

# AUCTION

**WEDNESDAY 19TH JULY 2017**

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

Commencing at 12.00 p.m.

Auctioneers  
J. Barnett FRICS  
J. L. G. Ross MRICS



Tel: 020 8492 9449 Fax: 020 8492 7373

# Notice to all Bidders

1. Please note the **General Conditions of Sale** which are included with this catalogue and the **Special Conditions of Sale** which are available on request. An Addendum will be made available on the Auction Day and the bidder should check whether the lot which he/she is interested in bidding for is included.
2. Prospective purchasers are assumed to have inspected the properties in which they are interested and to have made all usual pre-contract searches and enquiries.
3. The successful Bidder is **Bound under Contract as soon as the Auctioneer's gavel falls** on his/her final bid. Immediately thereafter the successful Bidder will be handed a Form to fill out supplying details of his/her name and address together with (if different) the name and address of the purchaser and those of his/her solicitors. He/she must also supply a **cheque for the deposit, which we will hold** at our office. **The bidder will be given our bank account details and must arrange to transfer the deposit monies to our client bank account the following day by way of a 'same day CHAPS payment.'** Once these funds are received we will return the bidder's cheque by post.
4. The information from the Form will be used to complete a **memorandum of contract** similar to the one at the back of this catalogue which the **purchaser must sign and hand to** the Auctioneer's staff **prior to leaving the room.**
5. If the Purchaser's memorandum of contract is not signed, the Auctioneer, or any person authorised by them, will sign the memorandum of contract on behalf of the Bidder/Purchaser.
6. The Auctioneers endeavour to have copies of title documents, leases, licences etc. and a local search available for inspection at their offices and in the auction room. It is recommended that anyone wishing to inspect such documents should telephone first to ensure that the required documents are available.
7. **If any Bidders are intending to come to the Auction for a specific lot they are advised to check with the Auctioneers on the morning of the sale to ensure that the particular lot will be offered at the Auction as a lot can be sold or withdrawn at any time prior to being offered.**
8. Some plans or extracts from plans in this catalogue are based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office Crown Copyright reserved.
9. **RESERVE:**  
The 'Reserve' is the minimum figure for which a property can be sold as agreed between the Seller and the Auctioneer. The 'Reserve' is not disclosed and remains confidential between the Seller and the Auctioneer.  
**GUIDE:**  
Where a 'Guide' is stated, it is an indication of the Seller's current minimum acceptable price ('Reserve') at auction. A 'Guide' is published to assist prospective buyers in deciding whether or not to pursue a purchase. A 'Guide' does not represent an anticipated sale price or a valuation and the eventual sale price may be higher or lower. The sale price is determined at auction and as such cannot be predicted in advance.  
The 'Guide' can be published as follows:
  - a. 'Reserve below' which means the 'Reserve' will be below the shown amount.
  - b. A single price figure where the 'Reserve' is not to exceed it.
  - c. A single price figure with a + symbol where the 'Reserve' is not to exceed that figure by more than 10%.
  - d. A minimum and maximum price range where the 'Reserve' is to be within that range.The Seller's expectation as to the sale price may change during the marketing period as a result of interest received from prospective Buyers. Therefore, the Seller may increase or decrease the 'Reserve' at any time up to just before bidding commences. If the 'Reserve' becomes fixed at a level that makes the 'Guide' misleading, the Auctioneers will subsequently issue a revised 'Guide' as soon as is practicable. Accordingly, prospective bidders should monitor the 'Guide' with the Auctioneers prior to the Auction taking place via our website at [www.barnettross.co.uk](http://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 3 & 21 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)

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## 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.

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## 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.

To obtain a Telephone Bidding Form visit [www.barnettross.co.uk](http://www.barnettross.co.uk) or telephone the Auction Team on 020 8492 9449.

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## Follow the Auction Live on the Internet

On the day of the auction, visit [www.barnettross.co.uk](http://www.barnettross.co.uk) and click on the Auction Live link on the Home Page.

**It is not possible to bid from the screen.**

## ORDER OF SALE

COMMENCING 12.00 P.M.

### LOT

1	14 Chingford Road	<b>Walthamstow</b>	London E17
2	3/4 Blackfen Parade, Blackfen Road	<b>Sidcup</b>	Kent
3	74 Aubert Park	<b>Highbury</b>	London N5
4	51 High Street	<b>Redcar</b>	Cleveland
5	53 High Street	<b>Redcar</b>	Cleveland
6	91/93/95 Church Road	<b>Hendon</b>	London NW4
7	13–15 Cole Green Lane	<b>Welwyn Garden City</b>	Hertfordshire
8	5 Broadway Parade, Elm Park	<b>Hornchurch</b>	Essex
9	7/9 St John Street	<b>Newport Pagnell</b>	Buckinghamshire
10	61 Commercial Street	<b>Hereford</b>	Herefordshire
11	4/4a & 4b London Road	<b>Bognor Regis</b>	West Sussex
12	Flats 1–4 Rowntree House, 16/18 Aberdeen Walk	<b>Scarborough</b>	North Yorkshire
13	311 Upper Richmond Road West	<b>East Sheen</b>	London SW14
14	173 Balls Pond Road & 20/21 Culford Mews	<b>Islington</b>	London N1
15	14 Manor Hall Avenue	<b>Hendon</b>	London NW4
16	116 Marsh Road	<b>Pinner</b>	Middlesex
17	11/13 St John Street	<b>Newport Pagnell</b>	Buckinghamshire
18	8, 10 & 12 Railway Street	<b>Hertford</b>	Hertfordshire
19	33 Salisbury Street	<b>Blandford Forum</b>	Dorset
20	12–14 Dimond Street	<b>Pembroke Dock</b>	Pembrokeshire
21	Viceroy Parade, East End Road	<b>East Finchley</b>	London N2
22	29 King Street	<b>Bridlington</b>	East Riding of Yorkshire
23	15/15a St John Street	<b>Newport Pagnell</b>	Buckinghamshire
24	23/23a High Street	<b>Dartford</b>	Kent
25	17d Town Centre	<b>Hatfield</b>	Hertfordshire
26	131 Grimsby Road	<b>Cleethorpes</b>	Lincolnshire

**Lot**

27	430 Downham Way
28	434 Finchley Road
29	6 St Michael's Terrace
30	357–359 Walworth Road
31	128 Cowbridge Road East & 1A Severn Road
32	17/17a St John Street
33	30–34 Westgate
34	14 High Street
35	30 High Street, Dawley
36	The Boathouse, Embankment
37	1/1a Lynton Parade, Cromwell Road
38	2/2a Lynton Parade, Cromwell Road
39	3/3a Lynton Parade, Cromwell Road
40	4/4a Lynton Parade, Cromwell Road
41	5/5a & 6/6a Lynton Parade, Cromwell Road
42	177 High Street
43	11 Hammerton Street
44	6/6a Market Street
45	95 Bowes Road
46	87 Mansfield Avenue
47	24 St Francis Close
48	45 Caldecote Gardens
49	"Courteen", Queen Mary Road
50	62 Fairfax Road
51	12 Garages, St Mary's Close, Ullenhall
52	Rear Roadways

<b>Bromley</b>	Kent
<b>Childs Hill</b>	London NW2
<b>Alexandra Park</b>	London N22
<b>Elephant &amp; Castle</b>	London SE17
<b>Cardiff</b>	South Glamorgan
<b>Newport Pagnell</b>	Buckinghamshire
<b>Patrinton</b>	East Riding of Yorkshire
<b>Whitchurch</b>	Shropshire
<b>Telford</b>	Shropshire
<b>Putney</b>	London SW15
<b>Grimsby</b>	South Humberside
<b>Lewes</b>	East Sussex
<b>Burnley</b>	Lancashire
<b>Liskeard</b>	Cornwall
<b>Bowes Park</b>	London N13
<b>Cockfosters</b>	Hertfordshire
<b>Potters Bar</b>	Hertfordshire
<b>Bushey Heath</b>	Hertfordshire
<b>West Norwood</b>	London SE19
<b>Harringay</b>	London N8
<b>Henley-In-Arden</b>	Warwickshire
<b>New Southgate</b>	London N11

# 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](http://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 .....

..... Post code .....

\*Delete as appropriate

Telephone ..... Email .....

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

Please debit £ ..... from my  Mastercard   Visa 

Card number

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 .....

Expiry date ..... / .....

Card address (if different from above) .....

..... Post code .....

Telephone .....

# GIVE YOUR PROPERTY THE BEST CHANCE OF SELLING AT AUCTION

Barnett Ross continue to have the  
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Auctioneers  
**Barnett  
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\* Based on commercial property sold in 2016 • Source: EI Group



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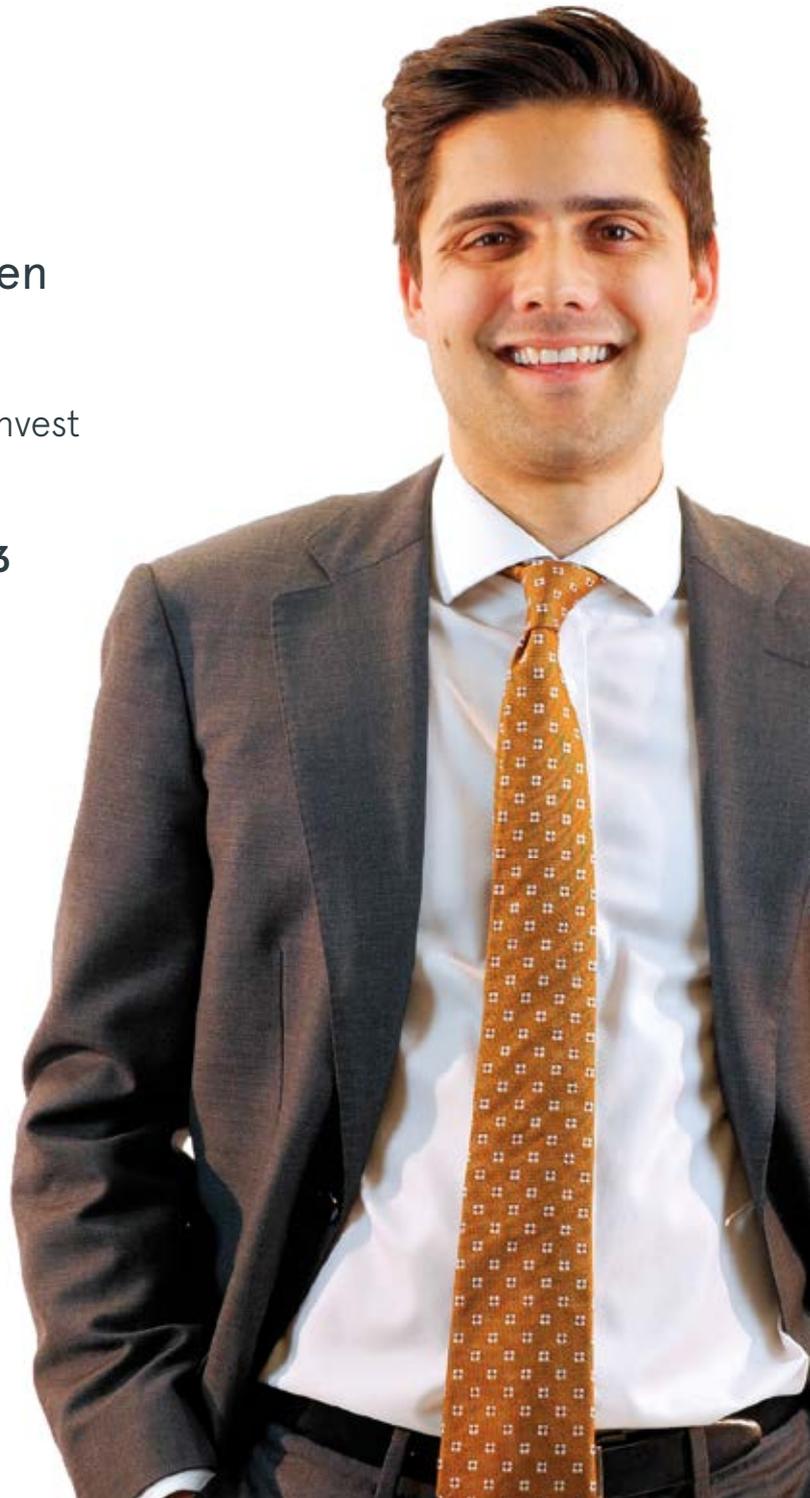
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# Own commercial property?

*We can help you claim tax back from HMRC*

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- On average we claim between 20-30% off the property purchase price in allowances.
- There are no up-front costs - we provide an entitlement check free of charge
- Accountants are unable to claim capital allowances on integral features within a commercial building due to the complexities involved.
- With over 30 years expertise in claiming capital allowances behind us, we successfully undertook exercises on over £300 million worth of commercial property in 2016.
- If we are unable to make you a tax saving in excess of £10,000 we will provide the service at zero cost.

We are proud to offer you a bespoke, personal service based on our experience, expertise and commitment to adding value. We have a particularly outstanding track record in providing tax-efficient solutions and advice to any business or individual owning commercial property.

**To see how we can help you, contact us today.**

# Are you in need of a Property Valuation?



- Loans
- Sales
- Probate
- Transfers
- 1982 CGT
- Disputes
- Divorce
- Gifts (I.H.T.)

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](mailto: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.
- If you are an Executor, let us help to maximise your asset with a sale by auction.
- We can provide an RICS Probate Valuation and if you subsequently sell the property in one of our auctions, we will **refund the Valuation Fee.**

Please call to discuss your requirement:

John Barnett FRICS (Registered Valuer)

020 8492 9449

[jbarnett@barnettross.co.uk](mailto:jbarnett@barnettross.co.uk)



[www.barnettross.co.uk](http://www.barnettross.co.uk)  
020 8492 9449

# Paying too much for buildings insurance?

If you own Property and place the Buildings Insurance then why not save money both for you and/or your Tenant.

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We have a **dedicated claims line** at our disposal to ensure an immediate response in the event of a claim.

**Above all, your business will be handled by a Chartered Surveyor with over 25 years Insurance experience – that would be me!**



It costs you nothing to get a quote so please call me before your next renewal.

