be done in good time to return to us, with your deposit cheque, three days before the Auction.

Contact any member of the Auction Team on 020 8492 9449 to request a form.

Follow the Auction Live on the Internet

Visit **www.eigroup.co.uk** and select 'Online Auctions'.

Choose 'Barnett Ross' and then 'View Auction'. You will then see details of the lot being offered and can watch the bidding as it happens.

It is not possible to bid from the screen.



ORDER OF SALE

COMMENCING 12 P.M.

LOT

1	86/86a Brighton Road	Horley	Surrey
2	The Prince of Wales 55 Hampstead Road	Dorking	Surrey
3	115 Victoria Road	Ferndown	Dorset
4	The Old Livery Store, 49½ High Street, Shoreham	Sevenoaks	Kent
5	Unit 2, 58 Laughton Road	Dinnington	South Yorkshire
6	65/65a/65b Thoroughfare	Halesworth	Suffolk
7	58 Holders Hill Avenue	Hendon	London NW4
8	58/60 & 82/84/86/88 Calverton Road	Luton	Bedfordshire
9	11 Castle Street	Hinckley	Leicestershire
10	3 High Street, Chalfont St Peter	Gerrards Cross	Buckinghamshire
11	ATM at 3 Metro Central Heights, 119 Newington Causeway	Elephant & Castle	London SE1
12	46 Yarm Lane	Stockton-On-Tees	Cleveland
13	52/53 Prince Regent Street	Stockton-On-Tees	Cleveland
14	54/55 Prince Regent Street	Stockton-On-Tees	Cleveland
15	56 Prince Regent Street	Stockton-On-Tees	Cleveland
16	327 Euston Road		London NW1
17	34 Victoria Road	Ruislip Manor	Middlesex
18	18–20 St Peters Street	Bedford	Bedfordshire
19	Units 12 & 14 Walker Avenue, Stratford Office Village, Wolverton Mill	Milton Keynes	Buckinghamshire
20	4/6 Fore Street	Wellington	Somerset
21	15–16 Yoden Way	Peterlee	County Durham
22	25 Pool Street	Caernarfon	Gwynedd
23	10 Melbourne Street	Stalybridge	Greater Manchester
24	7–9 Queen Street	Redcar	Cleveland
25	95 Old Christchurch Road	Bournemouth	Dorset
26	11/13 London Street	Southport	Merseyside
27	64 Yorkshire Street	Rochdale	Lancashire

Lot

28	255 Well Street
29	14 Market Place
30	102 Eardley Road
31	5/6 Castle Meadow & 13 Back of The Inns
32	4 Norfolk Street
33	16–20 Regent Street,
34	20, 22 & 22a Commercial Street
35	52 High Street, Brierley Hill
36	11 Back of The Inns
37	Unit 1, 406 Chester Road
38	4 Chester Street
39	21 High Street
40	130 Pinner Road
41	84 London Road
42	3 Chester Street
43	52 Wellington Street
44	39a/39b Stroud Green Road
45	8a The Parade, Upper Brockley Road
46	21 Ashburnham Close
47	59 Ashton Road
48	2 Canons Court, Stonegrove
49	17 Portsdown, Station Road
50	85 Magdalen Way
51	91 Magdalen Way
52	93 Magdalen Way
53	95 Magdalen Way
54	97 Magdalen Way

Hackney	London E9
Alford	Lincolnshire
Streatham	London SW16
Norwich	Norfolk
King's Lynn	Norfolk
Rugby	Warwickshire
Camborne	Cornwall
Dudley	West Midlands
Norwich	Norfolk
Little Sutton	Cheshire
Wrexham	Clwyd
Dartford	Kent
Northwood	Middlesex
Cheltenham	Gloucestershire
Wrexham	Clwyd
Batley	West Yorkshire
Finsbury Park	London N4
Brockley	London SE4
East Finchley	London N2
Luton	Bedfordshire
Edware	Middlesex
Edware	Middlesex
Gorleston-on-Sea	Norfolk
Gorleston-on-Sea	Norfolk
Gorleston-on-Sea	Norfolk
Gorleston-on-Sea	Norfolk
Gorleston-on-Sea	Norfolk

Copy Legal Documentation

To obtain an immediate download:

If you wish to obtain the Special Conditions and/or the Legal Documents in respect of any lot please go to www.barnettross.co.uk, then on our Home Page click on 'Next Auction', then click on the relevant lot number and finally click on 'Request Legal Pack & EPC'.

The Special Conditions of Sale and/or the Legal Documents, when available, are free to download.

Barnett Ross endeavour to dispatch all documents which are received by us from the Vendors' Solicitors subsequent to your initial request. Prospective purchasers are advised to check whether any such outstanding documents have been received.

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

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

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

To obtain a paper copy by post:

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

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

the Ark
design & print

Note: There is a charge of £35 including VAT per lot for the hard copy version of the legal documentation.

Please complete the form below using **BLOCK CAPITALS**:

In respect of lot(s)

Please despatch to: Title (Mr, Mrs, Miss, Ms*)

Company



Address

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*Delete as appropriate

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☐ I enclose a cheque for £ payable to **The Ark Design & Print Ltd** or

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Card security code The final 3 digit number on the back of your card, on the signature strip.

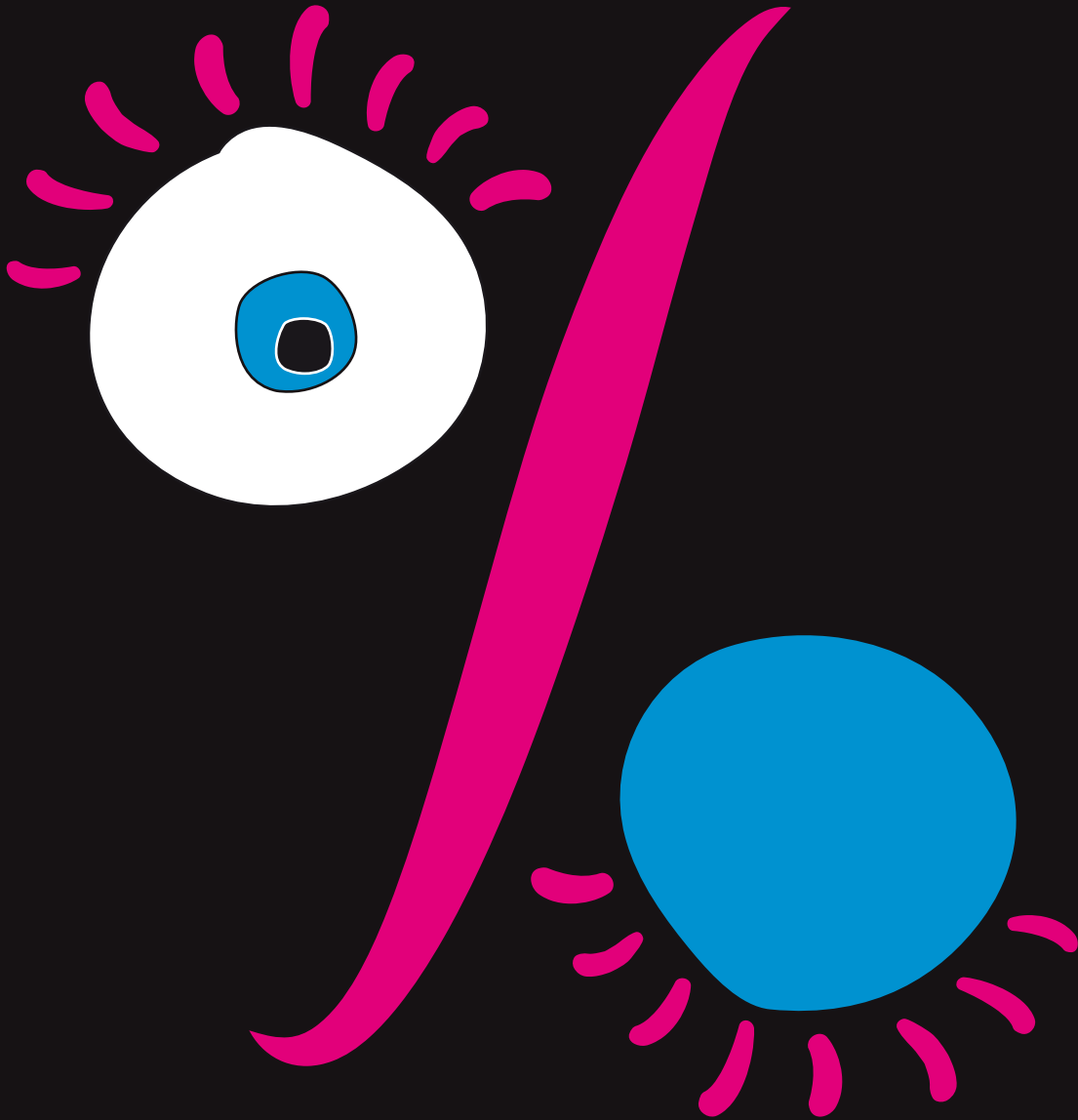
Name as it appears on the card Signature

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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 from 0.99% will be chargeable on the amount borrowed every calendar month. 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 calendar month 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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At Barnett Ross we have Auction Results dating back to the 1960's and are able to provide Property Valuation Reports for a variety of different requirements.

Please call to discuss your requirement:

John Barnett FRICS (Registered Valuer)

020 8492 9449

jbarnett@barnettross.co.uk

Are you acting as an Executor?



- We regularly sell Commercial and Residential properties in our National Auctions on behalf of Executors.
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Please call to discuss your requirement:

John Barnett FRICS (Registered Valuer)

020 8492 9449

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Regards,

Jonathan Ross

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 jross@barnettross.co.uk

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SITUATION

Located close to the junction with Lumley Road within this established local shopping position, diagonally opposite a **Tesco Express** and nearby a **Coral**, on the main A23 from London to Brighton, being approx. ½ mile from Horley town centre and 1½ miles from Gatwick Airport. Horley lies some 25 miles south of London and just 2 miles from the M23 (Junction 9) which links with the M25.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear entrance to a **Self-Contained Flat** on the first and second floors. In addition, the property includes a **Garage** accessed from a rear service road.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'1"
Internal Width	16'8"
Shop & Built Depth	28'4"
WC	

First & Second Floor Flat

4 Rooms, Kitchen, Bathroom/WC
Plus Garage

TENANCY

The entire property is let on a full repairing and insuring lease to **Ms J. Walder as a Hairdresser** for a term of 10 years from 6th December 2011 at a current rent of **£12,250 per annum** exclusive.

Rent Review December 2016 - Landlord has quoted £16,500 p.a.

Note: We understand that the flat has been sub-let on an AST at £9,000 p.a. (£750 p.c.m.).

£12,250 per annum

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

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

VENDOR'S SOLICITORS

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

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



SITUATION

Located in this predominantly residential area approx. 1/2 mile south of the Town Centre.

Dorking is an affluent town approximately 5 miles from Junction 9 of the M25 and 22 miles from central London.

PROPERTY

An end of terrace building comprising a **Ground Floor Public House and Basement** with internal access to a **1 Bedroom Flat** at first floor level. In addition, the property benefits from a **private Beer Garden** to the rear and gas central heating.

ACCOMMODATION

Ground Floor Public House

Gross Frontage	20'6"
Internal Width	18'9"
reducing to	15'9"
Pub Depth	41'1"
Built Depth	57'6"
Kitchen	15'8" x 5'2"

Ladies & Gents WCs

Basement Area Approx. 335 sq ft

First Floor Flat

Lounge with Galley Kitchen, Bedroom, Shower/WC

VAT is applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **L. F. Dye trading as The Prince Of Wales Public House** for a term of 25 years from 29th September 2006 at a current rent of **£27,601 per annum exclusive (see Note 1)**.

Rent Reviews 2016 (see Note 1), 2021 (Minimum increase to £30,965p.a) and 2026.

Note 1: The 29th September 2016 Rent Review is still outstanding and the rent is to be reviewed to OMV, subject to a minimum of £27,601p.a.

Note 2: The property may be suitable for residential conversion in the future, subject to obtaining possession and the necessary consents.

Note 3: We understand a semi-detached house at No.53 Hampstead Road sold for £495,000 in February 2016.

£27,601 per annum

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

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

VENDOR'S SOLICITORS

W T Jones - Tel: 020 7405 4631
Ref: P. Hambleton - Email: pch71@aol.com

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6 WEEK COMPLETION



SITUATION

Occupying a prominent position in the town centre, amongst such multiple retailers as **Wilko, Betfred, Dominos, Boots, Nationwide, Costa Coffee, Lloyds Bank** and the **Ferndown Shopping Centre**.

Ferndown is situated approx. 6 miles north of Bournemouth and approx. 7 miles north-east of Poole having good transport links via the A31 which links to the M27 near Southampton as well as being just 3 ½ miles north-west of Bournemouth Airport.

PROPERTY

A substantial end of terrace building comprising:

- **A Large Ground Floor Banking Hall (with both front and rear customer entrances) and Basement** with internal access to **Staff Room/Ancillary Area** at the rear of the first floor, all served by a goods lift.
- Separate front access to **Self-Contained Offices** at the front of the first floor and on part of the second floor (**see Note 1**).
- Separate rear access to a **Self-Contained Flat** on part second floor (**see Note 2**).
- Parking at the rear for **13 Cars** (including 3 spaces on a triangular section of land off Library Road).