Regards,

Jonathan Ross

Barnett Ross Insurance Services

 [jross@barnettross.co.uk](mailto:jross@barnettross.co.uk)

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6 WEEK COMPLETION



**SITUATION**

Located close to the busy junction with Forest Road (A503) in this established local parade, near to Waltham Forest Town Hall and College and just ½ mile from Walthamstow Central Station (Overground, Victoria Line and Bus Terminus). Walthamstow is located some 6 miles north-east of central London with good road access via the North Circular Road.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop (previously used as a Betting Shop and in shell condition)** with internal access to **Ancillary Accommodation** on the first floor. In addition, the property includes an **enclosed Yard** which leads to a **Rear Garage/Store** that can also be accessed from a service road.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	15'8"
Internal Width	14'5"
narrowing at rear to	9'6"
Shop & Built Depth	48'9"

**First Floor Ancillary (See Note 1)**

3 Rooms & Hall GIA Approx. 480 sq ft

**Plus Rear Garage/Store**

(Not Inspected) 16'0 x 12'9"

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

**Note 1: The first floor used to be a flat many years ago with separate front access and therefore there is potential to re-instate this use, subject to obtaining the necessary consents.**

**Note 2: The rear garage/store may lend itself to Residential, subject to obtaining the necessary consents.**



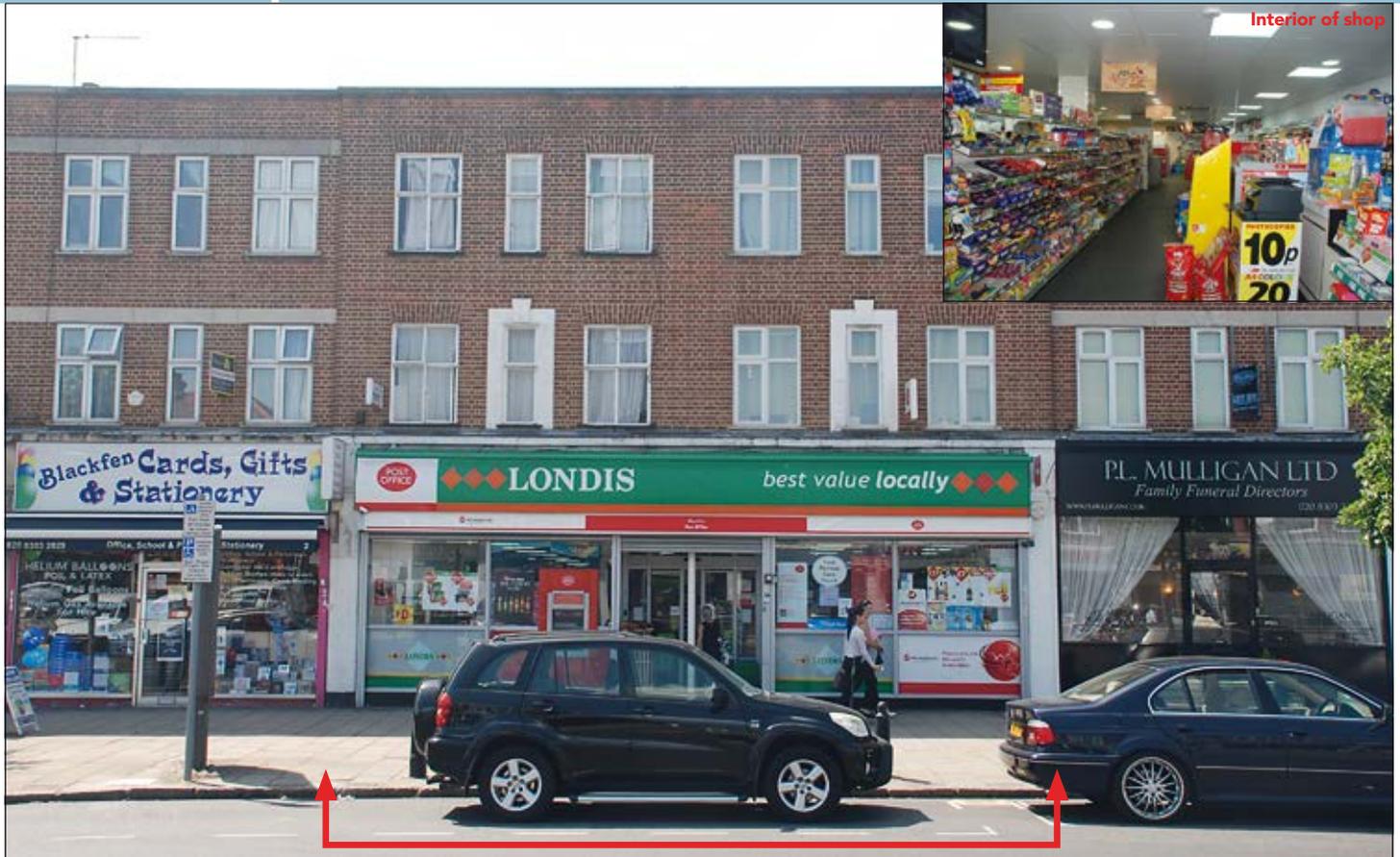
**Vacant Shop, Upper Part & Garage with Development Potential**

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

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

**VENDOR'S SOLICITORS**  
Trowers & Hamblins - Tel: 020 7423 8000  
Ref: D. Frawley - Email: dfrawley@trowers.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**

Occupying a prominent trading position close to the junction with Maple Crescent amongst such multiples as **Tesco Express, Costa, Betfred, Costcutter** and a variety of local traders serving the surrounding residential area. Sidcup lies approximately 5 miles east of Bromley and 14 miles south-east of Central London with good road links via the A2 to the South Circular Road and the M25 (Junction 2).

**PROPERTY**

A mid-terraced building comprising a **Ground Floor Double Shop** with separate rear access via a communal balcony to **2 Self-Contained Flats** at first and second floor level. In addition, the property benefits from a rear service road.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 34'2" Internal Width 32'7" Shop Depth 63'6" Built Depth 92'6" Sales Area Approx. 2,070 sq ft Offices/Store Area Approx. 790 sq ft WC  <b>Total Area Approx. 2,860 sq ft</b>	<b>Ciel UK Limited (with 2 personal guarantors) (Convenience Store &amp; Post Office)</b>	20 years from 16th November 2007	£35,000	FRI <b>Rent Reviews June 2017 (Outstanding - Landlord quoted £41,000 pa) and 2022. £17,779.21 Rent Deposit held.</b> <b>Note: The tenant can no longer operate their November 2017 Break Clause.</b>
Nos 3a & 4a (First & Second Floor Flats)	Not Inspected	2 Individuals	Each 250 years from 24th June 2007	£250 (£125 per Flat)	Each FRI by way of service charge <b>Rent rises to £500 in 2132</b>
<b>TOTAL</b>				<b>£35,250</b>	

**£35,250 per annum**

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

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

**VENDOR'S SOLICITORS**

Heather Mains & Co - Tel: 020 8906 6660  
Ref: Ms Bela Patel - Email: bela@hmains.co.uk

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**SITUATION**

Located close to the junction with Drayton Park, within this neighbourhood parade serving the surrounding sought after residential area. Arsenal's Emirates Stadium and Arsenal Underground Station (Piccadilly Line) are both within very close proximity. Highbury lies approximately 4 miles north of central London, midway between Finsbury Park and Islington.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop with Cellar**, and separate front access to **2 Self-Contained Flats** on part ground, first, second and third 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
No. 74 (Ground Floor Shop & Cellar)	<b>Ground Floor Shop</b> Gross Frontage 17'7" Internal Width 13'5" (max) Shop & Built Depth 29'2" WC <b>Cellar</b> Area Approx. 92 sq ft (restricted head height)	<b>H. Akkuyu (Dry Cleaners)</b>	15 years from 26th November 2004	£13,400	FRI
No. 74a (Part Ground & First Floor Flat plus Garden)	Not inspected	Individual(s)	189 years from 25th December 1988	Peppercorn	FRI
No. 74b (Second & Third Floor Flat)	Not inspected	Individual(s)	For a term expiring 25th December 2155	£200	FRI <b>Rent rises to £400 in 2035, £600 in 2060, £800 in 2085 and £1,000 in 2110.</b>
<b>TOTAL</b>				<b>£13,600</b>	

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

**£13,600 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**  
Aspen Morris - Tel: 020 8370 7750  
Ref: C. Ledward - Email: cledward@aspenmorris.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

Occupying a prominent trading position on this pedestrianised street, in the heart of this popular seaside town, opposite **Savers, Boots Opticians** and **Santander**. Other nearby multiple retailers include **Bonmarché, Sports Direct, Specsavers, B&M Bargains, KFC, Fulton Foods, Card Factory** and many 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).

### PROPERTIES

A mid terrace building comprising **2 Ground Floor Shops** each with internal access to **Ancillary Storage and Office Accommodation** on the first floor. The properties benefit from a rear service road for deliveries.

**VAT is applicable to these Lots**

**FREEHOLD**

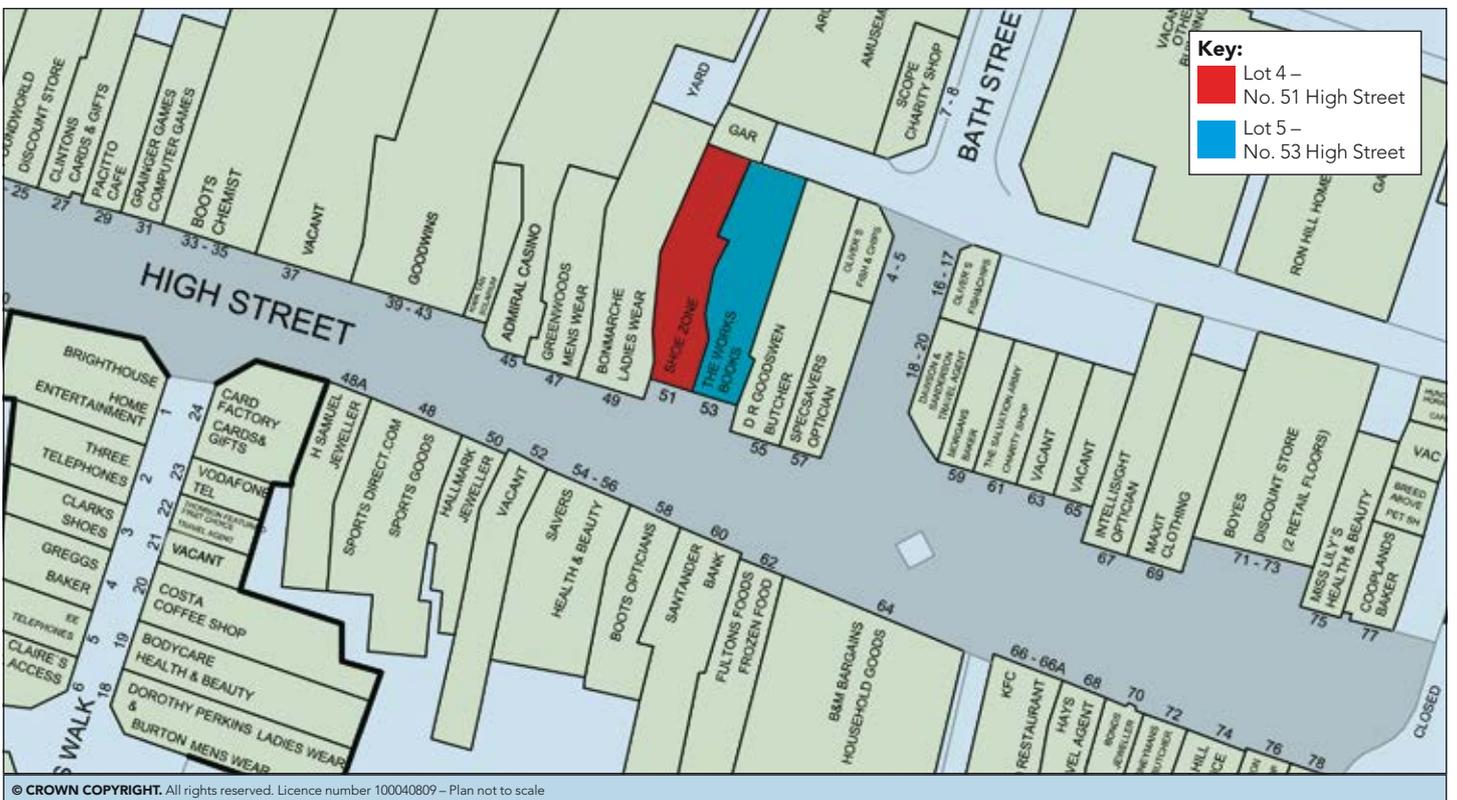
### TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
<b>Lot 4</b> <b>*Reserve below</b> <b>£220,000</b>	No. 51 (Ground Floor Shop & First Floor Ancillary)	<b>Ground Floor Shop</b> Gross Frontage 19'5" Internal Width 16'5" Shop Depth 76'2" Built Depth 105'11" Sales Area Approx. 1,736 sq ft! Ancillary Area Approx. 29 sq ft! <b>First Floor Ancillary Area</b> WC Approx. 708 sq ft!	<b>Shoe Zone Limited (having over 500 branches) (T/O for Y/E 01/10/2016</b> <b>£159.8m, Pre-Tax Profit £10.4m and Shareholders' Funds £30.1m)</b>	5 years from 10th April 2016 <b>(renewal of a previous lease - in occupation since 2006)</b>	£22,000	FRI <b>Note 1: We understand the tenant is planning to refit the shop during the course of this year.</b>
<b>Lot 5</b> <b>*Reserve below</b> <b>£250,000</b>	No. 53 (Ground Floor Shop & First Floor Ancillary)	<b>Ground Floor Shop</b> Gross Frontage 18'3" Internal Width 16'5" Shop Depth 98'4" Built Depth 108'4" Sales Area Approx. 2,196 sq ft! Ancillary Area Approx. 33 sq ft! <b>First Floor Ancillary Area</b> WCs Approx. 773 sq ft!	<b>The Works Stores Limited (having 385 branches) (T/O for Y/E 01/05/2016</b> <b>£154.4m, Pre-Tax Profit £9.8m and Shareholders' Funds £20.1m)</b>	10 years from 12th May 2016 <b>(renewal of a previous lease - in occupation since 2006)</b>	£25,000	FRI <b>Rent Review 2021. Tenant's Break 2022 (Tenant to pay £6,250 penalty if Break is operated).</b>

<sup>1</sup>Areas agreed with Tenant on Lease Renewal.

The Surveyors dealing with these properties are  
**JOHN BARNETT** and **ELLIOTT GREENE**

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



**VENDOR'S SOLICITORS**  
Simmons Stein – Tel: 020 8954 8080  
Ref: G. Simmons – Email: gary@simmons-stein.co.uk

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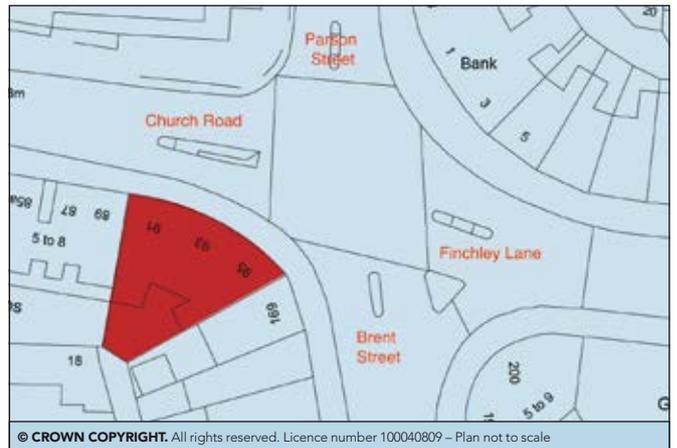
**SITUATION**

Occupying a prominent position at the intersection of Church Road and Brent Street, opposite **Lloyds Bank** and close to **William Hill** and other specialist retailers and restaurants serving the local residential area.

Hendon is a popular and sought after north-west London suburb being approx. 7 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 substantial and attractive mid terraced building comprising a **Ground Floor Banking Hall** with internal access to a **Basement / Strong Room** and separate front access to **3 Self-Contained Flats** on the first, second and third floors. In addition, the property benefits from a rear parking area for approx. 4 cars.



**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£42,800 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

6 WEEK COMPLETION



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Bank with Basement/ Strong Room	<b>Ground Floor Bank</b> Gross Frontage 78'1" Internal Width 57'3" Bank Depth 33'1" Built Depth 48'8" Banking Hall Area Approx. 1,570 sq ft <b>Basement / Strong Room</b> Area Approx. 575 sq ft 3 WC's	<b>National Westminster Bank Plc</b> (T/O for Y/E 31/12/15 <b>£8.44bn, Pre-Tax Loss £914m and Shareholders' Funds £14.82bn)</b>	20 years from 10th June 2005	£42,500	FRI by way of service charge (capped at £4,500 p.a. subject to annual RPI reviews) <b>Rent Review 2020.</b> <b>Note 1: NatWest have advised that this branch will cease trading on 27th September 2017.</b>
Nos. 91A, B & C (First, Second & Third Floor Flats)	3 Flats - Not inspected	Various	Each 125 years from 20th November 2002	£300 (£100 per flat)	Each FRI <b>Rent rises by £150 every 25 years.</b>
<b>TOTAL</b>				<b>£42,800</b>	

**Note 2: In accordance with section 5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to auction.**

**VENDOR'S SOLICITORS**

Morgan Has Solicitors - Tel: 020 8805 3746  
Ref: B. Cetin- Email: bektas@morganhas.co.uk



**SITUATION**

Located within this established parade which includes such multiple retailers as **Betfred, Boots Pharmacy, Ladbrokes, Papa John's** and **Martins** and being approx. 1 mile south-east of the town centre.

Welwyn Garden City is a popular Hertfordshire town located approximately 25 miles north of London and benefits from good road access via the A1(M) (Junction 4).

**PROPERTY**

Forming part of a mid terraced building comprising a **Ground Floor Supermarket** with internal access to **Ancillary Accommodation** at rear first floor level. In addition, the property benefits from rear access to a service road for unloading together with ample customer parking at the front.

**ACCOMMODATION**

**Ground Floor Supermarket**

Gross Frontage	88'4"
Internal Width	86'8"
widening at rear to	121'0"
Shop Depth	56'3"
Built Depth	81'2"
GIA	Approx. 7,335 sq ft

**First Floor**

Staff Canteen/Office/WCs	
GIA	Approx. 870 sq ft

**Total GIA**

**Approx. 8,205 sq ft**

**VAT is NOT applicable to this Lot**

**TENURE**

**Leasehold for a term of 999 years from 25th March 1996 at a Peppercorn.**

**£67,500 per annum**

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

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



### TENANCY

The property is let on a full repairing and insuring lease to **Co-operative Foodstores Limited (Guaranteed by Co-Operative Group Food Limited) (see Tenant Profile)** for a term of 10 years from 18th May 2014 at a current rent of **£67,500 per annum** exclusive

### Rent Review & Tenant's Break May 2019

### 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**.

**Note: The Co-op also trade from No. 17, but this is not included in the sale.**



### VENDOR'S SOLICITORS

Fladgate LLP - Tel: 020 3036 7000  
Ref: Ms Katherine Tweed - Email: ktweed@fladgate.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 close to the junction with The Broadway, close to multiple traders such as **Costa Coffee, Greggs, Sainsbury's, Tesco Express** and more with Elm Park Underground Station (District Line) only a short walk away. Hornchurch is a popular town within the M25 approx. 2 miles south of Romford.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **2 Bed Self-Contained Flat** on the first and second floors. In addition, the property benefits from use of a rear service road.



**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'2" Internal Width 17'2" Shop & Built Depth 39'1" WC Plus Rear Shed 20'9" x 13'5"	<b>S. Mahmood (Double Glazing)</b>	10 years from 16th December 2016	£9,000	FRI <b>Rent Review &amp; Tenant's Break 2021</b>
First & Second Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>(GIA Approx. 730 sq ft)</b>				

**VACANT**

Note: There may be potential to convert into 2 Flats, subject to obtaining the necessary consents.

**TOTAL**

**£9,000 plus Vacant Flat**

**£9,000 per annum plus Vacant Flat**

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 8951 6989  
Ref: Ms Jaymini Ghelani - Email: jg@axiomstone.co.uk

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**SITUATION**

Located adjacent to **William Hill** and only approx. 100 yards from the junction with High Street which houses a variety of multiple retailers including **Costa Coffee, Superdrug, Martins** and a **Post Office**.

Newport Pagnell lies approx. 5 miles north of Milton Keynes and 55 miles north-west of London benefitting from good road access to the M1 (Junction 14) some 2 miles to the south.

**PROPERTY**

Forming part of a parade comprising a **Ground Floor Double Bank** with internal access to **Ancillary Space** on part first floor and separate rear access to a **Self-Contained Flat** on part first floor. In addition, the property benefits from use of a rear service road.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**ACCOMMODATION<sup>1</sup>**

**Ground Floor Double Bank**

Gross Frontage	39'4"
Internal Width	38'4"
Built Depth	37'11"
Area Approx.	930 sq ft <sup>2</sup>

**First Floor Ancillary (Above No. 7)**

Area Approx. 495 sq ft<sup>2</sup>

**First Floor Flat (Above No. 9)**

2 Bedrooms, Living Room, Kitchen, Bathroom/WC

<sup>1</sup>Not inspected by Barnett Ross

<sup>2</sup>Areas from VOA.

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Lloyds Bank Plc (having approx. 1,300 branches) (T/O for Y/E 31/12/15 £31.03bn, Pre-Tax Profit £1.37bn and Shareholders' Funds £46.96bn)** for a term of 5 years from 17th August 2015 (**renewal of a previous lease**) at a current rent of **£28,500 per annum** exclusive.

**Tenant's Break August 2018 (Tenant pays a rent penalty of £7,125 if Break is operated).**

**Note 1: The Tenant sublets the flat on an AST.**

**Note 2: Refer to Lots 17, 23 & 32 for other properties in this parade.**

**£28,500 per annum**

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

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

**VENDOR'S SOLICITORS**  
Fladgate LLP - Tel: 020 3036 7000  
Ref: Ms Katherine Tweed - Email: ktweed@fladgate.com

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**SITUATION**

Located in a prime retail pitch within the heart of the city centre on the main pedestrianised thoroughfare at its junction with High Town, adjacent to **Starbucks** and **TSB** and amongst such other multiple retailers including **Marks & Spencer**, **Costa Coffee**, **Boots Opticians**, **Holland & Barratt**, **Laura Ashley**, **WH Smith** and many others, being within close proximity to the **Maylord Shopping Centre**. Herefordshire is located approx. 22 miles south-west of Worcester and 23 miles north-west of Gloucester.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Storage** on the first and second floors.

**TENANCY**

The entire property is let on a full repairing and insuring lease to **tReds Ltd (Shoe Retailers having approx. 29 branches)** (T/O for Y/E 31/03/16 £15.9m, Pre-Tax Profit £49,844 and Shareholders' Funds £4.5m) for a term of 5 years from 25th March 2014 at a current rent of **£47,500 per annum** exclusive.

**Note: The Rateable Value was set at £47,000 in April 2017 which correlates with the rent being paid.**

**£47,500 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



View along High Town

**VAT is applicable to this Lot**

**FREEHOLD**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	21'0"
Internal Width	19'7"
narrowing at rear to	10'11"
Shop Depth	61'7"
Sales/Store Area	Approx. 985 sq ft

**First Floor**

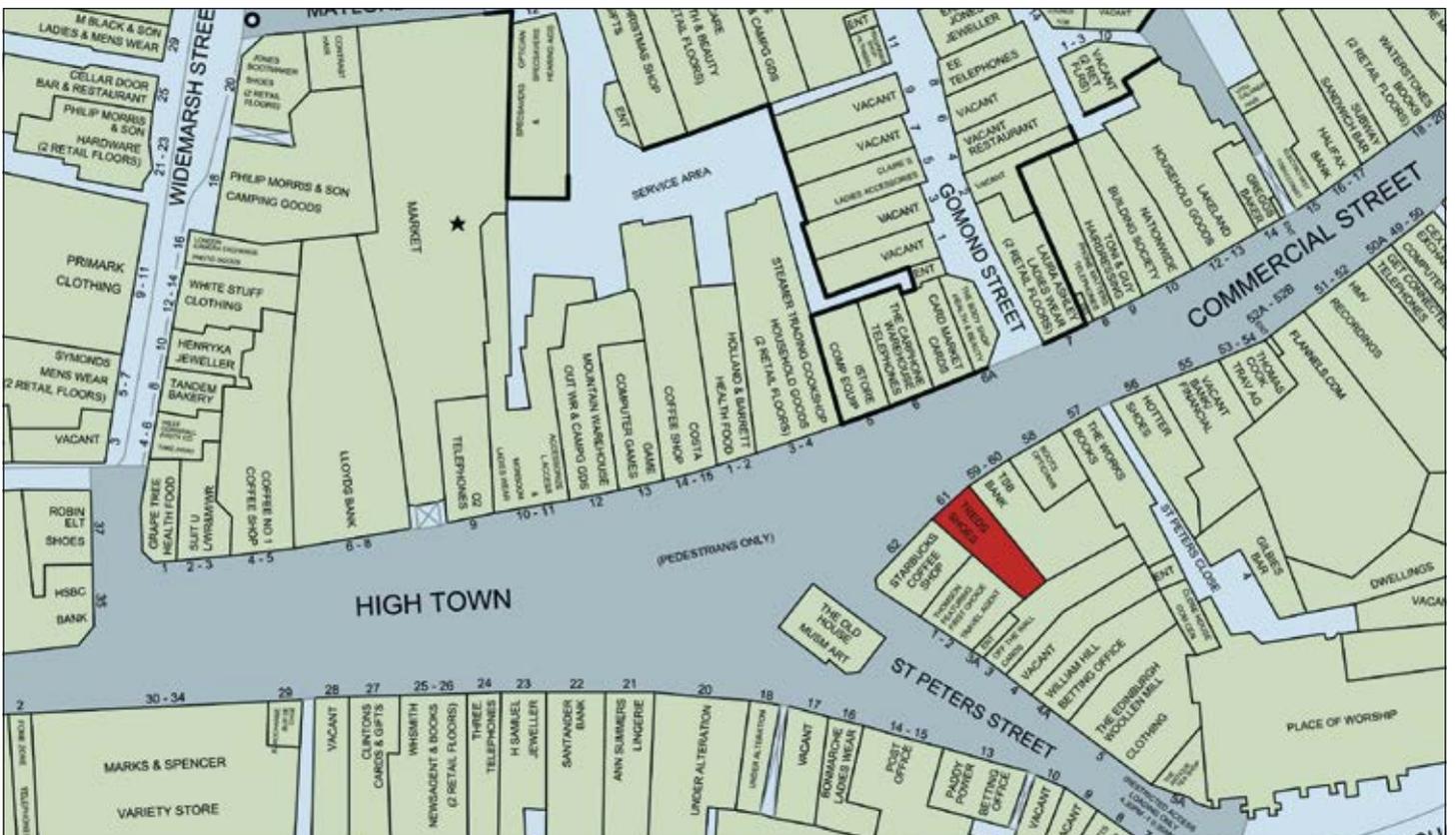
Storage Area	Approx. 375 sq ft
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**Second Floor**

Storage Area	Approx. 185 sq ft
2WCs	

**Total Area**

**Approx. 1,545 sq ft**



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**VENDOR'S SOLICITORS**  
DWF M Beckman Solicitors – Tel: 020 7408 8888  
Ref: D. Freedman – Email: david.freedman@dwfbeckman.com

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**SITUATION**

Occupying a prominent trading position within the heart of the Town Centre on the pedestrianised section of London Road close to the junction with the High Street, opposite **Holland & Barratt** and amongst other such multiples as **New Look, WH Smith, EE, JD Sports, Greggs, Bon Marche, Robert Dyas** and many others, being only a few minutes' walk from the Sea Front and Bognor Pier. Bognor Regis is a popular coastal resort town and tourist destination, located just off the main A27 (via the A259) some 6 miles east of Chichester and 26 miles west of Brighton.

**PROPERTY & ACCOMMODATION**

An end of terrace building comprising **2 Ground Floor Shops with part first floor Sales and part first and second floor used as Ancillary.**

**VAT is applicable to this Lot**

**TENURE**

**Leasehold for a term of 99 years (less one day) from 25th March 1935 at a fixed ground rent of £494.16 p.a. (thus having approx. 17½ years unexpired.)**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Redcastle (Freeholds) Ltd (Part of Arcadia Group Limited)** for a term of 99 years (less 3 days) from 25th March 1935 at a current rent of **£1,127.16 per annum** exclusive.

**Net Rent**  
**£633 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**  
Carritt & Co - Tel: 020 7323 2765  
Ref: Ms Margarethe Batteson - Email: mb@carritt.co.uk

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**6 WEEK COMPLETION**



**SITUATION**

Occupying a prominent position at the end of a pedestrianised section of Aberdeen Walk, opposite a **Post Office** and Aberdeen Walk Picture House now occupied by the **British Heart Foundation** and within close proximity to Westborough and the Brunswick Shopping Centre. The property benefits from good road links via the A165 whilst Scarborough Rail Station is within easy walking distance. The seaside resort of Scarborough lies approximately 40 miles north east of York and 42 miles north of Hull.

**PROPERTY**

Forming part of a substantial detached building (a former supermarket) comprising **4 Self-Contained Flats requiring extensive modernisation**, planned on the first and second floors, all overlooking Aberdeen Walk. A vehicular ramp at the rear of the property provides access to a first floor car park where the entrances to the flats are situated.

**VAT is NOT applicable to this Lot**

**TENURE**

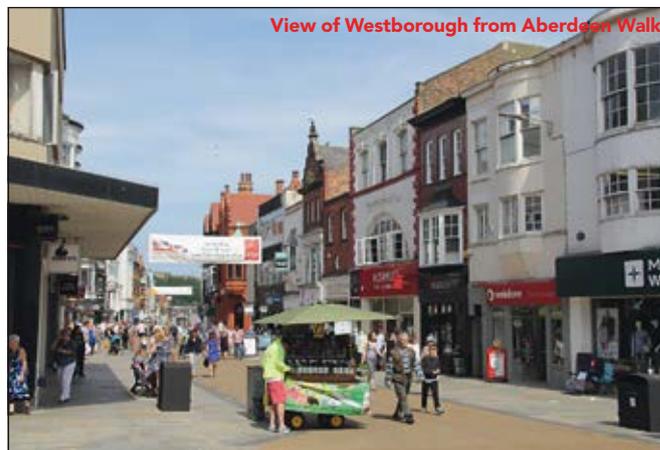
**Leasehold for a term of 999 years from completion at a Peppercorn.**

**Offered with VACANT POSSESSION**

**4 Vacant Flats**

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

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



**ACCOMMODATION**

**First Floor**

- Flat 1: 2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 700 sq ft)
- Flat 2: 2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 690 sq ft)

**Second Floor**

- Flat 3: 2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 700 sq ft)
- Flat 4: 2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 690 sq ft)

**VENDOR'S SOLICITORS**

Goodman Derrick LLP – Tel: 020 7404 0606  
Ref: Ms. D. Selwyn-Kuczera – Email: dselwyn-kuczera@gdlaw.co.uk

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**SITUATION**

Located at the junction with Palewell Park and forming part of this popular retail thoroughfare amongst nearby occupiers including **Marsh & Parsons Estate Agents, Oliver Bonas, Pizza Express, Dominos** and many others. Richmond Park lies approx. 1/2 mile to the south.

East Sheen is an affluent and sought after south-west London suburb which lies between Putney and Richmond and close to Barnes. The area is served by Mortlake Station (South West Trains) and there is good road access via the A205 (South Circular Road).

**PROPERTY**

A late Victorian corner building comprising a **Ground Floor Shop and Basement** with a **tyre fitting bay, side forecourt** and **private rear yard all fronting Palewell Park**. In addition, there is separate front access to a **Self-Contained Upper Part** which used to be a large Maisonette but in recent years we believe it has been altered to provide Bedsitting Rooms on the first and second floors.

**ACCOMMODATION<sup>1</sup>**

**Ground Floor Shop**

Gross Frontage	36'0"
Gross Shop Frontage	28'0"
Shop Depth	33'0"
Built Depth	86'0"
Area	Approx. 631 sq ft <sup>2</sup>
Tyre fitting bay Area	Approx. 373 sq ft <sup>2</sup>
Rear yard Area	Approx. 460 sq ft <sup>2</sup>
WC	

**Basement**

Area	Approx. 530 sq ft <sup>2</sup>
------	--------------------------------

**First Floor**

Not inspected – Believed to be 3 Rooms, Kitchen, Shower/WC, sep. WC (**see Note 2**)

**Second Floor**

Not inspected – Believed to be 3 Rooms, Kitchen, Shower/WC, sep. WC (**see Note 2**)

<sup>1</sup>Not inspected by Barnett Ross

<sup>2</sup>Area from VOA

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£31,500 per annum**

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

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



### TENANCY

The entire property is let on a full repairing and insuring lease to **Manrose Services Limited with Mr & Mrs P. S. Patwalia as Guarantors (t/a Sheen Tyre Services)** for a term of 15 years from 25th March 1991 at a current rent of **£31,500 per annum** exclusive.

**Note 1: The Lessees have been holding over since 2006.**

**Note 2: The Upper Part is licensed as an HMO for 10 individuals and 6 households.**

**Note 3: In the Auctioneers opinion the property is suitable for development/conversion to include a third floor dormer to provide 2 Self-Contained Flats in the Upper Part plus a Townhouse to the rear, subject to obtaining possession and the necessary consents.**



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### VENDOR'S SOLICITORS

Wason Lawrance Holder - Tel: 01707 664 888  
Ref: C. Holder - Email: christopher@wlh-solicitors.co.uk

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**SITUATION**

Located opposite the junction with King Henry’s Walk and close to the junction with Mildmay Park and Southgate Road, on this mixed commercial and residential road linking Dalston to Canonbury.