VAT is NOT applicable to this Lot

FREEHOLD

£62,300 per annum

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

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

VENDOR'S SOLICITORS

Edwards Duthie Solicitors – Tel: 020 8514 9000
Ref: Ms Linda Huggett – Email: linda.huggett@edwardsduthie.com

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Rear view of Property



ACCOMMODATION

Ground Floor Banking Hall

Gross Frontage	52'10"
Internal Width	42'2"
widening to	50'3"
Bank & Built Depth	60'9"
Area Approx.	2,645 sq ft

Basement

Strong Room & Store	Area Approx.	792 sq ft ¹
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First Floor Rear

Staff Room Plus WCs	Area Approx.	359 sq ft ¹
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First Floor Front

Offices	Area Approx.	1,791 sq ft ¹
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Second Floor

Offices Plus WCs	Area Approx.	725 sq ft ¹
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Second Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC	GIA Approx.	940 sq ft
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Total	Area Approx.	7,252 sq ft
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¹ Areas agreed at 2015 lease renewal



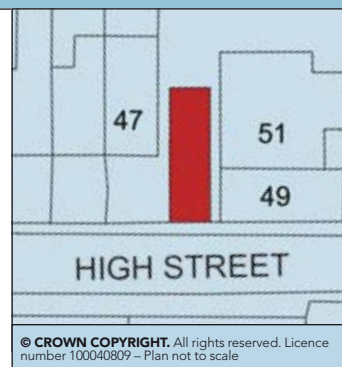
TENANCY

The entire property is let on a full repairing and insuring lease to **Barclays Bank Plc** (T/O for Y/E 31/12/15 £32.4bn, Pre-Tax Profit £2.841bn and Shareholders' Funds £64.105bn) for a term from 11th June 2015 to 24th December 2020 **(renewal of previous lease – in occupation for over 25 years)** at a current rent of **£62,300 per annum** exclusive.

Note 1: The offices on part first and second floors are sublet to **Asset Services Ltd** (as a call centre) for a term expiring 2020 (outside s.24–28 of L & T Act 1954) at **£19,500 p.a.** subject to a Tenant's Break in June 2018.

Note 2: The second floor flat is not occupied and is in need of full modernisation.

RESIDENTIAL DEVELOPMENT OPPORTUNITY



SITUATION

Located close to the junction with Forge Way in this attractive village being approx. ¾ mile from Shoreham Rail Station. Shoreham lies approx. 6 miles north of Sevenoaks with easy access to the M25 (Junction 4).

PROPERTY

A Self-Contained Commercial building planned on ground and first floors.

ACCOMMODATION

Ground Floor GIA Approx. 320 sq ft
First Floor GIA Approx. 310 sq ft incl. WC
Total GIA Approx. 630 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant Commercial Building with Potential Residential Use

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

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



Note 1: There may be potential via Permitted Development to convert the property to Residential Use, subject to obtaining the necessary consents and the usual statutory requirements etc.

Note 2: The property is rated as "Offices and Premises" with a Rateable Value of £5,900.

Note 3: 4 Week Completion.

VENDOR'S SOLICITORS

Wace Morgan Tomleys - Tel: 01686 626 641
Ref: Ms Claire Jenkins - Email: claire.jenkins@wmlaw.co.uk

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SITUATION

Occupying a prominent trading position, backing on to the **Dinnington Interchange**, opposite the **Nottingham Building Society** and amongst other such multiples as **William Hill, Pound Stretcher, NatWest, HSBC, Your Move, Reeds Rains** as well as being nearby both a **Tesco Superstore** and an **Aldi**.

Dinnington is a South Yorkshire town located 10 miles east of Sheffield and 10 miles south of Doncaster benefiting from good road links via the A57 which links with the M1 (Junction 31) approx. 3 miles to the west.

PROPERTY

An end of terrace building comprising a **Deep Ground Floor Shop** benefitting from use of a side service road for unloading.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'1"
Internal Width	17'1"
Shop Depth	94'7"
Built Depth	119'10"
Sales Area	Approx. 1,590 sq ft
Store Area	Approx. 390 sq ft
WC	



VAT is applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease (by way of service charge) to **Superdrug Stores Plc (having 800 branches)** (T/O for Y/E 26/12/15 £1.1bn, Pre-Tax Profit £56.8m and Shareholders' Funds £192.7m) for a term of 5 years from 24th June 2016 (**renewal of a previous lease**) at a current rent of **£17,250 per annum** exclusive.

Note: The next door unit is currently under offer to Fultons Frozen Foods.

£17,250 per annum

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

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

VENDOR'S SOLICITORS

Mayo Wynne Baxter - Tel: 01342 310 600
Ref: M. Philips - Email: mphilips@mayowynnebaxter.co.uk

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SITUATION

Located on the main pedestrianised thoroughfare of the town centre, amongst a variety of local traders and cafes as well as being within close proximity to such multiples as **Ipswich Building Society, Lloyds Bank, Spar** and a **Post Office**.

Halesworth is a popular Suffolk market town located approx. 8 miles west of Southwold, 20 miles south-east of Norwich and 25 miles north-east of Ipswich, benefitting from good road links via the A12 and the A143.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 65 (Ground Floor Shop)	Gross Frontage 27'6" Internal Width 25'9" Narrowing at rear to 14'1" Shop Depth 29'4" Built Depth 43'5" WC	Reeves & Wright (Anglia) Ltd t/a Wotsits (Homewares)	5 years from 1st June 2014 (renewal of a previous lease)	£16,500 (inclusive of business rates – see Note)	IRI plus schedule of condition Rent Review 2017 Note: Business Rates for last year totalled £4,239.
No. 65b (Ground Floor Shop)	Gross Frontage 16'3" Internal Width 15'2" Shop Depth 31'3" WC	J Barnes (with personal guarantor) (Café/Sandwich Bar)	10 years from 1st June 2012	£10,000	FRI Rent Review 2017 Outside L & T Act
No. 65a (First Floor Flat)	4 Rooms, Kitchen, Bathroom/WC GIA Approx. 1,115 sq ft	Individual	Regulated Tenancy	£3,396 (Fixed in 2012)	Rent due for re-registration - Proposed Rent £4,356p.a. Potential to convert to 2 flats subject to planning & possession.
TOTAL				£29,896 (nett £25,657)	

Nett income
£25,657 per annum

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

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

PROPERTY

An attractive period building comprising **2 Ground Floor Shops** with separate rear access to a **Large Self-Contained Flat** at first floor level.

VAT is applicable to this Lot

Note: There is a small room at first floor level behind the bathroom which has no access and is not demised to the flat tenant.

VENDOR'S SOLICITORS

WGS Solicitors - Tel: 020 7723 1656
Ref: J. Shapiro - Email: js@wgs.co.uk

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SITUATION

Located close to the junction with Holders Hill Crescent in this popular and sought after area being only a short distance from the local shopping facilities on Holders Hill Road and within 1 mile of both Mill Hill East and Finchley Central Underground Stations (Northern Line).

Hendon is a popular and sought after north-west London suburb being approximately 8 miles from central London and benefitting from easy access to the M1 (Junction 2), the A406 North Circular Road and Brent Cross Shopping Centre.

PROPERTY

A semi-detached **2 Bed Bungalow** in need of works. The property includes a **Garage** and **front & rear Gardens**.

VAT is NOT applicable to this Lot

ACCOMMODATION (measurements to maximum points)

Ground Floor

Front Reception Room	10'7"	x	8'7"
Rear Reception Room	16'0"	x	15'6"
Kitchen	18'5"	x	7'9"
Bedroom 1	12'10"	x	10'7"
Bedroom 2	10'7"	x	8'6"
Shower/WC			
Garage	18'6"	x	9'6"

Total GIA Approx. 850 sq ft plus Garage

FREEHOLD offered with VACANT POSSESSION

Note: The property has potential to extend into the roof as per the next door property (No. 56), subject to obtaining the necessary consents.

Vacant 2 Bed Bungalow

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

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

VENDOR'S SOLICITORS

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

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6 WEEK COMPLETION



SITUATION

Forming part of this local shopping parade which hosts a variety of local traders and a **Post Office**, in this densely populated residential area approx. 2 ½ miles north of Luton City Centre and just a short distance of Leagrave Railway Station (Thameslink).

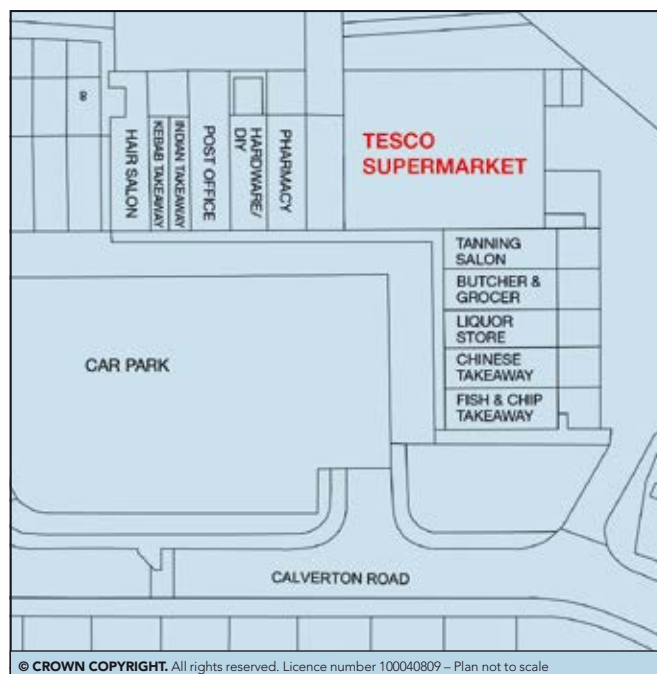
Luton is a well-known commercial centre with an international airport, approx. 30 miles north of central London with easy access to the M1 (Junctions 10 & 11).

PROPERTY

Comprising a **Large Ground Floor Supermarket** with separate rear access to **4 Self-Contained Flats** on the first and second floors. The property benefits from the use of a rear service road for unloading as well as ample parking at the front (for approx. 80 vehicles).

VAT is NOT applicable to this Lot

FREEHOLD



£50,090 per annum

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

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



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 58/60 & 84 (Ground Floor Supermarket & Flat)	Nos. 58/60: Ground Floor Supermarket Gross Window Frontage 33'6" Internal Width 90'3" Supermarket Depth 70'6" Sales Area Approx. 2,575 sq ft Store/Training Room/ Offices/ Bakery Area Approx. 3,770 sq ft Total Area Approx. 6,345 sq ft 3 WC's No. 84: First & Second Floor Flat Not inspected – Believed to be 3 Bedrooms, Living Room, Kitchen, Bathroom/WC	Tesco Stores Limited (Ultimate parent company – Tesco plc – one of the largest supermarket chains in the UK with over 3500 stores)	15 years from 17th September 2012	£50,000	FRI Rent Reviews 2017 & 2022. Tenant's Break 2022.
No. 82 (First & Second Floor Flat)	Not Inspected	Individual(s)	250 years from 27th November 1985	£30	FRI
No. 86 (First & Second Floor Flat)	Not Inspected	Individual(s)	250 years from 16th December 1985	£30	FRI
No. 88 (First & Second Floor Flat)	Not Inspected	Individual(s)	125 years from 7th May 1981	£30	FRI
TOTAL				£50,090	

VENDOR'S SOLICITORS

BSG Solicitors LLP – Tel: 020 8343 4411
Ref: M.Haider – Email: masood@bsgsolicitors.com

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SITUATION

Located in the town's main pedestrianised retail thoroughfare amongst such multiple retailers as **Dorothy Perkins, Santander, Holland & Barrett, WH Smith, Specsavers, Carphone Warehouse** and **Costa Coffee**. In addition, **The Britannia Centre** nearby houses a variety of traders including **Argos, New Look, Wilko, Boots, Poundworld** and **Peacocks**.

Hinckley is located approximately 12 miles south-west of Leicester.

PROPERTY

A Grade II Listed mid terraced building comprising a **Ground Floor Double Shop** with internal access to **Ancillary Accommodation** on the first, second and attic floors.

VAT is NOT applicable to this Lot

FREEHOLD

£31,000 per annum

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

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

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage	34'0"
Internal Width	30'1"
Shop Depth	47'3"
Built Depth	72'6"
Sales Area	Approx. 1,309 sq ft
Store Area	Approx. 723 sq ft
WC	

First Floor

Storage/Kitchen Area	Approx. 1,127 sq ft
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Second Floor (Not Used)

Storage Area	Approx. 681 sq ft
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Attic Floor (Not Inspected)

Total Area **Approx. 3,840 sq ft plus Attic**

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Cancer Research UK (having over 590 branches)** (T/O for Y/E 31/03/2015 **£634.9m, Pre-Tax Profit £32.5m and Shareholders' Funds £400.9m**) for a term of 10 years from 17th June 2016 at a current rent of **£31,000 per annum** exclusive.

Rent Review and Tenant's Break June 2021



VENDOR'S SOLICITORS

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

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SITUATION

Located close to the junction with Chiltern Hill in the town centre, diagonally opposite a **Co-op Supermarket and Pay & Display Car Park** and being just to the south of Market Place which houses a variety of multiple retailers including **NatWest, M&Co, Mcoll's, HSBC** and **Timpson**.

The property is opposite the former Holy Cross Convent where Planning has been granted for approximately 190 new homes.

Chalfont St Peter is an affluent Buckinghamshire village which lies under 2 miles from Gerrards Cross, approx. 5 miles south-east of Amersham and 20 miles north-west of central London with easy access to the M25 (Junctions 16 & 17).

PROPERTY

Site Area Approx. 0.27 acres

A modern mixed use building constructed in 1989 comprising **2 Ground Floor Double Shops** with separate front access to **Self-Contained Offices** on the first floor (**see Note 1**) with air conditioning. In addition, the property includes a **Rear Car Park for 27 cars** (**see Note 2**).

£107,500 per annum

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

VAT is applicable to this Lot

FREEHOLD

Note 1: The offices may be suitable for future conversion to Residential Use by way of Permitted Development, subject to obtaining possession and any other necessary consents. There may also be potential to create further accommodation in the roof space, subject to obtaining the necessary consents.

Note 2: There are 4 unallocated parking spaces.