Situated less than 2½ miles north of the City of London, the area is well served by good public transport routes being within close proximity to Canonbury Station (Overground), whilst Highbury and Islington Station (Main Line, Overground & Victoria Line) is less than a mile away.

**PROPERTY**

A modern end of terrace building comprising a **Ground & Lower Ground Floor Office** with separate side access to **2 Self-Contained Flats** at first and second floor level.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**Note: There may be potential to convert the offices into residential, subject to planning and possession.**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 173 Balls Pond Road (Ground & Lower Ground Floor Office)	<b>Ground Floor Office</b> Gross Frontage 18'3" Internal Width 15'9" (max) Built Depth 25'9" WC GIA Approx. 392 sq ft <b>Lower Ground Floor Office</b> GIA Approx. 532 sq ft <b>Plus outside terrace</b>	<b>A. Ceylan (Financial Advisors)</b>	10 years from 1st November 2010	£16,000	FRI
No. 20 Culford Mews (First Floor Flat)	1 Bedroom, Living Room, Kitchen, Bathroom/WC GIA Approx. 500 sq ft	<b>VACANT</b>			Previously let at £17,760 p.a.
No. 21 Culford Mews (Second Floor Flat)	1 Bedroom, Living Room, Kitchen, Bathroom/WC GIA Approx. 500 sq ft	Individual	1 year from 15th November 2016	£16,900	AST Mutual Break after 6 months. £1,950 Rent Deposit held.

**£32,900 per annum Plus Vacant Flat**

<b>TOTAL</b>	<b>£32,900 plus Vacant Flat</b>
--------------	---------------------------------

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

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

View Along Culford Mews



Lower Ground Floor Office

**VENDOR'S SOLICITORS**  
Muscott Walker Hayim - Tel: 020 7486 5131  
Ref: Ms Gemma Silver - Email: gemma.silver@mwh-law.co.uk

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**SITUATION**

Located near to the junction with Holders Hill Road in this popular and sought after area being only a short distance from the local shopping facilities on Holders Hill Road and within approx. 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 approx. 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 detached **4 Bed Bungalow** backing on to Hendon Golf Course which includes:

- Front landscaped garden with pond
- Extensive off street parking
- Living Room with attractive vaulted ceiling
- Rear Garden with Swimming Pool and Pool House.
- Deep Garage

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Vacant 4 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

**ACCOMMODATION**

**(Floor Plans available from Auctioneers)**

**Bungalow (GIA Approx. 2,457 sq ft):**

- Large Reception Room
- Kitchen/Breakfast Room
- Lounge
- Utility Room
- Bedroom 1 with en suite Dressing Room & Bathroom/WC
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Separate Bathroom/WC
- Separate Shower Room/WC
- Separate WC

**Pool House (GIA Approx. 279 sq ft):**

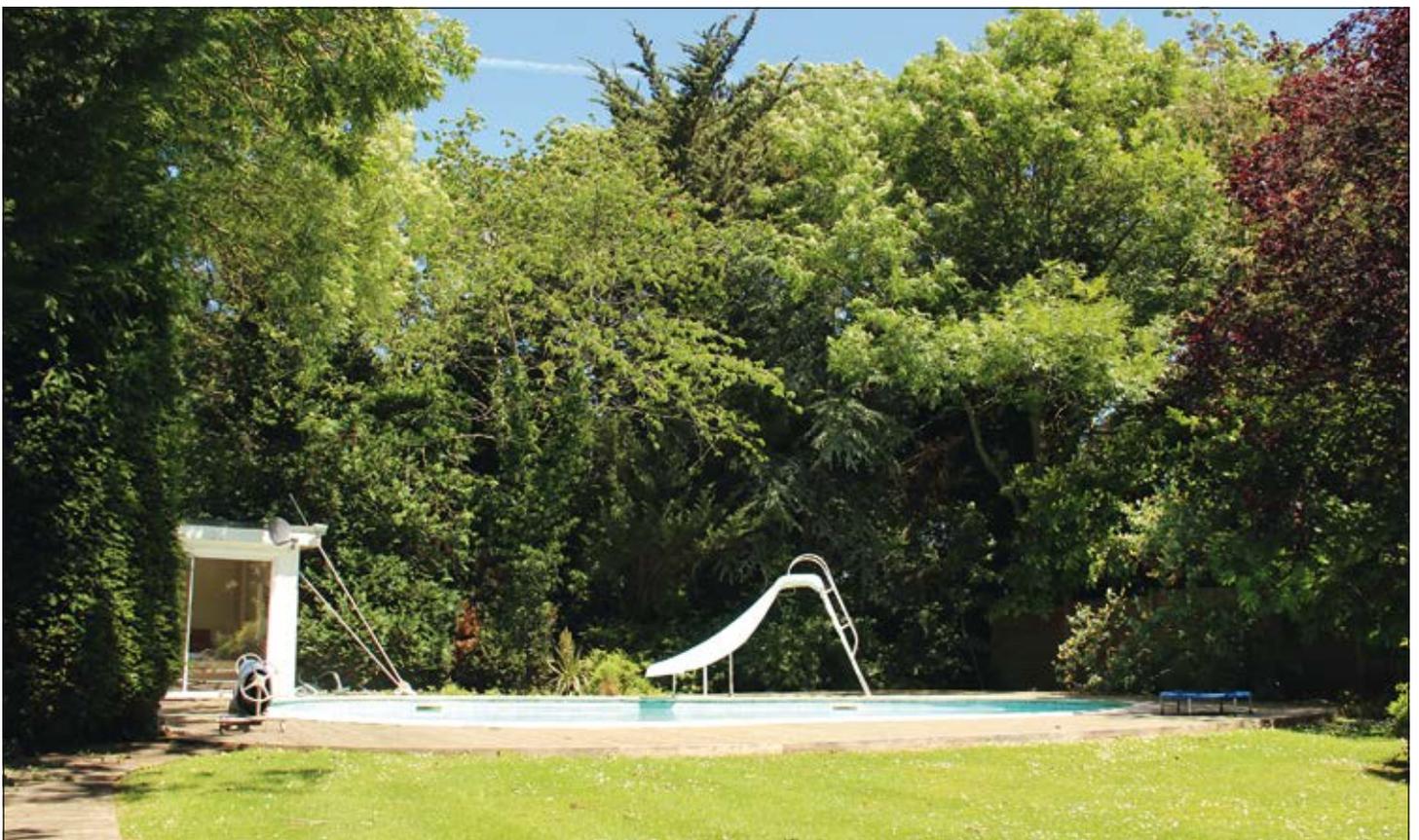
- 1 Room (with kitchenette)
- Sauna & Shower Cubicle
- Separate WC

**Detached 26'6" Deep Garage (GIA Approx. 239 sq ft)**

**Total GIA Approx. 2,975 sq ft**

**Note 1: The property has potential to add an additional floor and extend at the rear and/or at the front, subject to obtaining the necessary consents.**

**Note 2: Completion will be 3 months or earlier on 2 weeks notice by the Purchaser.**



**VENDOR'S SOLICITORS**

Lawrence Stephens Solicitors - Tel: 020 7936 8888  
Ref: D. Seal - Email: dseal@lawstep.co.uk

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fee of £500 (including VAT) upon exchange of contracts

**IN SAME OWNERSHIP FOR OVER 30 YEARS**



**SITUATION**

Located in this popular shopping centre close to the picturesque High Street and directly opposite a new residential development. Pinner Underground Station (Metropolitan Line) is less than 200 yards away.

**PROPERTY**

A semi-detached building comprising **2 Ground Floor Shops** with separate rear access to a **Self-Contained Flat** on the first floor. In addition, there is vehicular access to a rear parking area.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**



Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Shop 1 (Right Shop)	Internal Width 11'6" Shop Depth 27'10" WC	<b>Charles Birch Limited (Keys/Shoe Repairs)</b> (T/O for Y/E 30/06/16 £14.85m, Pre-Tax Profit £486,554 and Shareholders' Funds £5.76m)	17 years from 25th March 2003	£6,000 (Original rent)	FRI
Shop 2 (Left Shop)	Internal Width 13'0" Shop Depth 27'10" WC	<b>J. Lehmann (Dental Technician)</b>	24 years from 25th February 2004	£8,125	FRI <b>Rent Reviews 2016 (Not actioned), 2020 &amp; 2024</b>
Flat	3 Rooms, Kitchen, Bathroom, WC	Individual	150 years from 1st October 2014	£100	FRI
<b>TOTAL</b>				<b>£14,225</b>	

**£14,225 per annum**

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

**VENDOR'S SOLICITORS**  
Philip Ross - Tel: 020 7636 6969  
Ref: A. Williams Esq. - Email: alun.williams@philipross.com

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**SITUATION**

Located adjacent to **Lloyds Bank** and only approx. 100 yards from the junction with High Street which houses a variety of multiple retailers including **Costa Coffee, Superdrug, Martins** and a **Post Office**.

Newport Pagnell lies approx. 5 miles north of Milton Keynes and 55 miles north-west of London benefitting from good road access to the M1 (Junction 14) some 2 miles to the south.

**VAT is NOT applicable to this Lot**

**PROPERTY**

Forming part of a parade comprising a **Ground Floor Double Shop** with separate rear access to **2 Self-Contained Flats** on the first floor with uPVC windows. In addition, the property benefits from use of a rear service road.

**FREEHOLD**

**Note: Refer to Lots 9, 23 & 32 for other properties in this parade.**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 11/13 (Double Shop)	Gross Frontage 41'8" Internal Width 39'5" Shop Depth 30'9" Built Depth 37'11" 3 WCs	<b>William Hill Organization Limited (having over 2,300 branches)</b> (T/O for Y/E 29/12/15 £73.9m, Pre-Tax Profit £246.4m and Shareholders' Funds £206.9m)	10 years from 17th December 2009 <b>(renewal of a previous lease)</b>	£25,200	FRI <b>The tenant did not operate its 2014 Break Clause.</b>
No. 11a (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup>	Individual	6 months from 15th June 2015	£6,600	AST <b>Holding over</b>
No. 13a (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup>	<b>VACANT</b>			

<sup>1</sup>Not inspected by Barnett Ross

**TOTAL**      **£31,800 plus Vacant Flat**

**£31,800 p.a. plus Vacant Flat**

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**  
Fladgate LLP - Tel: 020 3036 7000  
Ref: Ms Katherine Tweed - Email: ktweed@fladgate.com

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View from the Property towards Maidenhead Street

**REDEVELOPMENT OPPORTUNITY  
(POSSESSION AVAILABLE BY APRIL 2018)**



**SITUATION**

In this pedestrianised thoroughfare between Market Street and the picturesque Salisbury Square in the heart of this historic market town, opposite the **Bircherley Green Shopping Centre** and amongst such multiples as **Caffé Nero, Monsoon, Accessorize, Toni & Guy, EE, Greggs, Specsavers, WH Smiths, Barclays** and many other independent retailers. Hertford is located approximately 22 miles north of central London, 11 miles north east of St. Albans and 11 miles south west of Bishop's Stortford, enjoying excellent road access to the A1(M) (Junction 4) and also the A10, via the A414. Hertford East Station (Mainline), close to the town centre, provides a regular direct train service to London Liverpool Street, with a journey time of 50 minutes.

**PROPERTY**

A Grade II Listed mid-terrace block of property arranged as follows:

- **No 8:** comprises a **Ground Floor Shop** with **Basement** plus internal access to **Ancillary Storage** on 2 upper floors.
- **No 10:** comprises a **Ground Floor Shop** with **Basement Photographic Studio** plus internal access to **Ancillary Office/Storage** on 3 upper floors plus a rear courtyard.
- **No 12:** comprises a **Ground Floor Shop** with **Basement** plus internal access to **Ancillary Storage** on 3 upper floors plus a rear courtyard.

VAT is NOT applicable to this Lot

**FREEHOLD**

**PLANNING**

Planning Permission and Listed Buildings Consent was granted on 1st June 2015 by East Herts Council (Tel: 01279 655 261) for "The alteration and extension of retail units and conversion and extension of the upper floors to form 7 no. apartments" (Planning Refs: 3/15/0700/FUL and 3/15/0701/LBC).

According to the approved plans, once constructed the conversion will provide a new front access to form **3 x 2 Bed Flats (one duplex) and 4 x 1 Bed Flats** planned on first, second and third floors, either with a **single open plan Ground Floor Retail Unit** or **2 separate Retail Units**.

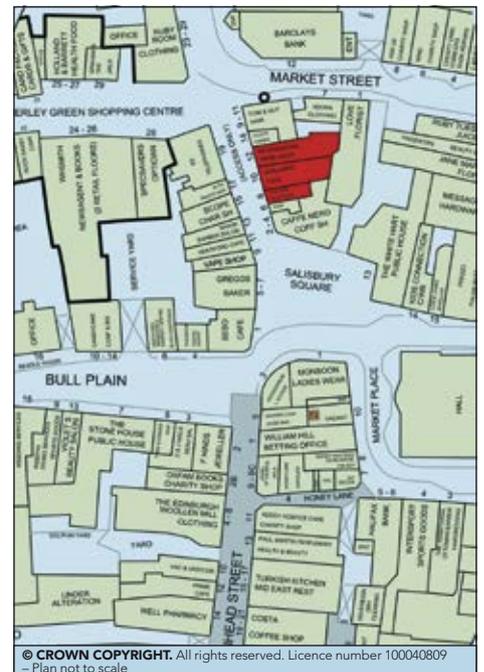
There could be potential to increase the size of the building by extending into the courtyard area, subject to planning.

Planning Permission documentation and Floor Plans are available from the Auctioneers.

**£44,000 per annum plus Planning for 7 Flats**

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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**VENDOR'S SOLICITORS**  
DWF M Beckman Solicitors - Tel: 020 7408 8888  
Ref: D. Freedman - Email: david.freedman@dwfbeckman.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
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### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 8 (Shop with Basement plus 2 floors above)	<b>Ground Floor Shop</b> Gross Frontage 11'10" Internal Width 11'0" Shop Depth 21'9" Built Depth 25'10" WC GIA Approx. 300 sq ft. <b>Basement Storage</b> GIA Approx. 250 sq ft. <b>First Floor Ancillary</b> GIA Approx. 290 sq ft. <b>Second Floor Ancillary</b> GIA Approx. 270 sq ft.	<b>Second Sight Hertford Ltd (with 2 sureties) (Clairvoyant &amp; Vintage Products)</b>	5 years from 1st February 2016 <b>(Outside L&amp;T Act 1954)</b>	£11,000	FRI (wind & watertight). <b>Landlord's Break from 01/04/2018 on 4 months' notice. £2,750 Rent Deposit held.</b>
No. 10 (Shop with Basement plus 3 floors above and a rear courtyard)	<b>Ground Floor Shop</b> Gross Frontage 15'11" Internal Width 14'3" Shop Depth 38'0" GIA Approx. 600 sq ft. <b>Courtyard</b> 14'4" x 13'6" <b>Basement Photographic Studio</b> GIA Approx. 550 sq ft. <b>First Floor Ancillary &amp; WC</b> GIA Approx. 600 sq ft. <b>Second Floor Ancillary</b> GIA Approx. 610 sq ft. <b>Third Floor Ancillary</b> GIA Approx. 520 sq ft.	<b>Mudlarks Community Garden (Charity/Café)</b>	5 years from 5th February 2016 <b>(Outside L&amp;T Act 1954)</b>	£18,000	FRI (subject to a photographic schedule of condition). <b>Landlord's Break from 01/04/2018 on 4 months' notice. £4,500 Rent Deposit held.</b>
No. 12 (Shop with Basement plus 3 floors above and a rear courtyard)	<b>Ground Floor Shop</b> Gross Frontage 15'11" Internal Width 15'1" Shop Depth 43'1" GIA Approx. 690 sq ft. <b>Courtyard &amp; WC</b> 18'9" x 19'7" <b>Basement Storage</b> GIA Approx. 640 sq ft. <b>First Floor Ancillary</b> GIA Approx. 700 sq ft. <b>Second Floor Ancillary</b> GIA Approx. 700 sq ft. <b>Third Floor Ancillary</b> GIA Approx. 510 sq ft.	<b>Revilo Sports Ltd (Mens Fashions &amp; Footwear)</b>	For a term from 27th October 2016 to 4th February 2021 <b>(Outside L&amp;T Act 1954)</b>	£15,000	FRI (subject to a photographic schedule of condition). <b>Landlord's Break from 01/03/2018 to 31/05/2018 on 2 months' notice. £3,750 Rent Deposit held.</b>
<b>Total GIA Approx. 7,230 sq ft.</b>			<b>TOTAL</b>	<b>£44,000</b>	



**SITUATION**

Occupying a prominent corner position in the town centre at the junction with Bryanston Street, directly opposite **Iceland** and amongst nearby multiples such as **Carphone Warehouse, Connells, Subway, Boots, Hays Travel** and many more, as well as a variety of local traders.

Blandford Forum is an attractive town located approximately 16 miles north-west of Bournemouth and 21 miles south-west of Salisbury, enjoying good road access via the A350 and A354.

**PROPERTY**

A Grade II Listed end of terrace building comprising a **Ground Floor Shop** with **Ancillary/Storage** at first floor level.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage 15'4"  
Internal Width 13'8" (max)  
Shop & Built Depth 26'1"

**First Floor Ancillary**

1 Room, Kitchen, WC

VAT is NOT applicable to this Lot

**£12,000 per annum**  
**(see Note 1)**

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

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Julia's House Limited as a Charity Shop (having 10 branches)** (T/O for Y/E 31/12/16 £6.6m, Pre-Tax Profit £1.2m and Shareholders' Funds £9.79m) for a term of years from 24th June 2007 until 28th September 2017 at a current rent of **£12,000 per annum** exclusive.

**Note 1: A Section 27 Notice has been served by the tenant confirming that they will not be renewing the lease after expiry on 28th September 2017 and thereafter the property will be vacant.**

**Note 2: As the property is Grade II Listed empty rates will not be applicable.**



**VENDOR'S SOLICITORS**

Lawrence Stephens Solicitors - Tel: 020 7936 8888  
Ref: Ms Susan Harrison - Email: sharrison@lawstep.co.uk

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**6 WEEK COMPLETION**



**SITUATION**

Located in the town centre close to the junction with Gordon Street, adjacent to **Boots Pharmacy** and amongst such other multiple retailers as **Greggs, Coral, Lloyds Bank, Post Office, Specsavers, Vision Express** and being just a short walk of Pembroke Dock Rail Station. Pembroke Dock lies approximately 7 miles south of Haverfordwest with easy access to the A477.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Double Betting Shop with Basement**. In addition, there is a **First Floor** which is presently accessed internally from the rear of the ground floor shop.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop & Basement	<b>Ground Floor Double Shop</b> Area Approx. 3,311 sq ft <sup>1</sup> <b>Basement</b> Area Approx. 529 sq ft <sup>1</sup> <b>Total Area Approx. 3,840 sq ft<sup>1</sup></b>	<b>Done Brothers (Cash Betting) Ltd t/a Betfred (Having approx. 1,380 branches)</b> (T/O for Y/E 25/09/16 £320.07m, Pre-Tax Profit £29.29m and Shareholders' Funds £35.29m)	10 years from 16th November 2011	£17,500	FRI <b>The Tenant did not operate its 2016 Break Clause.</b>
First Floor	Area Approx. 3,736 sq ft <sup>1</sup>	<b>VACANT</b>			
Roof	Satellite Equipment	<b>Done Brothers (Cash Betting) Ltd</b>	Licence from 16th November 2011	£500	
<b>TOTAL</b>				<b>£18,000</b>	

<sup>1</sup>Not inspected by Barnett Ross. Areas provided by Vendor.

**£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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Artist Impression

WITHDRAWN

**SITUATION**

Located to the rear of the existing development at the junction with Viceroy Court and sought after location near Viceroy Station, the site is an excellent location and offers a prime opportunity for development.

**Development will comprise:**

**PLANNING PERMISSION**

The site is currently benefiting from Planning Permission (Ref: 16/01487) for the development of 8 flats and 8 parking spaces.

The development will include 8 flats (as per schedule) and 8 parking spaces, a landscaped courtyard over part of the car park and a service area to tie in with the existing raised pavement of Viceroy Court. This will include a new internal secure stair and lift access to serve the new units and the residents of Viceroy Court.

**Planning Permission and Plans available from Auctioneers.**

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**Land with Planning for 8 Flats**

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

		ACCOMMODATION
	758 sq ft (70.5 sq m) Plus: 180 sq ft Terrace & 53 sq ft Terrace	<ul style="list-style-type: none"> <li>• 2 Bedrooms</li> <li>• Living Room/Kitchen,</li> <li>• 2 x Bathroom/WC (one ensuite)</li> <li>• 2 Terraces</li> </ul>
Unit 2 (First Floor)	591 sq ft (55 sq m)	<ul style="list-style-type: none"> <li>• 1 Bedroom</li> <li>• Living Room/Kitchen</li> <li>• Bathroom/WC</li> </ul>
Unit 3 (First Floor)	758 sq ft (70.5 sq m)	<ul style="list-style-type: none"> <li>• 2 Bedrooms</li> <li>• Living Room/Kitchen</li> <li>• Bathroom/WC</li> </ul>
Unit 4 (First Floor)	754 sq ft (70.1 sq m)	<ul style="list-style-type: none"> <li>• 2 Bedrooms</li> <li>• Living Room/Kitchen</li> <li>• Bathroom/WC</li> </ul>
Unit 5 (2nd Floor)	667 sq ft (62 sq m) Plus Terrace	<ul style="list-style-type: none"> <li>• 1 Bedroom</li> <li>• Living Room/Kitchen</li> <li>• Bathroom/WC</li> <li>• Utility Room</li> <li>• Terrace</li> </ul>
Unit 6 (2nd & 3rd Floors)	1,089 sq ft (101.2 sq m) Plus 624 sq ft Terrace	<p><b>Second Floor:</b></p> <ul style="list-style-type: none"> <li>• 2 Bedrooms</li> <li>• Living Room/Kitchen,</li> <li>• 2 x Bathroom/WCs (one ensuite)</li> </ul> <p><b>Third Floor:</b></p> <ul style="list-style-type: none"> <li>• 1 Room and Large Terrace</li> </ul>
Unit 7 (2nd & 3rd Floors)	1,151 sq ft (107 sq m) Plus 505 sq ft Terrace	<p><b>Second Floor:</b></p> <ul style="list-style-type: none"> <li>• 2 Bedrooms</li> <li>• Living Room/Kitchen,</li> <li>• 2 x Bathroom/WCs (one ensuite)</li> </ul> <p><b>Third Floor:</b></p> <ul style="list-style-type: none"> <li>• 1 Room &amp; Large Terrace</li> </ul>
Unit 8 (2nd & 3rd Floors)	1,138 sq ft (105.8 sq m) Plus 300 sq ft Terrace	<p><b>Second Floor:</b></p> <ul style="list-style-type: none"> <li>• 2 Bedrooms</li> <li>• Living Room/Kitchen,</li> <li>• 2 x Bathroom/WCs (one ensuite)</li> </ul> <p><b>Third Floor:</b></p> <ul style="list-style-type: none"> <li>• 1 Room &amp; Large Terrace</li> </ul>

**Note: 6 Week Completion**

Artist Impression



Current view of the



Artist Impression



WITHDRAWN

**VENDOR'S SOLICITORS**  
Stepien Lake LLP - Tel: 020 7467 3030  
Ref: M. Thomas - Email: mark.thomas@stepienlake.co.uk

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fee of £500 (including VAT) upon exchange of contracts



**SITUATION**

Occupying a prominent town centre location in the pedestrianised King Street, adjacent to **CEX**, opposite **Superdrug** and amongst such other multiple retailers including **The Works**, **Costa**, **Ladbrokes**, **Boyes**, **NatWest**, **Thomson** and **HSBC**. The seaside resort town of Bridlington is located approx. 24 miles north of Hull and 14 miles south of Scarborough.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first and second floors.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	16'3"
Internal Width	12'1"
widening to	16'1" (max)
Shop & Built Depth	55'0"
Sales Area	Approx. 734 sq ft
<b>First Floor</b> Ancillary Area	Approx. 156 sq ft plus WCs
<b>Second Floor</b> Ancillary Area	Approx. 132 sq ft

**VAT is applicable to this Lot**

**FREEHOLD**

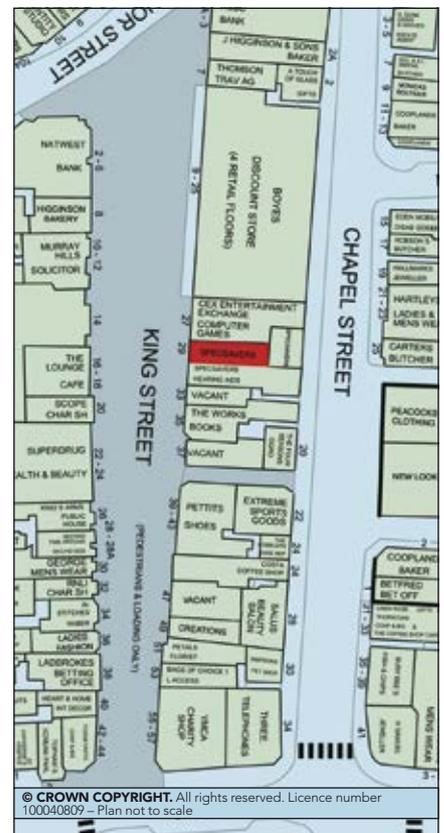
**TENANCY**

The entire property is let on a full repairing and insuring lease to **Specsavers Optical Superstores Limited** (T/O for Y/E 29/02/16 £673.6m, Pre-Tax Profit £28.8m and Shareholders' Funds £57.8m) for a term of 15 years from 1st February 2007 at a current rent of **£20,000 per annum** exclusive.

**Rent Review February 2017 (Outstanding)**

**Note: The lessee also trades from the adjoining shop (No. 31) and from No. 16 Chapel Street which abuts the rear of the property, both of which are not included in the sale.**

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



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**JOINT AUCTIONEERS**  
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Sunderland SR1 1NF Tel: 0191 565 8844 – Ref: M. Jaconelli

**VENDOR'S SOLICITORS**  
Jacksons Law – Tel: 0164 235 6500  
Ref: Ms Erica Turner – Email: eturner@jacksons-law.com

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**SITUATION**

Located in the same parade as **William Hill** and **Lloyds Bank** and only approx. 100 yards from the junction with High Street which houses a variety of multiple retailers including **Costa Coffee, Superdrug, Martins** and a **Post Office**.

Newport Pagnell lies approx. 5 miles north of Milton Keynes and 55 miles north-west of London benefitting from good road access to the M1 (Junction 14) some 2 miles to the south.

**PROPERTY**

Forming part of a parade comprising a **Ground Floor Shop** with internal and separate rear access to a **Self-Contained Flat (currently used as offices)** on the first floor with uPVC windows. In addition, the property benefits from use of a rear service road

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£21,500 per annum**

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

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

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	20'10"
Internal Width	19'7"
Shop Depth	31'1"
Built Depth	37'11"
WC	

**First Floor Flat (currently used as offices)**

3 Rooms, Kitchen, Shower Room/WC  
(GIA Approx. 720 sq ft)

**TENANCY**

The entire property is let on a full repairing and insuring lease to **ACCL Limited (car leasing)** for a term of 10 years from 1st September 2015 (**renewal of a previous lease – in occupation since 2009**) at a current rent of **£21,500 per annum** exclusive.

**Rent Review 2020**

**Tenant's Breaks September 2018 & September 2021.**

**Note: Refer to Lots 9, 17 & 32 for other properties in this parade.**

**VENDOR'S SOLICITORS**  
Fladgate LLP - Tel: 020 3036 7000  
Ref: Ms Katherine Tweed - Email: ktweed@fladgate.com

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**SITUATION**

Occupying an excellent trading position in the main pedestrianised centre of the town, directly opposite the **Orchards Shopping Centre**, adjacent to **WH Smith**, opposite **Peacocks** and **Greggs** and close to branches of **Shoe Zone**, **Primark**, **Boots**, **Santander**, **NatWest**, **HSBC**, **Holland & Barrett** and many others.

Dartford is a popular Kent town some 16 miles south-east of central London with excellent road access being approx. 1½ miles from the M25 Motorway (Junction 1b).

**VAT is NOT applicable to this Lot**

**PROPERTY**

Forming part of a parade comprising:

- No. 23: A deep **Ground Floor Shop** with an **External Store** building.
- No. 23a: A **Ground Floor Shop** with internal access to **Beauty Salon Treatment Areas on the entire first floor running above 23 & 23a**.

Both shops benefit from use of a large rear yard (26'7" x 54") accessed via Market Street.

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 23 (Ground Floor Shop & External Store)	Gross Frontage 25'0" Internal Width 22'8" widening at rear to 30'3" Shop Depth 51'7" Built Depth 80'0" 2 WC's GIA Approx. 2,025 sq ft External Store Building 205 sq ft	<b>Ryman Limited</b> (Having over 200 branches) (T/O for Y/E 26/3/2016 £127.661m Pre-Tax Profit £8.052m and Shareholders' Funds £48.809m)	5 years from 28th October 2016 <b>(Renewal of a previous lease)</b>	£33,500	FRI <b>Tenant's Break October 2019 (on 9 months prior notice)</b>
No. 23a (Ground Floor Shop & First Floor Salon)	<b>Ground Floor Shop</b> Gross Frontage 14'0" Internal Width 12'10" Shop Depth 49'0" Built Depth 80'0" Sales NIA Approx. 555 sq ft <b>Salon/Treatment Rooms</b> NIA Approx. 1,600 sq ft 2WC's	<b>M. Guler &amp; T. Davenport</b> (Hairdressers & Beauty Salon)	10 years from 11th January 2017	£21,000 (see Note) <b>(rising to £23,000 in 2019 and £25,000 in 2021)</b>	FRI <b>Rent Review 2022</b> <b>Note: There is currently a 9 month rent free period which expires on 10th October 2017 after which the rent rises to £21,000 and the Vendor will make up the rent shortfall on completion.</b>
<b>TOTAL</b>				<b>£54,500</b>	

**£54,500 p.a (see Note)**

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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**VENDOR'S SOLICITORS**  
Fladgate LLP - Tel: 020 3036 7000  
Ref: Ms Katherine Tweed - Email: ktweed@fladgate.com

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**SITUATION**

Occupying a busy trading position in the main pedestrianised centre of the town, opposite the White Lion Square which hosts the town market and amongst such multiples such as **Asda, Iceland, Savers, Boots, Peacocks, Halifax, NatWest, Santander, HSBC, New Look, Poundland** and many others. In addition, there is a large public car park nearby. Hatfield lies some 18 miles north of central London and 11 miles south-east of Luton with easy access to the A1(M) (Junction 3) and the M25 (Junction 23).

**PROPERTY**

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

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	30'1"
Return Frontage	27'8"
Internal Width	27'1"
Shop & Built Depth	26'1"
WC	

**VAT is applicable to this Lot**

**TENURE**

Leasehold from 31st March 2017 to 9th August 2164 (thus having approx. 147 years unexpired) at a peppercorn ground rent.

**TENANCY**

The property is let on a full repairing and insuring lease to **Rofooduk Ltd as an Eastern European Convenience Store/Deli** for a term of 15 years from 7th September 2016 at a current rent of **£20,000 per annum exclusive (see Note 1)**.