View of car park



3 High Street, Chalfont St Peter, Gerrards Cross, Buckinghamshire SL9 9QE

LOT 10



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Units A & B (Double Shop)	Internal Width 36'2" widening to 42'3" Shop & Built Depth 43'0" Area Approx. 1,605 sq ft WC Plus 6 car spaces	Jay & H Ltd t/a Sevenoaks Sound & Vision (Home audio & cinema equipment) (Sevenoaks has 25 franchises and it is understood that Jay & H acquired their franchise in 2002)	10 years from 15th July 2015	£25,000 (rising to £26,000 in 2017, £27,000 in 2018 and £28,000 in 2019)	FRI by way of service charge. Rent Review & Tenant's Break 2020
Units C & D (Double Shop)	Internal Width 35'4" widening to 39'8" Shop & Built Depth 43'0" Area Approx. 1,510 sq ft (incl. 2 customer WCs) Staff WC Plus 5 car spaces	Coral Racing Limited (T/O for Y/E 26/9/15 £667.8m, Pre-Tax Profit £81.1m, Shareholders' Funds £410m) (Having over 1,700 branches)	10 years from 19th June 2013 (in occupation since 2004)	£27,500	FRI by way of service charge. Rent Review 2018
First Floor Offices	NIA Approx. 3,065 sq ft (GIA Approx. 3,450 sq ft) Ladies & Gents WCs Plus 12 car spaces	Lee Products Ltd (US based company specialising in miniature hydraulic components with subsidiary companies in several European countries) (UK company reported a T/O for Y/E 31/10/15 £19.1m & Pre-Tax Profit £4.8m)	10 years from 20th June 2013 (in occupation since 1989)	£55,000	FRI by way of service charge. Rent Review & Tenant's Break 2018
TOTAL AREA APPROX. 6,180 SQ FT			TOTAL	£107,500	

VENDOR'S SOLICITORS

Landau & Cohen - Tel: 0845 331 2477
Ref: J. Turofsky - Email: jeff@landaucohen.co.uk

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SITUATION

Located in this busy and well known position, between **Nandos** and **Betfred** within a substantial building which includes 7 stories of residential accommodation above.

Elephant & Castle Underground Station (Northern & Bakerloo Lines) is opposite and The University of Arts London, Elephant & Castle Shopping Centre and the Railway Station are also all within close proximity.

Southwark Council is currently undergoing a £3bn regeneration programme to bring a landmark redevelopment to Elephant & Castle designed to create a major new town centre with around 3,000 new homes.

PROPERTY

Forming a small section of the ground floor of a substantial commercial and residential block currently being used as an Automated Teller Machine (ATM).

ACCOMMODATION

Width 9'4" ¹
Depth 5'10" ¹
Height 15'3" ¹

¹ Approximate measurements provided by Vendor

£10,000 per annum

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

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

VAT is applicable to this Lot

TENURE

Leasehold for a term of 999 years (less 10 days) from 25th March 1999 at a peppercorn.

TENANCY

Let to **National Westminster Bank plc** as an ATM for a term of 5 years from 9th May 2015 (outside s.24-28 of L & T Act 1954) at a current rent of **£10,000 per annum** exclusive.



VENDOR'S SOLICITORS

Solomon Taylor Shaw - Tel: 020 7431 1912
Ref: B. Shaw - Email: barry@solts.co.uk

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SITUATION

Located in this established parade only a short distance from the main retailing area at Stockton High Street. Stockton lies some 3 miles west of Middlesbrough and 30 miles south of Newcastle- upon-Tyne.

PROPERTIES

Comprising **4 Ground Floor Shops** each benefitting from rear access for unloading via a communal rear corridor.

VAT is NOT applicable to these Lots

FREEHOLD

TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 12 *Reserve below £5,000	No. 46 Yarm Lane (Corner Shop)	Gross Frontage 21'8" Return Frontage 16'0" Internal Width 20'10" Shop Depth 28'2" Communal WC	M P Singh & G K Sanga	150 years from 18th December 2006	£520	FRI Freeholder insures – Current sum insured £126,875. Current Premium £425.65.
Lot 13 *Reserve below £20,000	No. 52/53 Prince Regent Street (Double Shop)	Gross Frontage 40'1" Internal Width 39'8" Shop Depth 43'11" 2 WCs	H A Abdula	150 years from 2nd December 2005	£2,000	FRI Freeholder insures – Current sum insured £253,750. Current Premium £849.99.
Lot 14 *Reserve below £2,500	No. 54/55 Prince Regent Street (Double Shop) Not Inspected	Gross Frontage 29'10" Internal Width 29'11" Shop Depth 32'8" Communal WC	Riverside Properties Ltd	125 years from 25th November 2002	£250	FRI Freeholder insures – Current sum insured £253,750. Current Premium £1,472.32.
Lot 15 *Reserve below £2,500	No. 56 Prince Regent Street (Shop)	Gross Frontage 14'1" Internal Width 12'10" Shop Depth 27'7" Communal WC	R Singh & B Kaur	125 years from 10th June 2003	£250	FRI Freeholder insures – Current sum insured £152,250. Current Premium £510.33.

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

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

VENDOR'S SOLICITORS

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

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RESIDENTIAL / COMMERCIAL DEVELOPMENT OPPORTUNITY



SITUATION

Located on this busy main thoroughfare, close to the junction with Fitzroy Street and opposite the recently developed mixed use campus of **Regents Place** and nearby such multiples as **Sainsburys, NatWest, Eat, Wasabi, Starbucks, Pret A Manger** and **Coral**.

Regent's Park, Tottenham Court Road and UCL Hospital are all within close proximity.

The Euston Road forms part of London's Inner Ring Road (A501) providing excellent road links via A40/M40 to the west and City Road to the east. The area is also well served by public transport being very close to Warren Street Station (Northern and Victoria Lines) and Great Portland Street Station (Circle, Hammersmith & City and Metropolitan Lines), whilst Euston and King's Cross / St. Pancras Mainline Stations are less than 2 miles away.

PROPERTY

A mid terrace building comprising a **Ground Floor Restaurant with a Basement** together with internal access to a **4 Room Flat** on the first and second floors.

ACCOMMODATION

Ground Floor Restaurant

Gross Frontage	18'0"
Internal Width	12'10"
widening at rear to	16'4"
Restaurant & Built Depth	41'3"
Area	Approx. 536 sq ft

Basement

Area	Approx. 626 sq ft
3 WCs	

First & Second Floor Flat

4 Rooms, Kitchen, Shower/WC	
Area	Approx. 1,095 sq ft

Total Area	Approx. 2,257 sq ft
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Freehold Restaurant & Flat with Development Potential (See Note 1)

VAT is NOT applicable to this Lot

FREEHOLD

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

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



TENANCY

The entire property is let on a full repairing and insuring lease to **Rasa Limited (having 5 London branches)** for a term of 1 year from 2nd June 2016 (**see Note 1**) at a current rent of **£50,200 per annum** exclusive.

Note 1: The tenant has operated their break clause to terminate the lease on 1st December 2016.

Note 2: The lease is excluded from the security of tenure and renewal provisions s. 24 to 28 of the L & T Act 1954.

Note 3: There may be potential to redevelop the property to include the creation of additional floors, subject of obtaining the necessary consents.

Note 4: 6 Week Completion.



VENDOR'S SOLICITORS

Teacher Stern LLP - Tel: 020 7242 3191
Ref: J. Condle - Email: j.condle@teacherstern.com

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SITUATION

Located in this well established parade amongst a host of multiples such as **Pizza Hut, Tesco Express, Budgens, William Hill, Coral** and a large variety of local traders being within 100 yards of Ruislip Manor Underground Station (Metropolitan & Piccadilly Lines).

Ruislip Manor is a popular commuter suburb lying approx. 12 miles north west of Central London with good road links via the A40 (M) Western Avenue.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors.

VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'4" Internal Width 16'9" Shop Depth 48'5" Built Depth 55'2" Area Approx. 800 sq ft WC plus Kitchen area	Arkwest Ltd (Photographic Printing)	10 years from 22nd December 2014	£16,500	FRI Rent Review & Tenant's Break 2019
First & Second Floor Flat	Not Inspected	Island Air Ltd	999 years from 3rd April 2000	Peppercorn	FRI
TOTAL				£16,500	

£16,500 per annum

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

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

VENDOR'S SOLICITORS

Axiom Stone - Tel: 020 8422 1181
Ref: Ms Jaymini Ghelani - Email: jg@axiomstone.co.uk

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SITUATION

Located in a prominent position on St Peters Street, close to its junction with The Broadway (A6). The property is adjacent to **Pizza Express** and a short distance from Harpur Shopping Centre and the town centre.

Bedford is a busy Administrative and Regional Centre located approximately 18 miles north of Luton and 13 miles north-east of Milton Keynes, midway between the M1 (J10) and the A1 and benefitting from excellent road links with the A6, A421 and A428.

PROPERTY

A substantial detached **3 storey building previously used as a Large Restaurant/Club** with internal access to a **First Floor** and rear external access to a **Second Floor**. In addition there is drive-in from the side of the property to a Rear Yard.

VAT is applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: The property is currently Nil Rated and no Business Rates are payable.

Vacant Building with Planning for 14 Flats & a Restaurant

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

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

ACCOMMODATION

Ground Floor

Gross Frontage	51'1"
Build Depth	105'0"
Restaurant Area	Approx. 4,960 sq ft

First Floor

Area	Approx. 3,299 sq ft
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Second Floor

Area	Approx. 2,096 sq ft
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Total **Approx. 10,355 sq ft**

Site Area **Approx. 8,285 sq ft (0.19 Acres)**

PLANNING

Planning Permission was granted on 7th August 2015 by Bedford Borough Council (Tel: 01234 267 422) for "Refurbishment of ground floor restaurant and bar. Change of use, rebuilding and extension of first and second floors to residential to provide 6 one bedroom flats and 8 two bedroom flats." Planning Ref No. 15/01555/MAF.



JOINT AUCTIONEERS

Paul Wallace Commercial,
57-59 High Street, Hoddesdon,
Hertfordshire EN11 8TQ
Tel: - 01992 440 744 Ref: Aaran Forbes

VENDOR'S SOLICITORS

Duffield Harrison Solicitors - Tel: 01992 442 911
Ref: D.Harris - Email: david.harris@duffield-harrison.co.uk

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6 WEEK COMPLETION



SITUATION

Located in the Stratford Office Village amongst a variety of occupiers, just off Great Monks Street (V5) and being in this mixed commercial and residential area and only 1½ miles to Wolverton Rail Station. The open spaces of Ouse Valley Park are a short distance to the north.

Wolverton lies approx. 3 miles north-west of Milton Keynes and benefits from excellent road access via the A5 and M1 (Junction 14).

PROPERTY

Comprising **2 interconnecting Office Buildings** arranged over ground and first floors with allocated parking for **14 Cars**.

VAT is applicable to this Lot

ACCOMMODATION

Ground Floor Offices

Area Approx. 2,585 sq ft

Plus Kitchen & WCs

First Floor Offices

Area Approx. 2,465 sq ft

Plus WC

Total Area

Approx. 5,050 sq ft

TENURE

Leasehold - Held on 2 separate leases each for a term of 999 years (less 3 days) from 22nd November 2002 at a fixed ground rent of £10 p.a. (Total ground rent is £20 p.a.).

**£60,000 p.a. rising to
£65,000 in 2021 &
£70,000 in 2026**

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

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

VENDOR'S SOLICITORS

OGR Stock Denton LLP - Tel: 020 8349 0321
Ref: S. Goldberg - Email: sgoldberg@ogrstockdenton.com

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Rear view of the Property



TENANCY

The entire property is let on a full repairing and insuring lease to **DDRT Limited (operating as The Retail Ombudsman – see Tenant Profile)** for a term from 9th September 2016 to 31st December 2030 **(in occupation since January 2016)** at a current rent of **£60,000 per annum exclusive rising to £65,000 p.a. in 2021 and £70,000 p.a. in 2026.**

TENANT PROFILE

In 2015, DDRT Ltd were given a long-term operating contract from The Retail Ombudsman to provide professional services which runs past the period of the lease. The Retail Ombudsman is authorised by Government to operate as an 'ombudsman' and is an approved alternative dispute resolution provider in the retail, home services, non-regulated energy and aviation sectors

Visit: www.theretailombudsman.org.uk

PLANNING

Planning Permission was granted (by way of an Appeal dated 10th June 2014 – Ref: APP/Y0435/A/14/2213348) by Milton Keynes Council (Tel: 01908 252 358) for 'the conversion of the existing building to six-two bedroomed dwellings with parking spaces and courtyard areas' in accordance with the terms of the application Ref: 13/00068/FUL.





SITUATION

Occupying a prominent trading position in the heart of the town centre close to the junction with South Street and amongst such multiples as **Superdrug, WH Smith, Boots, HSBC, Greggs, Coral, William Hill, Barclays, Lloyds, NatWest** and many others. There is also a public car park immediately behind the property. Wellington is an attractive market town lying off the main A38 only 2 miles from the M5 (J26), approx. 7 miles west of Taunton and 28 miles north-east of Exeter.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground & First Floor Supermarket	Ground Floor Supermarket Gross Frontage 42'6" Internal Width 41'5" Shop Depth 127'9" Built Depth 205'7" Sales Area Approx 5,190 sq ft Storage Area Approx 3,320 sq ft First Floor Ancillary Canteen Area Approx 160 sq ft Ladies & Gents WC's, Plant Room Total Area Approx 8,670 sq ft	Co-operative Foodstores Ltd (guaranteed by Co-operative Group Food Ltd) (See Tenant Profile)	Reversionary Lease expiring 28th September 2031	£88,400	FRI Rent Reviews 2021 & 2026
First & Second Floors (3 Flats)	3 Flats: Each 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Various	Each 125 years from completion	£300	Each FRI. Each £100 p.a. doubling every 25 years. These flats are available by private negotiation.
TOTAL				£88,700	

PROPERTY

A modern terraced building comprising a **Ground Floor triple fronted Supermarket** with **Ancillary Accommodation** at rear first floor level, plus separate rear access to **3 Self-Contained Flats** at front first and second floor levels. There is a rear service access for unloading.

VAT is applicable to this Lot

FREEHOLD

TENANT PROFILE

Co-operative Foodstores Ltd trade from over 2,800 stores across the UK. They are a fully owned subsidiary of Co-operative Group Ltd who for the year ended 2nd Jan 2016 reported a Turnover of £9.3bn, Pre-Tax Profit of £23m and Shareholders' Funds of £2.95bn.

£88,700 per annum

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

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

View Opposite the Property



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VENDOR'S SOLICITORS

Axiom Stone - Tel: 020 8422 1181

Ref: Ms Jaymini Ghelani - Email: jg@axiomstone.co.uk

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SITUATION

Located in the heart of the town centre occupying a prominent trading position on the pedestrianised retail thoroughfare close to **Peterlee Bus Station** and **Castle Dene Shopping Centre** amongst a host of multiples such as **Greggs, Ladbroke's, Betfred, Subway, Scope, Store Twenty One, New Look, Select** and many more. Peterlee is located on the north-east coast, 7 miles north-west of Hartlepool and 10 miles south of Sunderland with good access being just off the A19.