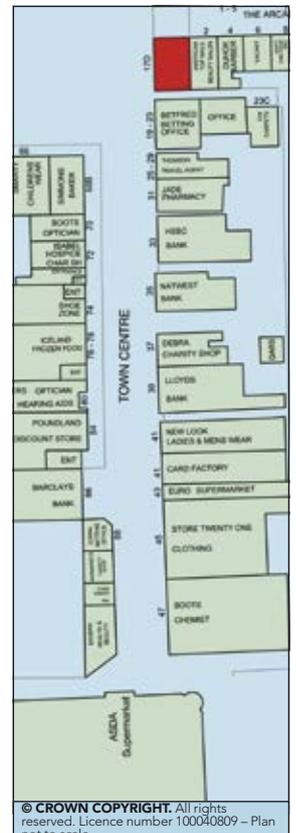
**Rent Reviews 2021 and 2026**

**Note 1: The initial rent is £10,000 p.a. rising to £20,000 on 7th September 2017 and the Vendor will make up the rent shortfall on completion.**

**Note 2: £12,010.25 Rent Deposit held.**

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

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**VENDOR'S SOLICITORS**  
Clarke Willmott LLP - Tel: 0121 222 1000  
Ref: R. Canning - Email: robin.canning@clarkewillmott.com

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**6 WEEK COMPLETION**



**SITUATION**

Located within this local parade, close to the junction with Tiverton Street amongst a variety of local traders as well as a **Tesco Express** and a **McDonald's**, all serving the surrounding residential area.

Cleethorpes lies some 3 miles east of Grimsby and 31 miles north-east of Lincoln with good road access via the A48 and A180.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Takeaway** with separate rear access to a **2 Bed Self-Contained Flat** on the first floor. In addition, the property benefits from a rear yard and use of a rear service road for unloading.

**VAT is applicable to this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Takeaway	Gross Frontage 17'10" Internal Width 17'1" Shop Depth 27'5" Built Depth 61'0" WC	<b>A. Zeglam</b> (Fast Food Takeaway)	6 years from 11th February 2014 <b>(In occupation since 2010 - renewal of a previous lease)</b>	£7,000	FRI – see Lease <b>Rent Review February 2017 (Outstanding). £1,950 Rent Deposit held.</b> <b>Note: The tenant did not operate his August 2015 and February 2017 break clauses.</b>
First Floor Flat	Not inspected - believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	6 months from 14th October 2016	£3,480	AST. <b>Holding over. £290 Rent Deposit held.</b>
<b>TOTAL</b>				<b>£10,480</b>	

**£10,480 per annum**

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

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

**VENDOR'S SOLICITORS**  
Spire Solicitors LLP - Tel: 01953 453 143  
Ref: C. Wright - Email: colin.wright@spiresolicitors.co.uk

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6 WEEK COMPLETION

View towards the property

**SITUATION**

Occupying a busy local trading position opposite the junction with Capstone Road, close to branches of **Co-operative Funeralcare, William Hill, Morleys, Day Lewis Pharmacy, Co-op Supermarket** and a host of established local traders. Downham Way runs between the A21 Bromley Road and the A2212 Baring Road close to Grove Park Mainline Station and Sundridge Park Golf Club under 2 miles north of Bromley Town Centre and approx. 10 miles south east of Central London.

**PROPERTY**

An end of terrace building comprising a **Ground Floor Takeaway** with separate rear access to a **Self-Contained Flat** at first floor level. There is a rear service road allowing vehicular access for unloading and off-street parking for 2 cars.

**ACCOMMODATION**

**Ground Floor Takeaway**

Gross Frontage	20'9"
Internal Width	18'11"
Shop Depth	35'8"
Built Depth	48'5"
Ext. WC	

**First Floor Flat**

2 Bedrooms, Living Room, Kitchen, Utility Room, Bathroom/WC  
(GIA Approx. 780 sq ft)

**£15,000 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

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **I. Altinok trading as Milano Kebab & Pizza House** for a term of 20 years from 15th February 1995 at a current rent of **£15,000 per annum** exclusive.

**Holding over – No Notices have been served.**

**Note 1: The lessee has confirmed that he would like to negotiate terms for a new lease.**

**Note 2: A ground floor shop only at No. 424 was let in October 2015 at £12,500 p.a.**

**Note 3: We understand that the flat is not currently sub-let by the tenant.**

**Maltbys**  
**JOINT AUCTIONEERS**  
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 Ref: A. Maltby – Email: alan.maltby@maltbysltd.co.uk  
**VENDOR'S SOLICITORS**  
 Turners Solicitors LLP - Tel: 01202 291291  
 Ref: R. Tombs - Email: r.tombs@turners-solicitors.co.uk

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**FIRST TIME ON THE MARKET FOR OVER 20 YEARS**



**SITUATION**

Occupying a prominent main road position in close proximity to **Screwfix, Leyland Paints, Co-Op** and a variety of specialist retailers and restaurants. The property serves the surrounding highly sought after residential area which includes Golders Green, Hampstead and Swiss Cottage, close to the A41 Hendon Way and within easy reach of **Brent Cross Shopping Centre**.

**PROPERTY**

A terraced building comprising a **Ground Floor Office** with separate front access to a **Large Self-Contained Flat** on the first and second floors plus potential to build into the loft space. There is also an enclosed **Rear Garden**.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Office	Gross Frontage 18'0" Internal Width 13'3" Built Depth 34'11" WC (NIA Approx. 453 sq ft) Plus Kitchenette and outside area with storage vaults	<b>A. Feather (Letting Agent)</b>	165 Years from 24th June 2017	£100	FRI <b>Rent doubling every 33 years.</b>
First and Second Floor Flat and Garden	4 Bedrooms, Living Room, Kitchen, Bathroom / WC and external WC. <b>(GIA Approx. 1,140 sq ft)</b>	<b>VACANT</b>			

**Vacant Flat with Garden**

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

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**SITUATION**

Located at the corner of Terrick Road within this attractive local parade, just off Station Road and only 100 yards from Alexandra Palace Rail Station. There are views overlooking Avenue Gardens which lead on to Alexandra Park and Palace and its extensive parkland and leisure facilities.

**PROPERTY**

A substantial corner property comprising a **Ground Floor Shop** with separate side entrance to **3 Self-Contained Flats** over two floors benefitting from gas central heating. In addition, the property benefits from a **metal gated Private Rear Yard** for parking **2 small cars**.



VAT is NOT applicable to this Lot

FREEHOLD

**£40,900 per annum  
Plus Vacant Flat**

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

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

**WDB** WILLIAMSON DACE/BROWN  
**JOINT AUCTIONEERS**  
 Williamson Dace Brown  
 22 Cannon Hill, Southgate, London N14 6BY  
 Tel: 020 8886 4407 Ref: Ms Katherine Dace  
**VENDOR'S SOLICITORS**  
 Nelsons – Tel: 020 7403 4000  
 Ref: R. Cowie – Email: r.cowie@nelsonssolicitors.com

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### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'0" Internal Width 17'3" Shop Depth 34'0" Built Depth 66'10" WC incl. Rear Rooms <b>(see Note 1)</b>	<b>C. Townley (Hair and Beauty Salon)</b>	5 years from 24th June 2014 <b>(renewal of a previous lease)</b>	£14,000	FRI (subject to a photographic schedule of condition) <b>£3,500 Rent Deposit held.</b>
Flat A (First Floor)	2 Rooms, Kitchen, Bathroom/WC	<b>2 Individuals</b>	1 year from 2nd November 2016	£13,200	AST <b>£1,488.46 Rent Deposit held.</b>
Flat B (Top Floor)	2 Rooms, Kitchen, Shower Room/WC plus loft <b>(see Note 2)</b>	<b>2 Individuals</b>	1 year from 1st April 2017	£13,200	AST <b>£1,000 Rent Deposit held.</b>
Flat C	Studio with Shower Room/WC	<b>VACANT</b>			<b>Previously let at £8,280 p.a.</b>
Right of Way		<b>Yeoman Monitoring Services Ltd (of No.4 St Michaels Terrace)</b>	99 years from 29th September 1983	£500	FRI <b>Rent rises to £1,000 in 2023, £2,000 in 2043 and £4,000 in 2063</b>
<b>TOTAL</b>				<b>£40,900 plus Vacant Flat</b>	

**Note 1:** There is potential to convert the rear rooms behind the shop for residential use, subject to obtaining possession and the necessary consents. Plans available from Auctioneers on request.

**Note 2:** There is a large loft of approximately 520 sq. ft. which could be incorporated as residential with the second floor flat, subject to obtaining the necessary consents.



**SITUATION**

Occupying a prime trading position on the main A215 Walworth Road diagonally opposite **The Gym, Peacocks** and **Iceland**, adjacent to **Betfred** and amongst other such multiples as **Argos, Superdrug, Tesco Express, Santander** and many more. Kennington Underground Station (Northern Line) and Elephant & Castle Underground Station (Northern & Bakerloo Lines) are both within ¾ of a mile and Westminster lies approx. 2 miles to the north.

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:

Visit: [www.elephantandcastle.org.uk](http://www.elephantandcastle.org.uk)

**PROPERTY**

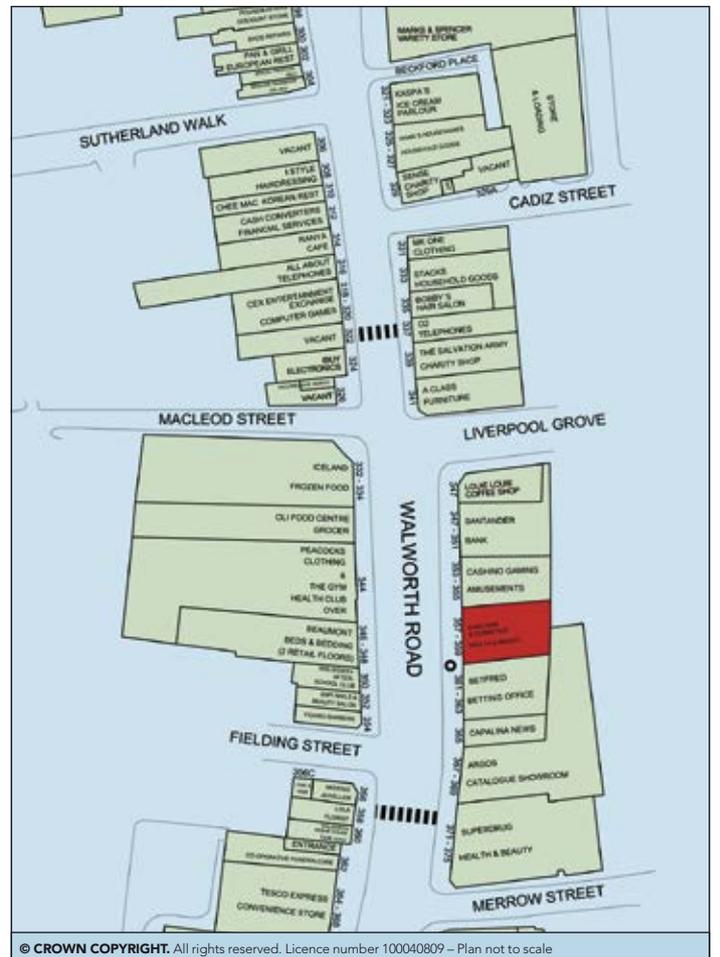
A mid terraced building comprising **2 interconnecting Ground Floor Shops each with Basement Storage** together with separate front access to **5 Self-Contained Flats** on the first, second and third floors.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£127,639.96 per annum**

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



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**6 WEEK COMPLETION**



**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 357/359 (2 Ground Floor Shops with Basements)	<b>2 Ground Floor Shops</b> Gross Frontage 39'10" Internal Width 30'10" widening to 38'6" Shop Depth 41'7" Built Depth 56'8" Area Approx. 1,255 sq ft Rear Store Area Approx. 140 sq ft 2 WCs <b>Basement (No. 357)</b> Area Approx. 370 sq ft <b>Basement (No. 359)</b> Area Approx. 395 sq ft	<b>I. Hussain (Afro and European hair specialist)</b>	15 years from 18th June 2009	£55,000	FRI <b>Rent Review 2019</b> <b>Note 1: There is an application underway to assign the lease – refer to the 'Note' in the legal pack regarding this matter.</b>
No. 357a (First Floor Flat)	Bedroom, Living Room, Kitchen, Bathroom/WC <b>(GIA Approx. 555 sq ft)</b>	Individual(s)	2 years from 15th July 2017	£14,559.96	AST <b>£1,225 Rent Deposit held.</b>
No. 357b (Second & Third Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>(GIA Approx. 930 sq ft)</b>	Individual(s)	2 years from 22nd March 2016	£15,840	AST <b>£1,300 Rent Deposit held.</b>
No. 359a (First Floor Flat)	Bedroom, Living Room, Kitchen, Bathroom/WC <b>(GIA Approx. 545 sq ft)</b>	Individual(s)	2 years from 23rd January 2016	£12,600	AST <b>£1,000 Rent Deposit held.</b>
No. 359b (Second Floor Flat)	Bedroom, Living Room, Kitchen, Bathroom/WC <b>(GIA Approx. 560 sq ft)</b>	Individual(s)	2 years from 6th March 2016	£14,040	AST <b>£950 Rent Deposit held.</b>
No. 359c (Third Floor Flat)	Bedroom, Living Room, Kitchen, Bathroom/WC <b>(GIA Approx. 625 sq ft)</b>	Individual(s)	2 years from 18th March 2016	£15,600	AST <b>£1,400 Rent Deposit held.</b>
<b>TOTAL</b>				<b>127,639.96</b>	

**Note 2: Floor plans available from Auctioneers.**

**Note 3: This purchase may be subject to Multiple Dwellings Relief (MDR) for Stamp Duty.**

**VENDOR'S SOLICITORS**  
Jefferies Solicitors - Tel: 01702 332 311  
Ref: Ms Katrina Holland - Email: kah@jefferieslaw.co.uk

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**SITUATION**

Occupying a prime trading position, opposite **Boots** and amongst other such multiples as **Ladbrokes, Greggs, Tesco, Coral, Shoe Zone, William Hill, Co Operative Travel** and many more.

The property is located within 1 mile of Cardiff town centre and the Millennium Stadium, benefitting from good road links via the M4 (Junction 32) just 3½ miles to the north.