PROPERTY

A mid-terraced building comprising a **Large Ground Floor Retail Unit (an ex-Woolworths)** with internal access to **Ancillary/Store** at first floor level. In addition, the property includes an enclosed **Rear Yard** and benefits from use of a rear service road.

ACCOMMODATION

Ground Floor Retail Unit

Gross Frontage	47'5"
Internal Width	45'7"
Shop Depth	91'10"
Built Depth	111'4"
Sales Area	Approx. 3,900 sq ft
Store Area	Approx. 1,120 sq ft
WC	

First Floor Ancillary

Area incl. Store, Office, Staff/Kitchen	Approx. 820 sq ft
3 WCs	

Total Area **Approx. 5,840 sq ft**

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant Retail Unit (ex-Woolworths)

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

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

VENDOR'S SOLICITORS

Sylvester Amiel Lewin & Horne - Tel: 020 8446 4000
Ref: B. Lewin - Email: brucelewin@sylvam.co.uk

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SITUATION

Located in a prominent trading position in the heart of the town centre, opposite **Superdrug** and amongst other such multiples as **Boots**, **Lloyds Bank**, **Holland & Barrett**, **Shoe Zone**, **WH Smith**, **New Look**, **Card Factory** and **Nationwide**. The famous **Caernarfon Castle** is only a few minutes walk away.

Caernarfon is a popular tourist resort on the North Wales coast where in 1284 the first English Prince of Wales was born.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Basement** and a **Self-Contained Flat** on the first, second and attic floors.



VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 16'6" Internal Width 13'9" Shop & Built Depth 34'11" Basement 2 Rooms Area Approx. 200 sq ft WC	Oasis Communication Services Ltd (mobile phone retailer t/a Get-connected with 63 branches. T/O for Y/E 31/03/15 £17m, Pre-Tax Profit £1.1m and Shareholders' Funds £2.2m. Visit www.get-connected.com)	5 years from 24th June 2016 (Renewal of a previous lease)	£8,000	IRI plus shop front
First, Second and Attic Floor Flat	Not inspected – 3 Bedrooms, Living Room, Kitchen, Bathroom/WC	VACANT			
TOTAL				£8,000 plus Vacant Flat	

VENDOR'S SOLICITORS

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

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

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

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SITUATION

Located in a prominent trading position in this established retail thoroughfare at the junction with Dearden Street, adjacent to **Yorkshire Building Society** and amongst such multiples as **Lloyds Pharmacy, NatWest, and Lloyds Bank.**

Stalybridge is located some 8 miles east of Manchester City Centre and being within 3 miles of both the M67 (Junction 3).

PROPERTY

A corner property comprising a **Ground Floor Shop and Basement** with separate rear access to **Self-Contained Offices** on the first floor (see Note).

In addition, the property includes a **Rear Car Park for 3 /4 cars.**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	27'2"
Return Window Frontage	21'3"
Internal Width	21'3"
widening at rear to	24'6"
Shop and Built Depth	34'9"

Basement

Rear access to Store (not inspected)
Internal access to 2 Customer WCs

First Floor

Offices Area	Approx. 675 sq ft
Kitchen/Lobby Area	Approx. 115 sq ft plus WC

TENURE

Leasehold for a term of 2000 years from 14th July 1837 (having approx. 1821 years unexpired) at a fixed ground rent of £8.15 p.a.

VAT is applicable to this Lot

TENANCY

The entire property is let on a full repairing and insuring lease to **William Hill Organization Ltd (having over 2,300 branches) (T/O for Y/E 29/12/15 £873.9m, Pre-Tax Profit £246.4m and Shareholders' Funds £206.9m)** for a term of 10 years from 25th January 2016 (in occupation since 1990 - renewal of a previous lease) at a current rent of **£13,250 per annum** exclusive.

Rent Review 2021

Tenant's Break 2021 (Tenant to pay 3 month rent penalty if Break is operated).

Note 1: The tenant uses the first floor Offices to train staff for their branches in the Greater Manchester area.

Note 2: The freehold is owned by the Yorkshire Building Society who occupy the adjacent building.



£13,250 per annum

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

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

VENDOR'S SOLICITORS

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

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SITUATION

In the heart of this popular seaside town, opposite the junction with Walker Street, close to the Clock Tower and at the intersection with the pedestrianised High Street East and close to such multiples as **Halifax, Age UK, William Hill, NatWest, Barclays Bank** and more.

Redcar lies on the A1085 enjoying fast links with the A66 and A19 some 6 miles east of Middlesbrough and 21 miles east of the A1(M).

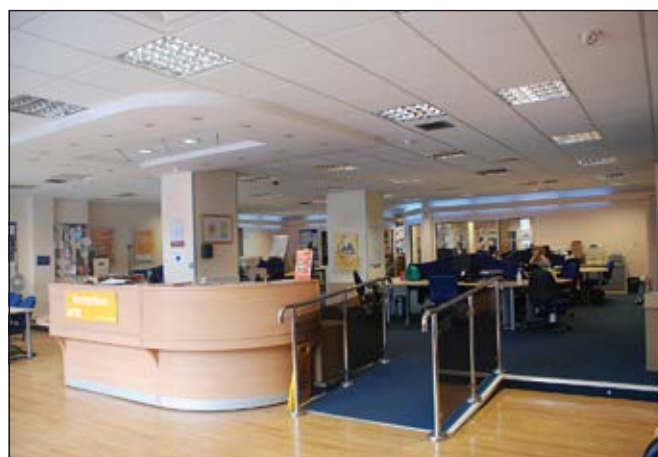
PROPERTY

A mid terrace building comprising a **Ground Floor Double Shop** with separate front access to **4 Self-Contained Flats** on the first and second floors which were all refurbished in 2014 and benefit from an intercom system.

The shop benefits from a rear access for unloading as well as parking for **4 cars**.

VAT is applicable to this Lot

FREEHOLD



£47,760 per annum

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

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

View Along High Street



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 45'9" Internal Width 44'2" Shop Depth 71'11" Built Depth 85'3" Area Approx. 3,550 sq ft incl. 3 WCs	Pertemps People Development Group Ltd t/a APM (Recruitment Agency) (Having over 400 offices in Australia, New Zealand & the UK)	5 years from 16th November 2011	£33,000	FRI
Flat A (First Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC ¹	Individual	1 year from 11th December 2014	£3,600	AST Holding Over
Flat B (First Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC	Individual	1 year from 16th December 2014	£4,020	AST Holding Over
Flat C (Second Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC ¹	Individual	1 year from 13th December 2014	£3,540	AST Holding Over
Flat D (Second Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC ¹	Individual	6 months from 21st November 2014	£3,600	AST Holding Over
TOTAL				£47,760	

¹Not inspected by Barnett Ross

VENDOR'S SOLICITORS

Bude Nathan Iwanier - Tel: 020 8458 5656
Ref: B. Dubiner - Email: bd@bnlaw.co.uk

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6 WEEK COMPLETION



SITUATION

Occupying a busy trading position in the prime pedestrianised part of the town centre, adjacent to **Santander** and amongst such multiples including **Toni & Guy**, **Specsavers**, **Yorkshire Building Society**, **Boots**, **Card Factory**, **Ladbroke's**, **TSB Bank**.

Bournemouth is a popular seaside resort situated on the south coast approximately 30 miles south-west of Southampton and just under 6 miles east of Poole, enjoying excellent road access via the A31 to the M27.

PROPERTY

A mid-terrace Grade II Listed building comprising **2 Ground Floor Shops (one with Basement)** and separate rear access to **5 Self-Contained Flats** on the four upper floors.

VAT is NOT applicable to this Lot

FREEHOLD

£42,518.75 per annum

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

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





TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 95 (Ground Floor Shop & Basement)	Ground Floor Shop Internal Width 9'6" widening to 11'0" Shop Depth 46'4" Built Depth 54'9" Basement Area Approx. 550 sq ft WC	M. Taylor, E. Morton-Lloyd, P. Hartwell & H. Wilcox (Bond's Gentleman's Barbershop)	6 years from 25th March 2014	£15,000	FRI Rent Review and Tenant's Break March 2017
No. 95a (Ground Floor Shop)	Internal Width 10'11" (max) Shop Depth 50'10" Built Depth 61'6" WC	Kanoo Travel Ltd. (Foreign Exchange having 18 branches) (T/O for Y/E 31/12/15 £6.68m, Pre-Tax Profit £26,147 and Shareholders' Funds £3.37m)	10 years from 25th December 2014	£27,518.75	IRI Rent Review December 2019
First, Second, Third & Fourth Floors	5 Flats – Not inspected	Old Christchurch Road LLP	999 years from 25th December 2002	Peppercorn	FRI
TOTAL				£42,518.75	

VENDOR'S SOLICITORS

Teacher Stern LLP – Tel: 020 7242 3191
Ref: J. Condie – Email: j.condie@teacherstern.com

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SITUATION

Located in the heart of the town centre on the north side of London Street, which links Lord Street and Chapel Street, amongst such multiples as **Waterstones, Yorkshire Building Society, Vision Express, NatWest, Halifax, Prezzo, Thomas Cook** and others.

Southport is an affluent and attractive town located some 20 miles north of Liverpool.

PROPERTY

A terraced building comprising a **Ground Floor Double Shop** with **Ancillary Space** on the first floor (currently no access).

ACCOMMODATION¹

Ground Floor Double Shop

Gross Frontage	26'0"
Internal Width	22'7"
widening to	25'4"
Built Depth	66'11"
Area	Approx. 1,650 sq ft
3 WCs	

First Floor Ancillary

Area	Approx. 660 sq ft
------	-------------------

¹Not inspected by Barnett Ross. Areas and measurements supplied by Vendor.

£41,000 per annum

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

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

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **William Hill (Football) Ltd (a wholly owned subsidiary of William Hill Organization Ltd – having over 2,300 branches – T/O for Y/E 29/12/15 £873.9m, Pre-Tax Profit £246.4m and Shareholders' Funds £206.9m)** for a term of 20 years from 8th January 2004 at a current rent of **£41,000 per annum** exclusive.

Rent Review 2019

Note 1: The Tenant did not operate their 2014 break clause. There are no further breaks in the lease.

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

VENDOR'S SOLICITORS

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

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View from the Property





SITUATION

Occupying a prime trading position on the pedestrianised section of Yorkshire Street linking both the **Rochdale Exchange Shopping Centre** and the **Wheatsheaf Shopping Centre**. The property is just a few doors away from **Marks & Spencer** and amongst such multiples as **Lloyds Bank**, **Santander**, **Poundworld**, **JD Sports** and **CEX**.

Rochdale is a busy market town located 10 miles north-east of Manchester and 28 miles south-west of Leeds and enjoys good road communications via the M62 (Junction 20).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary/Store** on the first floor.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'6"
Internal Width	15'0" (max)
Shop Depth	63'4"

First Floor Ancillary/Store Area Approx.220 sq ft plus 2 WCs

VAT is applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **TUI UK Retail Ltd t/a Thomson Travel (having 650 branches)** for a term of 5 years from 24th June 2016 **(renewal of a previous lease)** at a current rent of **£23,750 per annum** exclusive.

Rent Review and Tenant's Break June 2019

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

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



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- Plan not to scale

VENDOR'S SOLICITORS

Axiom Stone - Tel: 020 8951 6989
Ref: I. Liaqat - Email: il@axiomstone.co.uk

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SITUATION

Located close to the junction with Brooksbank Street nearby a **Coral** and a **Tesco Metro** as well as variety of local cafés and restaurants. The property is situated approx. ¼ mile of Homerton Railway Station and ½ mile of Hackney Central, just a short walk of the open spaces at Well Street Common and approx. 2 ½ miles north-east of the City of London.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	10'6"
Internal Width	9'11"
Shop Depth	24'8"
Built Depth	32'4"
Kitchen & WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 1st October 2016 at a fixed ground rent of £100 p.a.

£13,500 per annum

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

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



TENANCY

The property is let on a full repairing and insuring lease to **E. Baidoo as a Hairdresser** for a term of 15 years from 9th August 2016 at a current rent of **£13,500 per annum** exclusive.

Rent Reviews 2019 and 3 yearly

VENDOR'S SOLICITORS

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

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SITUATION

Located in the heart of this historic market town between West Street and East Street, opposite a public car park, next to **Lloyds Bank** and a **Post Office** and amongst a host of established local traders.

Alford lies on the main A1104 some 7 miles south of Mablethorpe and 30 miles east of Lincoln, enjoying easy access to the A16 Trunk Road and the main A158 which links to the A46 and A1(M).

PROPERTY

A Grade II Listed property comprising a **Ground Floor Shop with Cellar** and separate rear access to a **Self-Contained Upper Part** at first and second floor level.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Cellar	Ground Floor Shop Gross Frontage 40'2" Internal Width 25'6" Internal Width including Store 38'5" Shop Depth 28'6" Built Depth 34'7" Sales Area Approx. 730 sq ft Storage Area Approx. 290 sq ft WC Total Area Approx. 1,020 sq ft Cellar Area Approx. 280 sq ft	Martin McColl Ltd (Having over 1,300 branches) (T/O for Y/E 29/11/2015 £489.336m, Pre-Tax Profit £22.229m and Shareholders' Funds £134.74m)	15 years from 22nd November 2007	£15,274 (See Note)	IRI Note: Minimum Rental Increase to £17,281 p.a. in 2017 or OMRV, whichever is greater.
First & Second Floor	8 Rooms, Bathroom/WC	Individual	125 years from 2008	Peppercorn	FRI
TOTAL				£15,274	

£15,274 p.a. with minimum rental increase to £17,281 p.a. in 2017

The Surveyors dealing with this property are **ROY TAMARI** and **JONATHAN ROSS**

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

VENDOR'S SOLICITORS

Philip Ross Solicitors – Tel: 020 7636 6969
Ref: Ms Sophie Maryan – Email: sophie.maryan@philipross.com

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SITUATION

Located in this established parade close to the junction with Besley Street running between Streatham Vale and Mitcham Lane amongst a variety of local traders serving the surrounding residential area and being approx. 500 yards from Streatham Common Railway Station (Southern Line) and some 5 miles south of central London.

The recreational amenities of Streatham Common and Tooting Bec Common are within easy reach.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate front access to **3 Self-Contained Flats** on rear ground, first & second floor levels.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'2" Internal Width 15'6" Shop Depth 22'9" WC	T. Tharukaran t/a Eardley Mini Market	15 years from 6th September 2009 (In occupation for 15 years)	£5,200	FRI Rent Review 2019. Note 1: The tenant also trades from the adjoining shop which interconnects with No. 102.
Rear Ground Floor Flat	Believed to be 1 bedroom, Living Room/ Kitchen, Shower Room/WC	Individual	125 years from completion	£150	FRI Note 2: Flat available for sale by private negotiation
First Floor Flat	Not Inspected	Individual	125 years from 25th December 2004	£100	FRI
Second Floor Flat	Not inspected	Individual	125 years from 25th December 2004	£100	FRI
TOTAL				£5,550	

£5,550 per annum

The Surveyors dealing with this property are
JONATHAN ROSS and **ROY TAMARI**

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

VENDOR'S SOLICITORS

Axiom Stone - Tel: 020 8422 1181
Ref: Ms Jaymini Ghelani - Email: jg@axiomstone.co.uk

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SITUATION

Located in this prime pedestrianised City centre position, with frontages facing both the Royal Arcade and the **Castle**, amongst such multiples as **Jamie's Italian, Bill's Restaurant, O2, Cath Kidston, Primark, Greggs, Tiger** and many others as well as being close to the entrance of the **Castle Mall Shopping Centre**.

Norwich is an attractive City and vibrant commercial centre which lies some 19 miles west of Great Yarmouth and 45 miles north of Ipswich and enjoys good road links via the A11 and M11.

VAT is applicable to this Lot

PROPERTY

A prominent corner building (locally listed) with substantial window frontage arranged as follows:

No. 5/6 Castle Meadow comprises a **Deep Ground Floor Double Shop Unit** partly running above No. 13 Back of The Inns (Castle Fine Art) with internal and separate front entrance to a **Hairdresser Training Academy** on mezzanine, first and second floor levels.

No. 13 Back of The Inns comprises a **Deep Ground Floor Shop with Basement** (trap door access).

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
5/6 Castle Meadow (Ground Floor Double Shop, Mezzanine, First Floor & Second Floor)	Ground Floor Double Shop Gross Frontage 47'8" (max) Internal Width 40'8" Shop Depth 34'1" Built Depth 78'1" Salon Area Approx 1,950 sq ft Mezzanine Floor Salon Area Approx. 275 sq ft First Floor Salon Area Approx. 780 sq ft Second Floor Salon/Office Area Approx. 875 sq ft Total Area Approx. 3,880 sq ft	Norwich MGT Ltd t/a Cropshop Hairdressers (Having 2 branches)	15 years from 12th May 2008	£35,000	Repairing & Insuring Lease. Rent Review 2018. Note 1: There may be future residential redevelopment potential on the upper floors subject to planning and possession.
13 Back of The Inns (Ground Floor Shop & Basement)	Ground Floor Shop Gross Frontage 15'0" Return Window Frontage 44'0" Internal Width 10'5" widening to 22'0" Shop Depth 75'4" Area Approx 1,300 sq ft Basement Not Inspected (VOA Area Approx. 400 sq ft)	Washington Green Retail Ltd t/a Castle Fine Art (Having 35 branches) (T/O for Y/E 30/04/15 £24.5m, Pre-Tax Profit £362,000 and Shareholders' Funds £317,000)	15 years from 23rd August 2013	£60,000	Repairing & Insuring Lease. Rent Reviews 2018 and 2023. Tenant's Break 2023
TOTAL				£95,000	

Note 2: There is a small element of flying freehold at the ground floor of 5/6 Castle Meadow.

5/6 Castle Meadow & 13 Back of The Inns, Norwich, Norfolk NR1 3PY

LOT 31



£95,000 per annum

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

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

VENDOR'S SOLICITORS

Bower Cotton LLP - Tel: 020 7353 1313

Ref: J. Jacob - Email: jonathan.jacob@bowercotton.co.uk

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6 WEEK COMPLETION



SITUATION

Occupying a prime pedestrianised trading position between High Street and Broad Street opposite **Marks & Spencer**, adjoining **The Works**, and near to **Caffé Nero**, **Waterstones**, **EE**, **Vodafone**, **WH Smiths**, **Monsoon**, **McDonalds**, **JD Sports** and many others.

King's Lynn is located on the Norfolk coast at the mouth of The Wash some 12 miles north east of Wisbech and 44 miles west of Norwich and benefits from excellent transport links via the A10, A11 and A47 with direct Rail Link (Great Northern Line) to London King's Cross Station.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage/Staff Accommodation** at first and second floor level.

There is rear vehicular access from White Lion Court for unloading.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	24'6"
Internal Width	22'8"
reducing at rear to	15'2"
Shop Depth	52'9"
Sales Area	Approx 995 sq ft

First Floor

Store/Staff Area	Approx. 785 sqft
WC	

Second Floor

Storage	Approx. 580 sqft
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Total Area

Approx 2,360 sq ft

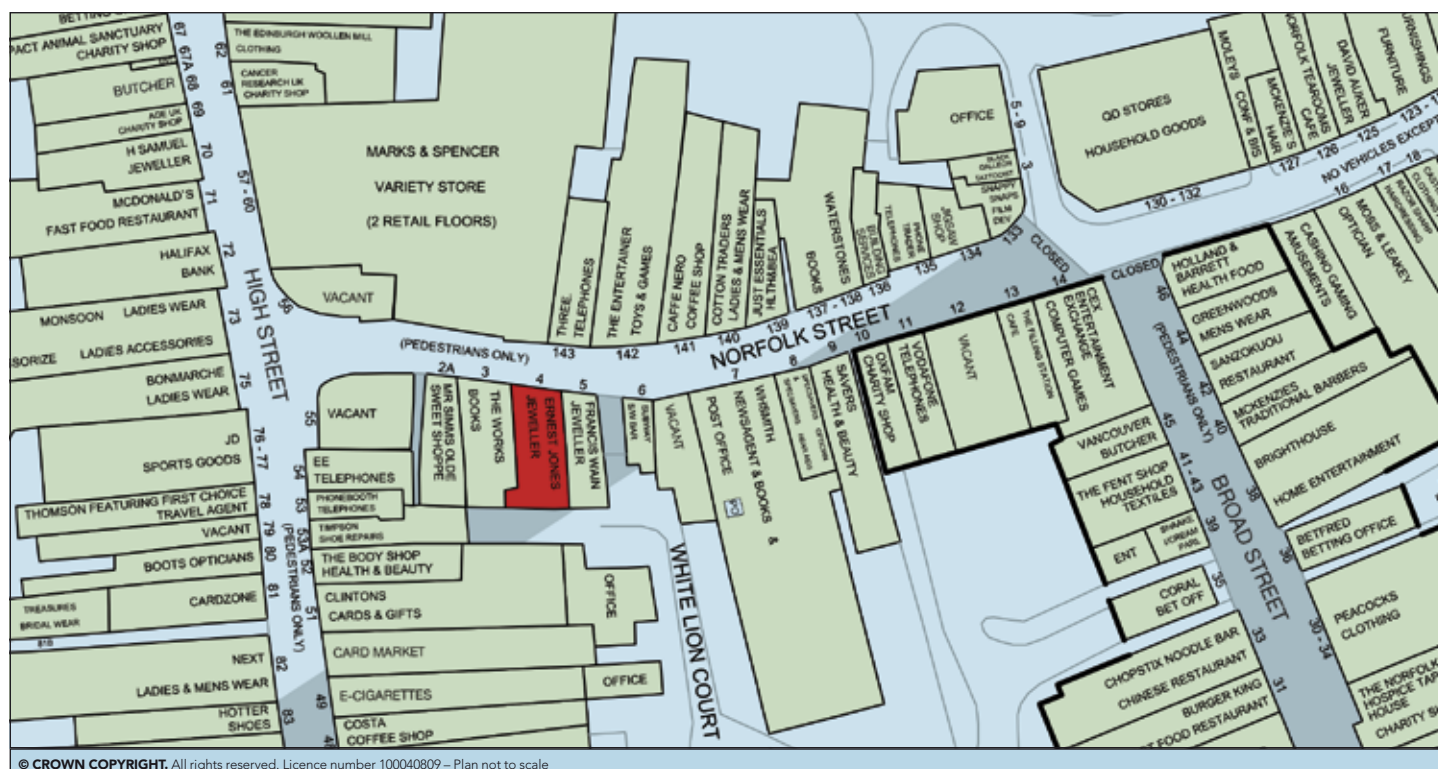
TENANCY

The entire property is let on a full repairing and insuring lease to **Ernest Jones Limited as a Jewellers (having over 180 branches)** (T/O for Y/E 31/1/15 £206.6m, Pre-Tax Profit £9.044m and Shareholders' Funds £87.083m) (Guaranteed by Signet Group PLC - Pre-Tax Profit for Y/E 31/1/15 £987.354m and Shareholders' Funds £548.945m) for a term of 10 years from 1st June 2009 **(in occupation since 1999)** at a current rent of **£42,500 per annum** exclusive.

£42,500 per annum

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

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



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BSG Solicitors LLP - Tel: 020 8343 4411
Ref: M. Haider - Email: masood@bsgsolicitors.com

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SITUATION

In a very prominent trading position close to a number of cafés and offices as well as being within 50 yards of the **Rugby Theatre** and nearby multiples such as **Fine & Country, Connells, Oxfam, Lloyds, Prezzo** and **The Clock Towers Shopping Centre**.

Rugby is an attractive market town which lies some 11 miles east of Coventry and 18 miles north-west of Northampton on the A428, approximately 3 miles from the M6 (J1) which connects with the M1 (J18) and also within 3 miles north of the M45.

PROPERTY

An attractive **Grade II Listed** building constructed in the 1800s (completely refurbished in 2014) originally as a department store and now comprising a fashionable **Café/Bar with seating for 220 people** planned on ground, basement and part first floors with separate front access to **7 Self-Contained Flats** at part first floor and the entire second floor. In addition, the property benefits from a courtyard and also a bin store area at the rear.

VAT is applicable to this Lot

FREEHOLD

£55,700 per annum

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

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





TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor, Basement & Part First Floor	Ground Floor Café/Bar (220 covers) Gross Frontage 59'3" Internal Width 54'3" Café/Bar Depth 31'8" Built Depth 51'1" Café/Bar Area Approx 1,725 sq ft Kitchen Area Approx 430 sq ft Disabled WC Courtyard Area Part First Floor Café/Bar Area Approx 1,170 sq ft Ladies & Gents WCs Basement Area Approx 695 sq ft Total Area Approx 4,020 sq ft	Loungers Ltd t/a Bacco Lounge (Café/Bar) <i>(see Tenant Profile)</i>	15 years from 9th June 2014	£55,000	FRI Rent Reviews 2019 and 2024
7 Flats (part first floor & second floor)	Not Inspected	Various	Each 125 years from 1st January 2014	£700 (£100 each)	Each FRI
TOTAL				£55,700	

TENANT PROFILE

Loungers Ltd opened its first branch in Bristol in 2002. The company now operates from approx. 86 Lounge Cafés nationwide with plans to open 20 more per year. T/O for Y/E 26/04/15 £48m, Pre-Tax Profit £1.7m and Shareholders' Funds £4.7m.

VENDOR'S SOLICITORS

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

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SITUATION

Located at the junction with Church Street in this town centre position, amongst such multiples as **Costcutter, W H Smith, Your Move, Santander, Shoe Zone** and a **Lloyds Bank**. Camborne lies midway between Newquay and Penzance on the A30 some 3 miles west of Redruth and benefits from good transport links via Camborne Railway Station.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 22a (Ground Floor Shop)	Gross Frontage 16'0" Built Depth 53'0" WC (Not Inspected)	Maria Long (Letting Agent)	5 years from 10th March 2014	£6,000	FRI
Nos. 20 & 22 (2 Shops)	(Not Inspected)	Various	Each 999 years from 2016	Peppercorn	Each FRI
1 Maisonette & 3 Flats	(Not Inspected)	Various	Each 999 years from between 2004 & 2008	£400 (£100 each)	Each FRI
TOTAL				£6,400	

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

£6,400 per annum

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

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

PROPERTY

A mid terrace building comprising **3 Ground Floor Shops** with separate front access to a **Self-Contained Maisonette and 3 Self-Contained Flats** on the upper floors.

VAT is NOT applicable to this Lot

FREEHOLD

VENDOR'S SOLICITORS

Axiom Stone - Tel: 020 8422 1181
Ref: Ms Jaymini Ghelani - Email: jg@axiomstone.co.uk

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



SITUATION

Located in the town centre close to the junction with Cottage Street, next to **Brierley Hill Post Office**, opposite **Lloyds** and **Mecca Bingo** and approx. 100 yards from the Moor Centre which hosts such multiple traders as **Boots**, **Greggs**, **Poundland**, **Card Factory** and **Superdrug**.

Brierley Hill is a suburb approximately 10 miles west of Birmingham with easy access to the motorway network via the M5 (Junction 2), some 4 miles to the east.

PROPERTY

A mid terraced building comprising a **Ground Floor A1 Coffee Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors. In addition, the property includes a **Rear Garden**.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 14'8" Internal Width 10'4" widening to 15'8" Shop Depth 56'8" Built Depth 78'3" WC	S. Shahbazi (Café)	12 years from February 2012	£12,000 (personal concession from £13,000)	Effectively FRI Rent Review 2020
First & Second Floor Flat	Not inspected	Individual	199 years from 1st February 2008	Peppercorn	Effectively FRI
TOTAL				£12,000	

£12,000 per annum

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

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

VENDOR'S SOLICITORS

Memery Crystal - Tel: 020 7242 5905
Ref: D. O'Dwyer - Email: dodwyer@memerycrystal.com

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

Located in this prime pedestrianised City centre position, opposite the **Royal Arcade** which links with Gentlemans Walk and Haymarket, and amongst such multiples as **Jamie's Italian, Bill's Restaurant, O2, Cath Kidston, Primark, Greggs, Tiger** and many others as well as being close to the entrance of the **Castle Mall Shopping Centre**.

Norwich is an attractive City and vibrant commercial centre which lies some 19 miles west of Great Yarmouth and 45 miles north of Ipswich with road links via the A11 and M11.