**VAT is applicable to this Lot**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 128 Cowbridge Road East (Shop & Basement plus Ancillary Upper Part)	<b>Ground Floor Shop</b> Gross Frontage 38'2" Return Window Frontage 54'10" Internal Width 29'6" (max) Shop Depth 73'9" Built Depth 84'6" Area Approx. 2,148 sq ft WC <b>Basement</b> Area Approx. 1,125 sq ft <b>First Floor Ancillary</b> Area Approx. 1,706 sq ft <b>Second Floor Ancillary</b> Area Approx. 1,606 sq ft <b>Total Area</b> <b>Approx. 6,585 sq ft</b>	<b>Superdrug Stores Plc (Having over 800 UK branches) (T/O for Y/E 26/12/15 £1.1bn, Pre-Tax Profit £56.8m and Shareholders' Funds £192.7m) t/a Savers</b>	5 years from 29th September 2016	£39,000	FRI <b>Note: The upper floors are currently not used by Savers and therefore there could be potential for conversion to residential, subject to possession and the necessary consents.</b>
No. 1A Severn Road	<b>2 Shops &amp; 3 Flats</b> Not Inspected	<b>Busymost Ltd</b>	999 years from 1st June 1947	£100	FRI
<b>TOTAL</b>				<b>£39,100</b>	

**£39,100 per annum**

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

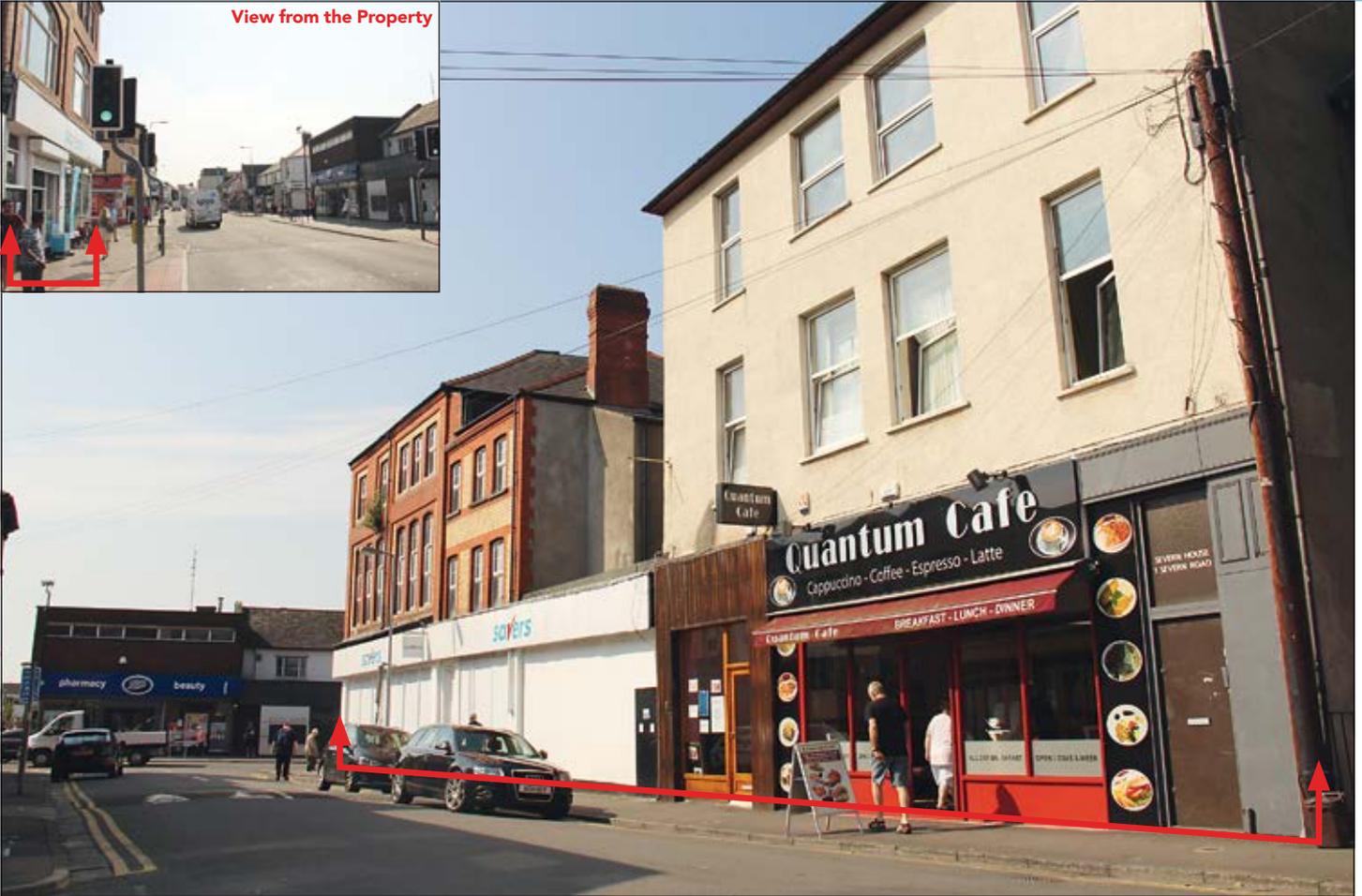
\* Refer to Point 9 in the 'Notice to all Bidders' page

128 Cowbridge Road East  
 & 1A Severn Road, Cardiff,  
 South Glamorgan CF11 9ND

LOT 31



View from the Property



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**JOINT AUCTIONEERS**

Metrus – Tel: 020 7079 3976

Ref: M. Crossley – Email: martin.crossley@metrus.co.uk

**VENDOR'S SOLICITORS**

K & L Gates LLP – Tel: 020 7360 6441

Ref: D. Clyne – Email: daniel.clyne@klgates.com

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**SITUATION**

Located in the same parade as **William Hill** and **Lloyds Bank** and only approx. 100 yards from the junction with High Street which houses a variety of multiple retailers including **Costa Coffee, Superdrug, Martins** and a **Post Office**.

Newport Pagnell lies approx. 5 miles north of Milton Keynes and 55 miles north-west of London benefitting from good road access to the M1 (Junction 14) some 2 miles to the south.

**PROPERTY**

Forming part of a parade comprising a **Ground Floor Shop** with internal access to a **Flat (currently used as offices – see Note 1)** on the first floor with uPVC windows. In addition, the property benefits from use of a rear service road.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**Note 1: The flat originally had a separate rear access which was subsequently removed but could easily be re-instated in order to create a self-contained unit.**

**£19,000 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 Shop**

Gross Frontage	20'10"
Internal Width	19'7"
Shop Depth	29'5"
Built Depth	37'11"
WC	

**First Floor Flat (currently used as offices)**

3 Rooms (one room has been partitioned into two rooms), Kitchen, Shower Room/WC (GIA Approx. 680 sq ft)

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Northwood MK Ltd (with personal surety) as estate agents (franchisee trading under the Northwood brand which has 85 branches)** for a term of 10 years from 17th September 2016 (**renewal of a previous lease – in occupation since 2007**) at a current rent of **£19,000 per annum** exclusive.

**Rent Review and Tenant's Break 2021**

**Note 2: Refer to Lots 9, 17 & 23 for other properties in this parade.**

**VENDOR'S SOLICITORS**  
Fladgate LLP - Tel: 020 3036 7000  
Ref: Ms Katherine Tweed - Email: ktweed@fladgate.com

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**6 WEEK COMPLETION**



**SITUATION**

Located within this picturesque village only a few hundred yards from Market Place and the High Street where shopping facilities can be found, including a **Post Office**, **Nisa Local** and **Londis**, serving the surrounding residential population. The property is conveniently situated on the main A1033 approximately 4 miles south-west of Withernsea and 13 miles east of Hull.

**PROPERTY**

A substantial end of terrace building comprising a **Ground Floor Children's Nursery** with internal access to **Residential Accommodation** on the first floor. The property includes a rear **External Play Area** and benefits from side vehicular access.

**ACCOMMODATION**

**Ground Floor Nursery**

Gross Frontage	54'1"
Built Depth	46'9"
GIA	Approx. 2,160 sq ft
WCs	

**First Floor Residential Accommodation**

4 Bedrooms, Living Room, Kitchen, Bathroom/WC	
GIA	Approx. 1,188 sq ft

<b>Total GIA</b>	<b>Approx. 3,348 sq ft</b>
------------------	----------------------------

**£18,000 per annum**

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

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

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Beanstalks Day Nursery Patrington Limited, H. Archer & Z. Graham as a Day Nursery & Kids Club** for a term of 5 years from 4th March 2016 (**renewal of a previous lease**) at a current rent of **£18,000 per annum** exclusive.

**Note: £1,200 Rent Deposit held.**



**VENDOR'S SOLICITORS**

Banner Jones Solicitors – Tel: 01246 560 560  
 Ref: I. Osborn – Email: [ianosborn@bannerjones.co.uk](mailto:ianosborn@bannerjones.co.uk)

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**SITUATION**

Located in a prominent position in the Town Centre opposite **Barclays** and amongst such other multiples as **WH Smith, Halifax, Cancer Research, M & Co, Betfred** and many others.

Whitchurch is an attractive market town which lies just off the A41 some 14 miles south-west of Crewe and 20 miles north of Shrewsbury.

**PROPERTY**

An attractive mid terrace building comprising a **Ground Floor Shop** with separate front access to **4 Self-Contained Flats** on part ground, first, second and third floors. In addition, the property benefits from use of small yard to the side.



**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'6" Internal Width 15'7" Shop Depth 34'5" Built Depth 59'11" WC	<b>Nightingale House Hospice (Charity having 11 branches)</b>	5 years from 11th November 2014	£11,000	FRI <b>Note: The tenant did not exercise their 2015 &amp; 2017 Break Clauses.</b>
Part Ground, First, Second & Third Floor Flats	4 Flats – Not inspected		999 years from July 2017	Peppercorn	FRI
<b>TOTAL</b>				<b>£11,000</b>	

**£11,000 per annum**

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

**VENDOR'S SOLICITORS**  
Axiom Stone - Tel: 020 8951 6989  
Ref: Ms Jaymini Ghelani - Email: jg@axiomstone.co.uk

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6 WEEK COMPLETION

**SITUATION**

Occupying a prominent position in the High Street, opposite a **Co-Op Foodstore** and amongst multiple retailers as **Coral**, **Lloyds Pharmacy** and **Betfred**. Dawley forms part of the new town of Telford, located south-west of the M54 Motorway and being approx. 10 miles east of Shrewsbury and 15 miles north-west of Wolverhampton.

**PROPERTY**

An end of terrace building comprising a **Ground Floor Shop** with separate front access to **2 Self-Contained Flats** on the first floor. In addition, the property benefits from use of a rear service road and a rear yard.

VAT is NOT applicable to this Lot

**FREEHOLD**



**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 30 (Ground Floor Shop)	Gross Frontage 20'10" Internal Width 20'8" Shop Depth 36'11" Built Depth 77'6" WC Plus Rear Yard	<b>S. Birring Convenience Store / Off-Licence) (See Note)</b>	10 years from 1st August 2014 <b>(In occupation since 2009)</b>	£13,000	FRI. <b>Rent Review 2019</b> <b>Note: The shop has traded as a convenience store for over 30 years. The Vendor has advised that the tenant is looking to join Symbol Group and has signed a 5 year agreement with Cash Zone for an ATM unit on a fixed rental plus commission basis to be paid to the tenant.</b>
Nos. 30a & 30b (First Floor)	2 Flats – Not inspected	Individual	Each 199 years from 1st August 2007	Peppercorn	Each FRI
<b>TOTAL</b>				<b>£13,000</b>	

**£13,000 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**  
Lanyon Bowdler - Tel: 01952 379 041  
Ref: P. Chaudhari - Email: praveen.chaudhari@lblaw.co.uk

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**IN SAME OWNERSHIP FOR 26 YEARS**



**SITUATION**

Located close to the corner of Glendarvon Street in a most sought after position, fronting the south bank of the River Thames, close to Putney Bridge, only 2 miles from Fulham Football Club and some 4 miles south-west of Central London.

The property is close to Putney Mainline Station and enjoys excellent transport links via the many bus routes towards Fulham and Chelsea.

**PROPERTY (Total Frontage 72'1")**

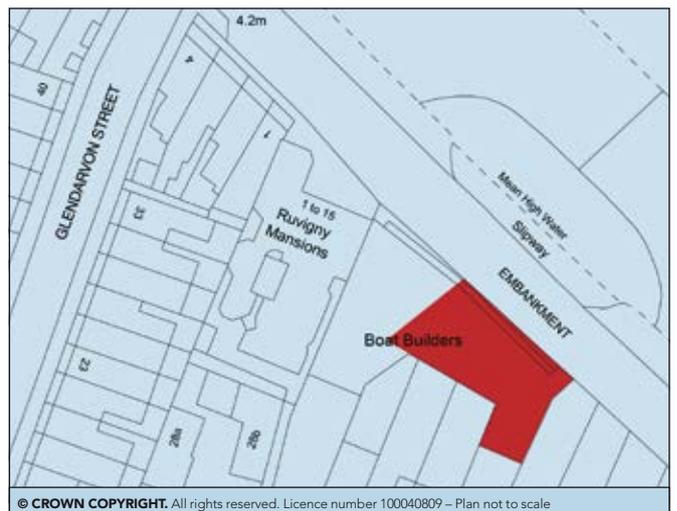
Forming the major part of an Old Victorian Boathouse comprising a **Ground Floor Showroom** with 2 sets of entrance doors and front forecourt parking for 2 small cars. There is also separate front access to **Self-Contained Offices** at ground and first floor level with a decked balcony extending virtually the entire width of the building and a **Single Storey Garage** to the left hand side with a roller shutter door.

**VAT is applicable to this Lot**

**FREEHOLD**

**£86,500 per annum**

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



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View from Property towards Putney Bridge



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Showroom	Gross Frontage 41'2" Internal Width 40'5" Shop & Built Depth 28'10" increasing to 36'4" Area Approx. 1,340 sq ft	<b>Chas Newens Marine Company Limited (with 2 sureties)</b>	16 years from 25th March 2003	£16,500 (fixed from 2015)	FRI <b>Note 1: The lessee also trades from the adjoining unit which is not included in the sale.</b>
Ground & First Floor Offices plus Garage	<b>Ground Floor</b> Offices, Kitchen, Store Area Approx. 700 sq ft 2 WCs (one with shower) <b>First Floor</b> Office Area Approx. 1,860 sq ft <b>Total Area Approx. 2,560 sq ft</b> <b>Plus Garage</b> Area Approx. 160 sq ft	<b>BPR Architects Limited</b>	10 years from 1st May 2013	£70,000	FRI (Limited as per clause 3.5 of lease) <b>Rent Review and Tenant's Break 2018.</b>
<b>TOTAL</b>				<b>£86,500</b>	

**Note 2: 6 Week Completion**

### VENDOR'S SOLICITORS

Shakespeare Martineau – Tel: 01789 416 400  
Ref: Ms Caroline Irvine – Email: caroline.irvine@shma.co.uk

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LOTS  
37-41

1/1a to 6/6a (inclusive), Lynton Parade, To be offered as  
Cromwell Road, Grimsby,  
South Humberside DN31 2BD  
5 separate Lots  
6 WEEK COMPLETION



#### SITUATION

Located close to the junction with Marklew Avenue, directly opposite **Lidl** and adjacent to a **JET Petrol Station** serving the surrounding residential population approx.  $\frac{3}{4}$  mile west of the town centre.

Grimsby is a well-established port and commercial centre which lies some 18 miles south-east of Hull.

**VAT is NOT applicable to these Lots**

#### PROPERTIES

A detached parade comprising **6 Shops (incl. one double shop)** with separate rear access via a communal balcony to **6 Self-Contained Flats** on the first floor. In addition, there is a substantial customer car park at the front with a further area at the rear for parking and unloading.