PROPERTY

A mid terrace building (locally listed) comprising a **Ground Floor Shop and Basement** plus internal access to **Ancillary Accommodation** on the first and second floors.

VAT is applicable to this Lot

FREEHOLD

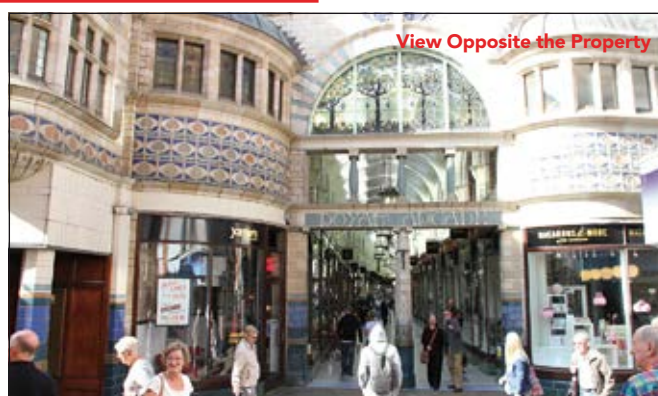
TENANCY

The entire property is let on a full repairing and insuring lease to **L'Occitane Ltd (International Beauty Products) (having approx. 90 branches)** (T/O for Y/E 31/03/15 £54.2m, **Pre-Tax Profit £409,000 and Shareholders' Funds £3.075m**) for a term of 10 years from 2nd April 2007 (**see Note**) at a current rent of **£45,000 per annum** exclusive.

£45,000 per annum

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

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



View Opposite the Property

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'8"
Internal Width	17'8" (max)
Shop Depth	22'0"
Built Depth	26'5"

Basement

Not Inspected (Trap Door access)

First Floor Storage (incl. 1 WC)

Area Approx 405 sq ft

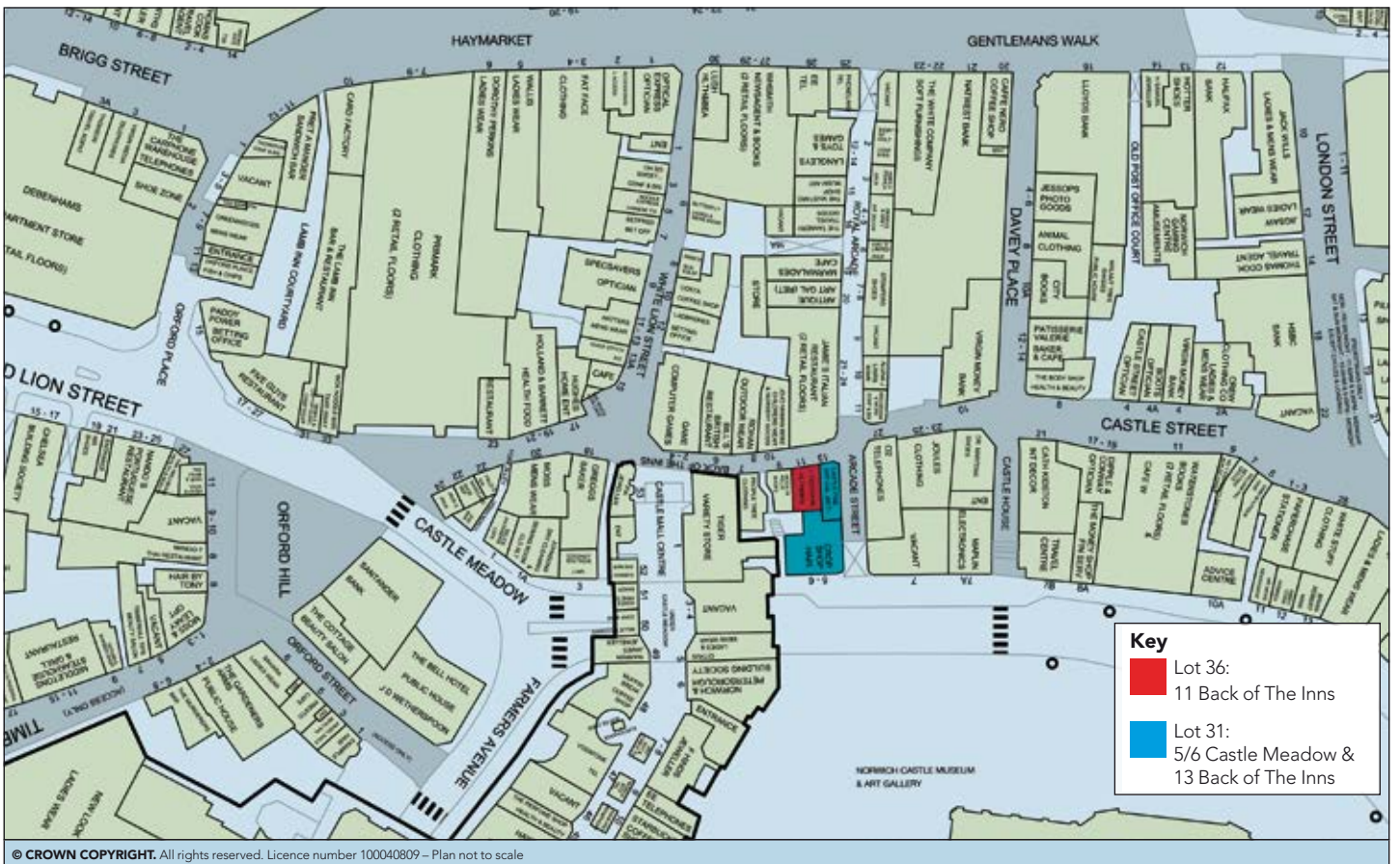
Second Floor Storage (plus 1 WC)

Area Approx 320 sq ft

Note: The Freeholder has served a Section 25 Notice offering the tenant a new 10 year lease at £45,000 p.a.



View Towards Castle Mall



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VENDOR'S SOLICITORS

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

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

Located on the main A41 Chester Road, close to its junction with Ledsham Road with nearby occupiers including **Co-Op**, **Funeral Care**, **Premier Express/ Post Office**, **Reeds Rains**, **William Hill** and **Nationwide** as well as a variety of other local traders.

Little Sutton lies approx. 3 miles west of Ellesmore Port and approx. 7 miles north of Chester and enjoys easy access to the M53 (Junction 8) which links with the M56 motorway.

PROPERTY

Comprising an end of terrace **Ground Floor Take-Away** with access on to a side service road.

ACCOMMODATION

Ground Floor Take-Away

Gross Frontage	26'7"
Internal Width	23'8" (max)
narrowing at rear to	12'7"
Shop Depth	47'7"
Built Depth	89'9"
Area	Approx. 1,400 sq ft
2 WCs	

VAT is NOT applicable to this Lot

£12,000 per annum

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

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



FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **R. Kamaly (Peri Peri & Southern Fried Chicken Take-Away)** (**see Note**) for a term of 15 years from 16th February 2015 at a current rent of **£12,000 per annum** exclusive.

Rent Reviews 2020 and 2025

Note: The tenant also trades as an Indian Take-Away from the adjoining shop.

VENDOR'S SOLICITORS

KHH Law LLP - Tel: 020 8800 8866
Ref: N. Hanan - Email: nigelhanan@khhlaw.co.uk

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SITUATION

Occupying a prominent trading position along the part pedestrianised Chester Street, near to **TJ Hughes** and just a few yards from the junction with High Street which hosts a variety of traders including **Subway** and **Nationwide** as well as a number of pubs and restaurants.

In addition, the development of the nearby Eagles Meadow Shopping Scheme has enhanced the town's retail catchment with its occupiers including Debenhams and Marks & Spencer.

Wrexham is known to be the principle town of north-east Wales and is located approx. 10 miles south-west of Chester and approx. 20 miles west of Crewe with good road links via the M56 and M6.

PROPERTY

Forming part of an end of terraced building comprising a **Ground Floor Shop and Basement**.

VAT is applicable to this Lot

TENURE

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

ACCOMMODATION (Not inspected)

Ground Floor Shop

Internal Width	30'0"
Shop Depth	53'5"
Built Depth	56'0"
Sales Area	Approx. 1,216 sq ft ¹

WCs

Basement

Area	Approx. 402 sq ft ¹
------	--------------------------------

¹ Area from VOA

TENANCY

The property is let on an internal repairing and insuring lease to **Coral Racing Ltd (T/O for Y/E 26/09/15 £667.8m, Pre-Tax Profit £81.1m and Shareholders' Funds £409.98m) (having approx. 1,600 branches)** for a term of 10 years from 26th September 2014 **(in occupation for over 13 years)** at a current rent of **£18,000 per annum exclusive**.

Rent Review and Tenant's Break 2019

£18,000 per annum

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

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

VENDOR'S SOLICITORS

Axiom Stone - Tel: 020 8422 1181

Ref: Ms Jaymini Ghelani - Email: jg@axiomstone.co.uk

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6 WEEK COMPLETION



SITUATION

Occupying an excellent trading position in the main pedestrianised centre of the town, adjacent to **Ryman** and **Shoe Zone**, opposite **Peacocks** and **Greggs** and close to branches of **Primark**, **Boots**, **Santander**, **NatWest**, **HSBC**, **Holland & Barrett** and many more. Dartford is a popular Kent town some 16 miles south-east of Central London with excellent road access being approx 1 ½ miles from the M25 Motorway (Junction 1b).

PROPERTY

A mid terraced building comprising a **Deep Ground Floor Shop** with internal and separate front access to **Staff/Store Area** on the first floor. In addition, the property includes a goods lift and benefits from use of a rear service road for loading.

VAT is applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	29'0"
Internal Width	22'6"
widening at rear to	31'4"
Shop Depth	78'3"
Built Depth	104'5"
Sales Area	Approx. 2,095 sq ft
Store Area	Approx. 215 sq ft

First Floor

Staff Room & Kitchen Area	Approx. 310 sq ft
Store Area	Approx. 1,665 sq ft

Total Area

Approx. 4,285 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease to **WH Smith Retail Holdings Limited** (having 1,200 branches) (T/O for Y/E 31/08/15 £169.6m, Pre-Tax Profit £62.4m and Shareholders' Funds £472.2m – Holding Company WH Smith plc who for the Y/E 31/08/15 reported T/O £1.18bn, Pre-Tax Profit £498m & Shareholders' Funds £147m) for a term of 10 years from 25th March 2006 (holding over – see Note 1) at a current rent of **£42,800 per annum** exclusive.

Note 1: The lessees served a Section 26 Notice requesting a new 5 year Lease at £34,750 p.a. subject to a break at the end of the third year. The landlord has quoted £45,000 p.a. and negotiations are currently in hand.

Note 2: The lessees also trade from the adjoining unit (No. 19) which interconnects at ground and first floor level.

£42,800 per annum

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

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



VENDOR'S SOLICITORS

Hegarty LLP - Tel: 01733 346333
Ref: H. Nicholls - Email: hugh.nicholls@hegarty.co.uk

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SITUATION

Located in this established parade close to the junction with High Street amongst a variety of local traders serving the surrounding residential area.

Northwood is a prosperous and sought after residential suburb which lies approx. 14 miles north-west of central London and being approx. 4 miles to the M25 (Junction 18).

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'11"
Internal Width	16'11"
narrowing at rear to	11'0"
Shop Depth	23'0"
Built Depth	28'4"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 189 years from 24th June 1985 (thus having approx. 157½ years unexpired) at a peppercorn ground rent.

TENANCY

The property is let on a repairing and insuring lease by way of service charge to **London Supps Ltd (Vitamins and nutrition supplements retailer having 4 branches – tenant projects to open 10 locations in and around London within the next 2 years – source: www.londonsupplements.co.uk)** for a term of 5 years from 4th March 2016 (**renewal of a previous lease – in occupation since 2013**) at a current rent of **£10,000 per annum exclusive rising to £12,500 p.a. in 2019.**

Note: £1,350 Rent Deposit held.

**£10,000 p.a. rising to
£12,500 in 2019**

The Surveyors dealing with this property are
STEVEN GROSSMAN and ROY TAMARI

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

VENDOR'S SOLICITORS

Harold Benjamin Solicitors - Tel: 020 8872 3062
Ref: Ms Sangeet Bhatti - Email: sangeet.bhatti@haroldbenjamin.com

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SITUATION

Located on the main A40 London Road at the corner of Keynsham Street within a local parade of shops including a **Premier Express** and serving the surrounding sought after residential area only ¼ mile from the town centre.

Cheltenham is an attractive Spa Town approximately 8 miles east of Gloucester and 42 miles north of Bristol, only 4 miles east of the M5 (J11) which links with the M4 to the South and the M42 to the North.

PROPERTY

A two storey terraced property comprising a **Ground Floor Betting Shop** with a **First Floor** above having no access.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'9"
Internal Width	14'11"
Shop Depth	11'7"
Built Depth	18'4"
2 WC's	

First Floor

Not Inspected

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Arthur Prince (Turf Accountants) Limited (Guaranteed by Coral Racing Ltd – T/O for Y/E 26/9/15 £667.8m, Pre-Tax Profits £81.1m and Shareholders' Funds £409.98m – having approx. 1,600 branches)** for a term of 15 years from 24th August 2011 at a current rent of **£5,657 per annum** exclusive.

Rent Review 2021 to the greater of OMV or 2.5% p.a. compounded. Therefore the minimum rent in 2021 will be £6,400.38 p.a.

Note: The lessees also occupy the adjacent property (No 82) which is not included in the sale.

£5,657 per annum

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

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

VENDOR'S SOLICITORS

Tinsdills - Tel: 01270 761 111

Ref: Ms Rebecca Medcalf - Email: rebecca.medcalf@tinsdills.co.uk

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



SITUATION

Occupying a prominent trading position along the part pedestrianised Chester Street, adjacent to **Coral** and near to **TJ Hughes**. The property is just a few yards from the junction with High Street which hosts a variety of traders including **Subway** and **Nationwide** as well as a number of pubs and restaurants.

In addition, the development of the nearby Eagles Meadow Shopping Scheme has enhanced the town's retail catchment with its occupiers including Debenhams and Marks & Spencer.

Wrexham is known to be the principle town of north-east Wales and is located approx. 10 miles south-west of Chester and approx. 20 miles west of Crewe with good road links via the M56 and M6.

PROPERTY

Forming part of an end of terraced building comprising a **Ground Floor Corner Shop** with an extensive return frontage together with internal access to a **Staff Room** on the first floor.

VAT is applicable to this Lot

£10,000 per annum

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

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

ACCOMMODATION

Ground Floor Corner Shop

Gross Frontage	14'10"
Return Frontage	56'0"
Internal Width	12'2"
widening at rear to	15'6"
Shop Depth	40'11"
Built Depth	56'0"

First Floor

Staff Room Area	Approx. 80 sq ft
WC	

TENURE

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

TENANCY

The property is let on an internal repairing and insuring lease to **Christine Roberts t/a Sure to Please Tailors (Alterations/Repairs/T-Shirt Printing)** for a term of 20 years from 27th June 2013 (**in occupation for over 40 years**) at a current rent of **£10,000 per annum** exclusive.

Rent Reviews and Tenant's Breaks 2018 and 5 Yearly

VENDOR'S SOLICITORS

Axiom Stone - Tel: 020 8422 1181

Ref: Ms Jaymini Ghelani - Email: jg@axiomstone.co.uk

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View from property of Fox's Manufacturing Site



SITUATION

Prominently positioned at the junction with Victoria Avenue opposite a local shopping parade and diagonally opposite to **Fox's Biscuits Manufacturing Site**, within this mixed commercial and residential area less than a ¼ of a mile from Batley town centre.

Batley is a major town located 7 miles south-east of Bradford, 7 miles south-west of Leeds and 1 mile north of Dewsbury.

VAT is NOT applicable to this Lot

FREEHOLD

PROPERTY

A semi-detached building comprising a **Ground Floor Shop/Office and Basement (see Note)** with separate rear access to a **Self-Contained Flat** at first and attic floor level. In addition, the property benefits from a **rear yard** with **2 car parking spaces**.

There is also a rear **brick built Store** (not inspected).

Note: Planning Permission was granted on 22 December 2015 by Kirklees Council for the 'Change of use from Shop/Office to Hot Food Take-Away' (Planning ref No. 2015/62/93429/E).

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop/Office, Basement and Rear Store	Ground Floor Shop/Office Gross Frontage 16'9" Internal Width 14'4" Narrowing at rear to 9'8" Shop & Built Depth 31'3" External WC Basement Area Approx. 140 sq ft Rear Store – Not Inspected	PDM Associates Yorkshire t/a Mohammed Suleman (Fabric/Textile Broker)	6 years from 4th July 2016 (in occupation since October 2015)	£7,280	
First & Attic Floor Flat	2 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 1st August 2016	£5,200	AST
TOTAL				£12,480	

£12,480 per annum

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

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

VENDOR'S SOLICITORS

Diskin & Co Solicitors - Tel: 01924 464 101
Ref: R. Badat - Email: rab@diskinandco.co.uk

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IN SAME FAMILY OWNERSHIP SINCE 1969



SITUATION

In this well-known main road just north of Finsbury Park Station (Piccadilly, Northern and Jubilee Lines) approximately 5 miles north of central London and within 1 mile from Arsenal's Emirates Stadium.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop/Office	Gross Frontage 14'4" Internal Width 11'9" Shop Depth 34'10" Built Depth 56'0" WC plus Rear Yard	VACANT			
First & Second Floor Flat	3 Rooms, Kitchen, Bathroom/WC (Furnished)	2 individuals	9 months from 22nd November 2014 (See Notes 2 & 3)	£8,400	AST £1,000 Rent Deposit held. Gas Central Heating

Note 2: The AST, which has now expired, was previously let to 3 individuals at £12,600 p.a., but it is currently continuing with 2 individuals.

**£8,400 p.a. Plus
Vacant Shop/Office**

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

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

PROPERTY

A late Victorian terraced building erected 1896 comprising a **Ground Floor Shop/Office** with separate front entrance to a **Self-Contained Flat** on the two upper floors.

Note 1: There is the possibility of incorporating the whole building into one unit and/or adding a third floor, subject to obtaining the necessary consents.

Note 3: If requested by the Purchaser, the Vendor will serve a Section 21 Notice to terminate the AST.

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

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SITUATION

Located close to the junction with Lewisham Way amongst a large variety of shopping facilities including **Tesco Express**, **Ladbroke's**, **Pizza Hut Delivery** and nearby **Goldsmiths University of London**, within ½ mile of Deptford Bridge Tube Station (DLR) and New Cross Station (Overground & South Eastern Lines).

The property lies approx. 4 miles south-east of the City of London and just over 2 miles south of Canary Wharf.

PROPERTY

Comprising a **1 Bed Self-Contained Flat** located on the first floor of this period building with front access from Upper Brockley Road. **The flat has been newly refurbished** and benefits from uPVC double glazing, gas central heating and use of a **shared Roof Terrace**.

ACCOMMODATION

First Floor Flat

Bedroom	14'10" x 8'6"
Living Room	11'0" x 9'11"
Kitchen	9'10" x 7'3"
Bathroom/WC	5'7" x 5'2"

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from 29th September 2016 at a ground rent of £350 p.a. rising by £100 every 25 years.

Offered with VACANT POSSESSION

Vacant 1 Bed Flat

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

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



JOINT AUCTIONEERS

Cannon Kallar,
186a Deptford High Street,
Deptford, London SE8 3PR.
Tel: 020 8692 0555. Ref: J. Cannon.

VENDOR'S SOLICITORS

Freemans Solicitors - Tel: 020 7935 3522
Ref: H. Freeman - Email: hf@freemanssolicitors.net

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6 WEEK COMPLETION

SITUATION

Located in this cul-de-sac directly off Stanley Road close to its junction with East End Road within this popular residential area, being approx. 1/3 mile from East Finchley Underground Station (Northern Line) and a short distance from the North Circular Road (A406).

PROPERTY

Comprising an end of terrace **3 Bed House** planned on ground, first and second floors. The property includes an integral **Garage, off street parking** and a **Rear Garden**.

ACCOMMODATION (Not inspected by Barnett Ross)
3 Bedrooms, Living Room, Kitchen, Bathroom/WC plus Garage.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **3 individuals** for a term of 99 years from 29th September 1972 (**thus having approx. 55 years unexpired**) at a current ground rent of **£60 per annum** exclusive, rising to £90 per annum in 2028.

£60 per annum

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

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



Note 1: The property has been underlet for 99 years less 10 days from 29th September 1972 at £80 p.a. and rising.

Note 2: The property includes the side alley which is subject to any rights of way that may exist thereover.

VENDOR'S SOLICITORS

Male & Wagland – Tel: 01707 657171
Ref: R. Male – Email: rcm@mwlaw.co.uk

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

Located in one of the most desirable areas in Luton, at the junction with Cowper Street just off the London Road, with a number of primary schools within walking distance as well as being just a ½ mile south of Luton town centre and the University of Bedfordshire and approx. 1½ miles west of Luton airport.

Luton lies less than 30 miles north of Central London with good road links via the M1 (Junctions 10 & 11.)

PROPERTY

Comprising an end of terrace **3 Bedroom House** arranged over ground, basement and first floors with a **rear Garden** and a **Large Garage**. The property further benefits from having double glazed windows, gas central heating and has recently been repainted.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

ACCOMMODATION (measurements to maximum points)

Ground Floor

Reception Room 1	11'9" x 12'0"
Reception Room 2	11'9" x 11'2"
Kitchen	10'1" x 6'10"
Bathroom/WC	6'8" x 4'6"

First Floor

Bedroom 1	12'0" x 11'10"
Bedroom 2	11'3" x 8'6"
Bedroom 3	15'1" x 6'1"

Basement

Area	Approx. 125 sq ft
------	-------------------

Total GIA Approx. 950 sq ft plus 290 sq ft Garage

Plus Garden

Note: There may be potential to let the property as an HMO in order to maximise rental income.

Vacant 3 Bed House

The Surveyors dealing with this property are
NICHOLAS LEIGH and **ELLIOTT GREENE**

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

VENDOR'S SOLICITORS

Lynch Hall & Hornby – Tel: 020 8864 0722
Ref: S. Glick – Email: simon.glick@lynch-hall.co.uk

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SITUATION

Located in this residential area opposite the junction with Hillside Drive, just a short walk to the various shopping facilities, restaurants and cafés in High Street and Station Road, the latter of which includes the Broadwalk Shopping Centre, Edgware Underground Station (Northern Line) and the Bus Station.

Edgware is a popular and sought after London suburb located approximately 10 miles north-west of central London by the main A41.

PROPERTY

Comprising a **Self-Contained 2 Bed Flat** on the ground floor within this purpose built residential block. There is use of a rear communal garden and the property includes gas central heating, uPVC double glazing and entryphone and will be offered part furnished to include:

- Fitted kitchen
- Fridge/Freezer
- Oven/hob
- Washing Machine

VAT is NOT applicable to this Lot

£13,200 per annum

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

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

ACCOMMODATION

Ground Floor Flat (measurements to maximum points)

Bedroom 1	12'5" x 10'10"
Bedroom 2	11'1" x 7'10"
Living Room	13'5" x 12'6"
Kitchen	8'11" x 7'2"
Bathroom/WC	

GIA Approx. 560 sq ft

TENURE

Leasehold for a term of 99 years from 25th December 1984 (thus having approx. 67 years unexpired) at a ground rent of £75 p.a. (rising to £150 p.a. from 25th December 2017).

TENANCY

The property is let on an Assured Shorthold Tenancy to an **Individual** for a term of 2 years from 6th December 2013 (Holding Over) at a rent of **£13,200 per annum (£1,100 pcm)** exclusive.

Note 1: £1,050 Rent Deposit held.

Note 2: A 2 bed flat at No. 1 Canons Court sold for £292,000 in February 2016.

Note 3: At the request of the Purchaser, prior to completion, the Vendor will serve a section 42 Notice to extend the lease and assign this benefit to the Purchaser.

VENDOR'S SOLICITORS

Bower & Bailey - Tel: 01793 610466
Ref: S. Read - Email: sread@bowerandbailey.co.uk

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



SITUATION

Located close to the junction with Edgwarebury Lane and Hale Lane amongst a variety of local supermarkets, shops, cafes and restaurants and just a short walk to the Broadwalk Shopping Centre and Edgware Underground Station (Northern Line) and Bus Station.

Edgware is a popular and sought after London suburb located approximately 10 miles north-west of central London.

PROPERTY

Forming part of a terraced building comprising a **Self-Contained 1 Bed Flat** on the second floor and accessed via a rear entrance off Heronsgate. The flat benefits from gas central heating and uPVC double glazing and will be offered part furnished to include:

- Fitted kitchen
- Fridge/Freezer
- Oven/hob
- Washing Machine

VAT is NOT applicable to this Lot

£10,800 per annum

The Surveyors dealing with this property are
ELLIOTT GREENE and **ROY TAMARI**

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

ACCOMMODATION

Second Floor Flat

Bedroom	10'4"	×	13'0"
Living Room	11'10"	×	15'10"
Kitchen	7'0"	×	15'11"
Bathroom/WC			

GIA Approx. 567 sq ft

TENURE

Leasehold for a term of 189 years (less 10 days) from 25th March 1935 (thus having approx. 107½ years unexpired) at a peppercorn ground rent.

TENANCY

The property is let on an Assured Shorthold Tenancy to **2 individuals** for a term of 6 months from 21st May 2015 (Holding Over) at a rent of **£10,800 per annum (£900 pcm)** exclusive.

Note: We understand a 1 bed flat at No. 9 Portsdown sold for £205,000 in 2015.

VENDOR'S SOLICITORS

Bower & Bailey – Tel: 01793 610466
Ref: S. Read – Email: sread@bowerandbailey.co.uk

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LOTS
50–54

85, 91, 93, 95 & 97 Magdalen Way,
Gorleston-on-Sea,
Norfolk NR31 7AA

To be offered as
5 Separate Lots
GROUND RENT INVESTMENTS

EACH OFFERED WITHOUT RESERVE



SITUATION

Located within this established parade, close to the junction with Stuart Close all serving the surrounding residential area. Gorleston lies approx. 3 miles south of Great Yarmouth and benefits from good road links via the A12.

PROPERTIES

5 terraced properties each comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors together with a **2 Storey House** at the rear of No. 97.

VAT is applicable on 80% of the purchase price on Lots 50–53 and 60% of the purchase price on Lot 54

FREEHOLD

Note 1: The Freeholder insures and recovers the premium from the head-lessees – Refer to legal pack for sums insured and premiums.

Note 2: 6 Week Completion

TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Lot 50 *Without Reserve	No. 85	Shop & Flat (Not inspected)	Individual	2000 years from 3rd November 1983	Peppercorn	FRI
Lot 51 *Without Reserve	No. 91	Shop & Flat (Not inspected)	Individual	2000 years from 3rd November 1983	Peppercorn	FRI
Lot 52 *Without Reserve	No. 93	Shop & Flat (Not inspected)	Individual	2000 years from 3rd November 1983	Peppercorn	FRI
Lot 53 *Without Reserve	No. 95	Shop & Flat (Not inspected)	2 Individuals	2000 years from 3rd November 1983	Peppercorn	FRI
Lot 54 *Without Reserve	No. 97	Shop, Flat & rear House (Not inspected)	Individual	2000 years (less 3 days) from 3rd November 1983	Peppercorn	FRI

The Surveyors dealing with these properties are
JOHN BARNETT and **JONATHAN ROSS**

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

VENDOR'S SOLICITORS

ISC Lawyers – Tel: 020 7833 8453
Ref: M. Conlon – Email: michaelconlon@iscclawyers.co.uk

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

Energy Performance Certificate (EPC) Appendix

If the EPC Asset Rating is not shown below or the full EPC is required, please refer to the 'Request Legal Pack & EPC' tab on each lot page on our 'On-line Catalogue' at www.barnettross.co.uk

Lot	Address	EPC Asset Rating
1	86/86a Brighton Road, Horley, Surrey RH6 7JQ	C, G
3	115 Victoria Road, Ferndown, Dorset BH22 9HJ	E, E
4	The Old Livery Store, 49½ High Street, Shoreham, Sevenoaks, Kent TN14 7TB	G
6	65/65A/65B Thoroughfare, Halesworth, Suffolk IP19 8AR	G, D, D
7	58 Holders Hill Avenue, Hendon, London NW4 1ET	E
8	58/60 & 82/84/86/88 Calverton Road, Luton, Bedfordshire LU3 2SZ	D
9	11 Castle Street, Hinckley, Leicestershire LE10 1DA	C, G
10	3 High Street, Chalfont St Peter, Gerrards Cross, Buckinghamshire SL9 9QE	E, E, C
16	327 Euston Road, London NW1 3AD	C, E
17	34 Victoria Road, Ruislip Manor, Middx HA4 0AG	C
18	18/20 St Peters Street, Bedford MK40 2NN	G
20	4/6 Fore Street, Wellington, Somerset TA21 8AQ	C, F, F, F
21	15–16 Yoden Way, Peterlee, County Durham SR8 1BP	D
22	25 Pool Street, Caernarfon, Gwynedd LL55 2AD	D
24	7–9 Queen Street, Redcar, Cleveland TS10 1DY	C, E, D, D, D
25	95 Old Christchurch Road, Bournemouth BH1 1EP	D, E, F, D, D, E, F
26	11/13 London Street, Southport, Merseyside PR9 0UF	C
27	64 Yorkshire Street, Rochdale, Lancashire OL16 1JP	D
29	14 Market Place, Alford, Lincs. LN13 9EB	D
30	102 Eardley Road, Streatham, London SW16 6BJ	E
31	5/6 Castle Meadow & 13 Back of the Inns, Norwich, Norfolk NR1 3PY	E, G
33	16–20 Regent Street, Rugby, Warwicks CV21 2PY	E, D, E, D, D, D, E
34	20, 22 & 22A Commercial Street, Camborne, Cornwall TR14 8JY	G
35	52 High Street, Brierley Hill, Dudley, West Midlands DY5 3AW	D
36	11 Back of the Inns, Norwich, Norfolk NR2 1PT	D
37	Unit 1, 406 Chester Road, Little Sutton, Cheshire CH66 3RB	E
38	4 Chester Street, Wrexham, Clwyd LL13 8BD	D
39	21 High Street, Dartford, Kent DA1 1DT	D
40	130 Pinner Road, Northwood, Middlesex HA6 1BP	C
42	3 Chester Street, Wrexham, Clwyd LL13 8BD	E
43	52 Wellington Street, Batley, West Yorkshire WF17 5HU	E, E
44	39a/39b Stroud Green Road, Finsbury Park, London N4 3EF	E, D
45	8a The Parade, Upper Brockley Road, Brockley, London SE4 1SX	D
47	59 Ashton Road, Luton, Bedfordshire LU1 3QE	F
48	2 Canons Court, Stonegrove, Edgware, Middlesex HA8 7ST	D
49	17 Portsdown, Station Road, Edgware, Middlesex HA8 7LE	D

OUR NEXT AUCTION

IS ON

**WEDNESDAY
14TH DECEMBER
2016**

LIST STILL OPEN

GENERAL CONDITIONS OF SALE APPLICABLE TO ALL LOTS

1. INTERPRETATION

The following expressions shall have the meanings assigned to them:

- 1.1.1 'the Auctioneers' means Barnett Ross of Brook Point, 1412 High Road, Whetstone, London, N20 9BH.
- 1.1.2 'the Property' means the property offered for sale by the Auctioneers as specified in this auction catalogue and/or the Special Conditions.
- 1.1.3 'Particulars of the Property' means those details of the Property contained in this auction catalogue whether under reference to its lot number at the auction or in the Special Conditions.
- 1.1.4 'General Conditions' means the General Conditions of Sale hereafter set out.
- 1.1.5 'Special Conditions' means the Special Conditions of Sale relating to the Property appearing in this auction catalogue and/or in any supplement, rider or addendum thereto.
- 1.1.6 'Standard Conditions' means the Standard Commercial Property Conditions (Second Edition).
- 1.2 The Property is sold subject to the General Conditions, the Special Conditions and any Addendum.
- 1.3 The General Conditions incorporate the Standard Conditions so far as they are not varied hereby or inconsistent herewith. A copy of the Standard Conditions is available at the Auctioneers' offices and at the Auction.
- 1.4 Where there is a conflict between the General and Special Conditions the Special Conditions prevail except for all arrears per condition 11.1.9.
- 1.5 Each Buyer shall be deemed to purchase with full knowledge of the General Conditions and the Special Conditions and the matters set out in the Notice To All Bidders printed on the inside front cover of this auction catalogue.
- 1.6 References to the singular include the plural jointly and severally, references to masculine include the feminine and vice versa and references to persons include companies, unincorporated associations, firms or partnerships and vice versa.
- 1.7 References to a statute (statutory instrument) or statutory provision includes reference to that statute (statutory instrument) or statutory provision as from time to time amended, extended or re-enacted.

2. STANDARD CONDITIONS

- 2.1 The following Conditions shall not have effect:
Conditions 1.5.1 and 1.5.2
- 2.2 The following Standard Conditions shall be amended as follows:
 - 2.2.1 The deposit must be paid before exchange of the memorandum of contract.
 - 2.2.2 The words 'or offer for sale as if bidding had not yet commenced for the sale of the said Lot' are to be added to Condition 2.3.5 after 'undisputed bid'.
 - 2.2.3 Add to condition 2.3.6 The Deposit is to be held as Stakeholder if the Lot or any part of the Lot is registered for VAT, unless the Special Conditions of Sale and/or the Addendum state otherwise.
 - 2.2.4 Condition 2.3.6 is also to apply to a sale pre auction or post auction.
 - 2.2.5 Condition 2.3.7 after 'breach' add the words 'and the buyer will be responsible for any loss, fees and expenses incurred by the seller'.
 - 2.2.6 Condition 8.1.1 Completion shall be 42 days from the date of the contract.

3. THE AUCTION

- 3.1 Condition 2.3 of the Standard Conditions will apply as follows:
 - 3.1.1 The Property is offered for sale subject to a reserve price (unless otherwise stated)
 - 3.1.2 The Seller or a person on its behalf may bid up to but not including the reserve price. You accept that it is possible that all bids up to, but not including, the reserve price are bids made by or on behalf of the Seller.
 - 3.1.3 In the event of a Dispute, see Standard Condition 2.3.5 as amended in General Condition 2.2.2.
- 3.2.1 A Bidder shall be deemed to be personally liable on making an accepted bid even though he shall purport to act as agent for a principal or a limited company so that their liability under the agreement shall be joint and several. This is also to relate to sales prior and post Auction.
- 3.2.2 Any Agent or individual bidder/offeree wishing to be released from the liability under clause 3.2.1 may apply to the Auctioneers in advance of the sale. If the Vendor agrees, the Agent or individual bidder/offeree will be issued with a letter from the Auctioneers stating that his personal liability under clause 3.2.1 shall be waived in the event that his is the successful bid and such waiver will be evidenced by a copy of that letter being attached to the Memorandum of Contract.

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

4. DEPOSIT

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

5. TITLE

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

6. CAPACITY OF SELLER

- 6.1 The Seller sells with Full Title Guarantee.

7. INCUMBRANCES AFFECTING THE PROPERTY

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

8. LOCAL LAND CHARGES AND PUBLIC RIGHTS

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

9. COMPLETION

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

10. LEASEHOLD PROPERTY

- 10.1 Condition 10 of the Standard Conditions shall apply.

11. TENANCIES

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

12. FIXTURES AND FITTINGS

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

13. MISREPRESENTATION

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

14. VALUE ADDED TAX 'VAT'

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

15. AUCTIONEERS' RIGHTS

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

16. SALE BY PRIVATE TREATY

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

17. INSURANCE

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

18. GENERAL

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

January 2012

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

RESULTS OF AUCTION HELD ON 13TH JULY 2016

Lot	Property	Sale Price (Subject to contract)	Available Price	Lot	Property	Sale Price (Subject to contract)	Available Price
A	Luton Mall, 46 George Street, Luton, Bedfordshire LU1 2AZ	£2,325,000		21	20 The Square, Birchington, Kent CT7 9AB		Refer
1	68 Leinster Avenue, Knowle, Bristol, Avon BS4 1NL	£177,000		22	162/162a High Street, London Colney, St Albans, Hertfordshire AL2 1QF	£145,000	
2	177 High Street, Lewes, East Sussex BN7 1YE	£315,000		23	233/233a/233b Nether Street, West Finchley, London N3 1NT	£318,000	
3	110/110a Collier Row Road, Romford, Essex RM5 2BB	£321,000		24	13/15 Dimond Street, Pembroke Dock, Pembrokeshire SA27 6JA	£225,000	
4	McColl's, Brook Lane, Upton, Chester, Cheshire CH2 2EB	£103,000		25	88 Burnley Road, Padiham, Burnley, Lancashire BB12 8QN	£137,000	
5	297 Wood Lane, Dagenham, Essex RM8 3NH	£160,000		26	34 Bank Street, Rawtenstall, Rossendale, Lancashire BB4 8DY	£68,500	
6	259-265 St Albans Road, Watford, Hertfordshire WD24 5BJ	£705,000		27	27a Leopold Road, Wimbledon, London SW19 7BB	Withdrawn Prior	
7	75 High Street, Barnet, Hertfordshire EN5 5UR	£600,000		28	51-53 Yorkshire Street, Rochdale, Lancashire OL16 1BT	£620,000	
8	6 Victoria Square, Aberdare, Mid Glamorgan CF44 7LA	£145,000		29	Ground Floor, Lourdes Apartments, North End Road, West Kensington, London W14 9NU	£386,000	
9	280 Lodge Avenue, Dagenham, Essex RM8 2HF	£121,000		30	320 Wells Road, Knowle, Bristol, Avon BS4 2QG	£155,000	
10	28 Hall Place, Spalding, Lincolnshire PE11 1SG	£260,000		31	33/33a Church Street, Eccles, Greater Manchester M30 0BJ	£131,500	
11	36 & 38 High Street, Tonbridge, Kent TN9 1EJ	£425,000		32	18 The Parade, Pagham, West Sussex PO21 4TW	£68,500	
12	288 Lodge Avenue, Dagenham, Essex RM8 2HF	£122,000		33	304 Brixton Road, Stockwell, London SW9 6AE	£256,000	
13	Angel & Crown, 170 Roman Road, Bethnal Green, London E2 0RY	Withdrawn Prior		34	6 Short Street, Cleethorpes, Lincolnshire DN35 8LZ	£107,000	
14	Flat 142, City Tower, 3 Limeharbour, Isle of Dogs, London E14 9LU		£595,000	35	142 Seabourne Road, Bournemouth, Dorset BH5 2HZ	£7,000	
15	3 Chapel Road, Worthing, West Sussex BN11 1EY	£431,000		36	Roadway & Land, Hallowell Gardens, Thornton Heath, Surrey CR7 8FJ	£500	
16	365 Station Road, Harrow, Middlesex HA1 2AW		£428,000	37	Roof Covering & Air Space, 4-7 Lombard Lane, London EC4Y 8AD	Sold After	
17	59 High Street, Brentwood, Essex CM14 4RH		£649,500	38	69 Clayton, Orton Goldhay, Peterborough, Cambridgeshire PE2 5SD	£131,000	
18	163 Preston Hill, Kenton, Middlesex HA3 9UZ	Sold Prior		39	11 Cornelia Street, Holloway, London N7 8BA	£631,000	
19	21, 23 & 25 Strand Parade, The Boulevard, Goring-by-Sea, Worthing, West Sussex BN12 6DH	£261,000		40	51 Green Lanes, Stoke Newington, London N16 9BU	£525,000	
20	39-41 High Street, Wem, Shropshire SY4 5DH	£201,000					

39 Lots offered – 35 Lots sold – Total raised £11,974,000

MEMORANDUM AUCTION 27TH OCTOBER 2016

LOT

Date

Property

Vendor

Purchaser

Address

Post Code Telephone

Purchase Price (excluding any VAT) £

Deposit (subject to bank clearance) £

Balance due on Completion £

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

We confirm this sale and receipt of the Deposit.

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

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

The **Purchaser's Solicitors** are

Telephone Reference

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

Name of Bidder

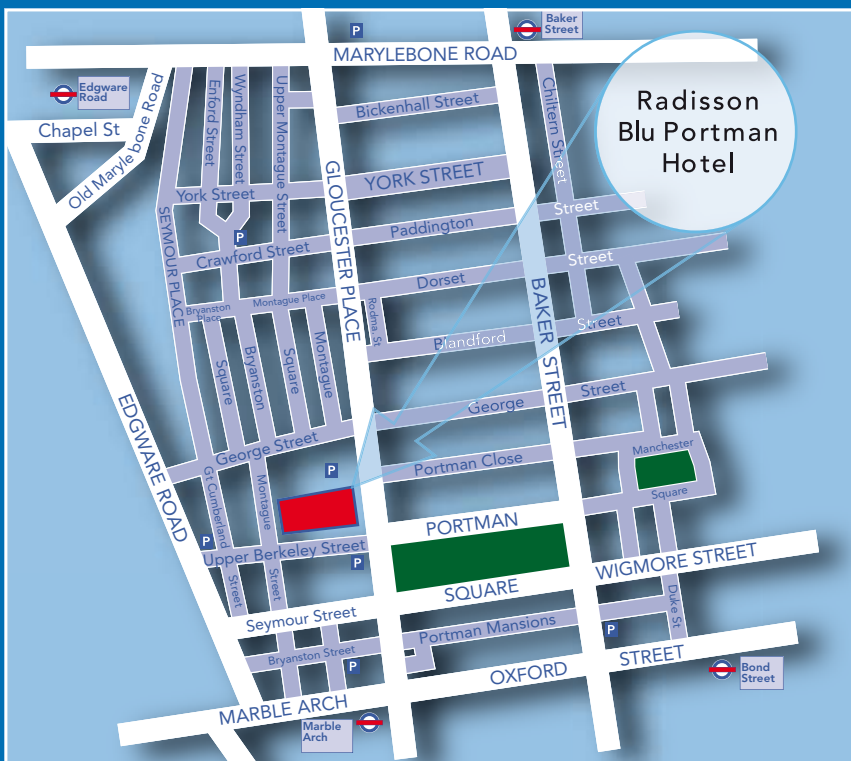
Address

Telephone Capacity

Following Auction – Wednesday 14th December 2016

To enter your lots, please contact:

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