#### FREEHOLD

TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks		
<b>Lot 37</b> <b>*Guide:</b> <b>£100,000+</b>	Nos. 1/1a (Shop & Flat)	<b>Ground Floor Shop<sup>1</sup></b> Gross Frontage 19'4" Internal Width 17'11" Shop & Built Depth 49'2" WC	<b>H. Yildirim</b> <b>(Pizza Takeaway)</b>	15 years from 29th September 2010 <b>(renewal of a previous lease)</b>	£11,000	FRI <b>Rent Reviews 2020 and 2025.</b>		
		<b>First Floor Flat<sup>1</sup></b> 2 Bedrooms, Living Room, Kitchen, Bathroom/WC						
<b>TOTAL</b>					<b>£11,000</b>			
<b>Lot 38</b> <b>*Guide:</b> <b>£120,000+</b>	Nos. 2/2a (Shop & Flat)	<b>Ground Floor Shop</b> Gross Frontage 18'8" Internal Width 17'11" Shop & Built Depth 49'10" WC	<b>K. Y. Leung</b> <b>(Chinese Takeaway)</b>	20 years from 25th March 2012	£13,500	FRI <b>Rent Reviews March 2017 (Outstanding) and 5 yearly</b>		
		<b>First Floor Flat<sup>1</sup></b> 2 Bedrooms, Living Room, Kitchen, Bathroom/WC						
<b>TOTAL</b>					<b>£13,500</b>			
<b>Lot 39</b> <b>*Guide:</b> <b>£110,000+</b>	Nos. 3/3a (Shop & Flat)	<b>Ground Floor Shop</b> Gross Frontage 18'2" Internal Width 17'11" Shop & Built Depth 49'2" WC	<b>K &amp; K Optical Limited</b> <b>(Opticians having 2 branches)</b>	10 years from 29th September 2016 <b>(renewal of a previous lease)</b>	£12,300	FRI <b>Rent Reviews 2021 &amp; 2026.</b> <b>Tenant's Break 2021</b>		
		<b>First Floor Flat<sup>1</sup></b> 2 Bedrooms, Living Room, Kitchen, Bathroom/WC						
<b>TOTAL</b>					<b>£12,300</b>			
<b>Lot 40</b> <b>*Guide:</b> <b>£100,000+</b>	No. 4 (Shop)	Gross Frontage 18'11" Internal Width 17'8" Shop & Built Depth 49'6" WC	<b>Coopland &amp; Son (Scarborough) Limited</b> <b>(Bakers having over 100 branches)</b> <b>(T/O for Y/E 31/3/16 £42.12m, Pre-Tax Profit £1.73m and Shareholders' Funds £12.18m)</b>	5 years from 25th July 2013	£7,000	FRI		
	No. 4a (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup>		Individual	6 months from 5th April 2013	£3,600	AST <b>Holding over.</b>	
<b>TOTAL</b>					<b>£10,600</b>			
<b>Lot 41</b> <b>*Guide:</b> <b>£200,000+</b>	Nos. 5 & 6 (Double Shop)	Gross Frontage 38'1" Internal Width 35'11" Shop & Built Depth 49'7" Area Approx. 1,780 sq ft WCs	<b>Done Brothers (Cash Betting) Ltd t/a Betfred</b> <b>(Having approx. 1,380 branches)</b> <b>(T/O for Y/E 25/09/16 £320.07m, Pre-Tax Profit £29.29m and Shareholders' Funds £35.29m)</b>	10 years from 20th February 2013 <b>(renewal of a previous lease)</b>	£12,600	FRI <b>Rent Review and Tenant's Break February 2018</b>		
		No.5a (First Floor Flat)		2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup>	Individual	6 months from 10th March 2015	£3,300	AST <b>Holding over.</b>
		No.6a (First Floor Flat)		2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup>	2 Individuals	6 months from 15th October 2016	£4,200	AST <b>Holding over.</b>
<b>TOTAL</b>					<b>£20,100</b>			

<sup>1</sup> Not Inspected by Barnett Ross

**VENDOR'S SOLICITORS**  
Fladgate LLP – Tel: 020 3036 7000  
Ref: Ms Katherine Tweed – Email: ktweed@fladgate.com

The Surveyors dealing with these properties are  
**STEVEN GROSSMAN** and **ELLIOTT GREENE**

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

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

Photograph taken June 2016



**SITUATION**

Occupying a prominent trading position on the High Street, close to the junction with Watergate Lane, adjacent to **Fatface** and amongst other such multiples as **Caffé Nero, HSBC, Accessorize, Prezzo, Ask, Santander, Martins, Nationwide** and many others.

Lewes is an affluent East Sussex town, located on the main A277, some 8 miles north-east of Brighton and approx. 20 miles south-west of Royal Tunbridge Wells.

**PROPERTY**

A mid terrace Grade II Listed building comprising a **Ground Floor Shop and Basement** with separate front access to **4 Self-Contained Flats** on rear ground, first, second and third floors.

**VAT is payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	<p><b>Ground Floor Shop</b></p> <p>Gross Frontage 21'8"</p> <p>Internal Width 16'4"</p> <p>Shop Depth 28'9"</p> <p>Built Depth 55'9"</p> <p>Sales Area Approx 450 sq ft</p> <p>Storage Area Approx 290 sq ft</p> <p>WC</p> <p><b>Basement</b></p> <p>Storage Area Approx 380 sq ft</p>	<p><b>M &amp; O Trading Ltd (having 35 branches trading under the names of Hartleys (Off-Licences) and Mulberry (Convenience Stores) – T/O for Y/E 30/11/14 £18.89m, Pre-Tax Profit £146,040 and Shareholders' Funds £1.149m)</b></p>	20 years from 5th March 2010	£27,500	FRI by way of service charge. <b>Rent Reviews 2020 and 2025</b>
Rear Ground, First, Second & Third Floors (4 Flats)	Not Inspected	<b>Chilton Properties Limited</b>	999 years from 9th August 2007	Peppercorn	FRI by way of service charge.
<b>TOTAL</b>				<b>£27,500</b>	

**£27,500 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 along High Street



Photograph taken June 2016



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**VENDOR'S SOLICITORS**  
J.S. Lane & Co – Tel: 020 8950 1782  
Ref: J. Lane – Email: info@jslane.co.uk

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**SITUATION**

Located on the west side of Hammerton Street, just off the pedestrianised St James Street with nearby multiple retailers including **Marks & Spencer, DW Sports, Skipton Building Society, Santander** and **Game**.

Burnley is a busy market town lying just off the M65 (Junction 10) midway between Blackburn and Halifax, some 24 miles north of Manchester.

**PROPERTY**

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

**ACCOMMODATION**

**Ground Floor Betting Shop**

Gross Frontage	23'2"
Internal Width	20'7"
Shop Depth	55'9"
Built Depth	101'4"
Sales Area	Approx. 1,080 sq ft
Store Area	Approx. 305 sq ft
3 WCs	

**VAT is applicable to this Lot**

**£11,000 per annum**

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

**TENURE**

**Leasehold for a term of 250 years from June 2016 at a peppercorn ground rent.**

**TENANCY**

The property is let on a full repairing and insuring lease to **Coral Racing Limited (not in occupation) (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 29th September 2008 at a current rent of **£11,000 per annum** exclusive.

**Note: We understand that in July 2016 Coral indicated to the Vendor that they would pay £30,000 to be released from their lease.**



**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**

Located in this prominent town centre trading position at the junction with Well Lane and nearby the pedestrianised Fore Street, close to branches of **The Co Operative Travel, William Hill, Job Centre Plus, Newell’s Travel, HBH Woolacotts** and **Cornwall Hospice Care** as well as a variety of local traders.

Liskeard lies approximately 16 miles west of Plymouth and is easily accessible via the A38 and A390.

**PROPERTY**

A corner building comprising a **Ground Floor Café/ Restaurant with a Cellar** and separate rear access to **4 Self-Contained Flats** on the first and second floors.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Café/ Restaurant and Cellar	Gross Frontage 29'11" Internal Width 25'0" widening to 27'11" Café/Restaurant Depth 32'9" Built Depth 55'3" WC <b>Trap door to cellar (not inspected)</b>	<b>The Fat Frog Café Limited</b>	20 years from 13th September 2016 (see Note 2)	£14,700	FRI <b>Rent Reviews 2020 and 4 yearly</b> <b>Note 2: The lessee has worked from the premises for over 15 years.</b>
4 Flats (First & Second Floors)	4 Flats (each not inspected)	Various	Each 999 years from 24th June 1988	£60 (€15 per flat)	Effectively FRI



**Note 1: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. This Lot cannot be sold prior to auction.**

<b>TOTAL</b>	<b>£14,760</b>
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**£14,760 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**  
Spratt Endicott Solicitors - Tel: 01295 204 111  
Ref: Ms Emma Buck - Email: ebuck@se-law.co.uk

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**SITUATION**

Located on the main A406 (North Circular Road) at the junction with Moffat Road in this local parade, being close to Bowes Park (Mainline) and Bounds Green (Piccadilly Line) Stations.

Bowes Park is an area currently benefiting from a programme of regeneration, which lies between Southgate and Wood Green approximately 8 miles north of central London.

**PROPERTY**

Forming part of an end of terrace building comprising a **Ground Floor Shop** and an **Advertising Hoarding** on the flank wall.

**VAT is NOT applicable to this Lot**

**TENURE**

**Leasehold for a term of 999 years from March 2007 at a peppercorn ground rent.**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'5" Internal Width 16'0" Shop & Built Depth 20'2" WC	<b>V. Rattan, D. Bhatt &amp; P. Ragoomundin as Trustees of Naree Shakti</b> (A registered Charity providing an Advice and Support Centre for Asian Women)	2 years from 6th April 2017 <b>(Renewal of a previous lease – in occupation since 2012.)</b>	£7,000 <b>(rising to £8,000 in April 2018)</b>	IRI <b>Tenant's Break at any time on 6 months prior notice.</b>
Advertising Hoarding		<b>Clear Channel UK Limited</b>	2 year Licence from 8th December 2016	£1,200	<b>Note: There has been an advertising hoarding at this location since 1988.</b>

<b>TOTAL</b>	<b>£8,200</b> <b>(rising to £9,200 in April 2018)</b>
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**£8,200 per annum rising to £9,200 in April 2018**

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**

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

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6 WEEK COMPLETION



**SITUATION**

Located close to the junction with Cat Hill in this popular residential area which lies approximately ¾ of a mile from Cockfosters Underground Station (Piccadilly Line) and just a short walk from the shopping facilities, restaurants and cafés in Cockfosters Road.

Cockfosters is a sought after suburb lying between Barnet and Enfield approximately 10 miles north of central London.

**PROPERTY**

Comprising a **3 Bed Semi-Detached House** planned on ground and first floors, with an integral **Garage**. The property benefits from off-street parking, uPVC windows, a through lounge, a patio and **Rear Garden**.

**VAT is NOT applicable to this Lot**

**ACCOMMODATION** (measurements to maximum points)

**Ground Floor**

Through Lounge	21'4"	×	12'8"
Kitchen	12'9"	×	8'1"
Hall	7'9"	×	4'10"
Porch	3'4"	×	4'0"

**First Floor**

Bedroom 1	12'3"	×	12'1"
Bedroom 2	9'9"	×	11'6"
Bedroom 3	12'3"	×	8'5"
Shower Room with basin	5'1"	×	8'1"
Separate WC			

**Plus Garage**

**GIA Approx. 1,140 sq ft including Garage**

**FREEHOLD offered with VACANT POSSESSION**

**Note: Floor Plans available from the Auctioneers.**

**Vacant 3 Bed House**

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

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

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

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**SITUATION**

Located just off St Vincent's Way which connects with the Barnet Road (A1000) close to its intersection with Southgate Road and the High Street which provide a host of local retailers and restaurants as well as a **Tesco Superstore**. The property benefits from excellent transport links with Potters Bar Train Station being just under a mile away and the M25 (Junction 24) just ¼ mile distant with central London approx. 12 miles to the south.

**PROPERTY**

A detached **2 Bed Bungalow constructed in 2010** benefitting from a **side Garden** plus a **Large detached Garage (see Note 1)**.

**ACCOMMODATION** (measurements to maximum points)

**Ground Floor**

Open Plan Kitchen/Living Room	18' 7" × 17'5"
Bedroom 1	12'11" × 9'9"
En-Suite Shower/WC	6'11" × 5'6"
Bedroom 2	9' 3" × 6'2"
Bathroom/WC	9' 3" × 5'1"
Garage	12'0" × 16'5"
Garden	70'5" × 27'7" (max)

**Total GIA Approx. 635 sq ft plus Garage**

**£14,400 per annum**

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

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

**VAT is NOT applicable to this Lot**

**FREEHOLD**

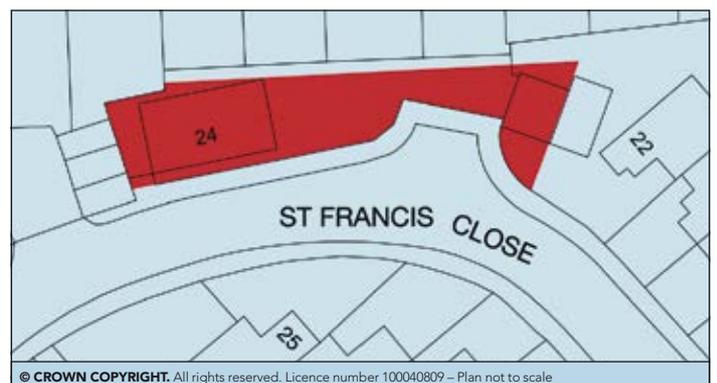
**TENANCY**

The entire property is let on an AST to **2 individuals** for a term of 2 years from 6th December 2016 at a current rent of **£14,400 per annum** exclusive.

**Note 1: There is potential for residential development on the Garage site, subject to planning consent.**

**Note 2: There is a £1,200 Rent Deposit held.**

**Note 3: Floor plan available upon request.**



**VENDOR'S SOLICITORS**

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

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**SITUATION**

Located off Elstree Road within this popular residential area just a short walk away from the shopping facilities that can be found on the High Road.

Bushey Heath lies approximately 13 miles north-west of central London and 1½ miles south-east of Watford Town Centre and enjoys good road links via the A41 and M1 (Junction 5).

**PROPERTY**

Comprising a **4 Bed Detached Chalet Bungalow** planned on ground and first floors. The property includes an integral **Garage**, off-street parking plus **front & rear Gardens**.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD offered with VACANT POSSESSION**

# Vacant 4 Bed Chalet Bungalow

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

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

**ACCOMMODATION** (measurements to maximum points)

**Ground Floor:**

Dining Room	14'5" x 11'10"
Lounge	14'9" x 12'6"
Kitchen	11'4" x 9'8"
Bedroom 1	13'6" x 10'7"
Bedroom 2	13'5" x 9'10"
Bathroom/WC	
Shower Room/WC	

**First Floor:**

Bedroom 3	16'10" x 11'0"
Bedroom 4	12'0" x 11'10"

**Garage:** 15'0" x 6'8"

**Total GIA Approx. 1,313 sq ft plus Garage**

**Note: There may be potential to create additional living space above the garage, subject to obtaining the necessary consents.**

**VENDOR'S SOLICITORS**  
Blacks LLP - Tel: 0113 207 0000  
Ref: Ms Jodie Hunter - Email: jhunter@lawblacks.com

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**SITUATION**

Located in this popular residential area between Crown Dale (A214) and Beulah Hill (A215) which connects Streatham to Crystal Palace and being a short distance from Streatham Common and Norwood Park, approx. 1 mile south of West Norwood's shopping centre and Mainline railway station (Southern Line).

**PROPERTY**

Forming part of a terraced building comprising a **Ground Floor Self-Contained 2 Bed Flat** with its own front entrance plus a shared garden.

**VAT is NOT applicable to this Lot**

**ACCOMMODATION** (measurements to maximum points)

**Ground Floor Flat**

Bedroom 1	14'6"	×	11'10"
Bedroom 2	9'9"	×	7'7"
Living Room	12'9"	×	13'3"
Kitchen	12'11"	×	8'7"
Bathroom/WC	9'9"	×	4'5"

**GIA Approx. 695 sq.ft.**

**Shared Rear Garden 39'6" deep.**

**TENURE**

**Leasehold for a term of 99 years from 7th November 1975 at a fixed ground rent of £25 p.a. PLUS SHARE OF FREEHOLD**

**Offered with VACANT POSSESSION**

**Vacant 2 Bed Flat**

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**  
Fishman Brand Stone - Tel: 020 7935 2408  
Ref: P. Neidle - Email: pdn@fishmanbrandstone.com

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**SITUATION**

Located in the sought after 'Haringey Ladder' and in close proximity to the many restaurants, cafés and pubs in and around Green Lanes and Crouch End Broadway as well as the multiple shopping facilities of Wood Green. The area is also well served by various bus routes as well as Turnpike Lane Underground Station (Piccadilly Line) Harringay Station (Overground).

**VAT is NOT applicable to this Lot**

**PROPERTY**

A mid terraced building comprising a **2 Self-Contained Flats** planned on the ground, first and second floors. In addition the property includes a rear garden.

**FREEHOLD**

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

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Flat Plus Garden	Not inspected	<b>2 Individuals</b>	125 years from 24th June 2017	£150	FRI <b>Rent rises by £100 every 25 years.</b>
First & Second Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>(GIA Approx. 615 sq ft)</b>	<b>Individual</b>	Regulated	£6,961.07	Gas central heating. <b>EDR 10th Nov 2015</b>
<b>TOTAL</b>				<b>£7,111.07</b>	

**£7,111.07 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**  
Carter Lemon Camerons LLP - Tel: 020 7406 1000  
Ref: P. Shakallis - Email: prodshakallis@cartercamerons.com

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**SITUATION**

Located in this well established residential area approximately 2 miles from Henley-in-Arden shopping centre and railway station (London Midland). Ullenhall lies approximately 12 miles south of Birmingham and 5 miles east of Redditch, enjoying good road links via the M42, M40 and M5.

**PROPERTY & ACCOMMODATION**

Comprising **12 Lock-Up Garages on a site of approx. 4,210 sq ft.**

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**



**Note 1: There is potential to generate income from letting the various garages.**

**Note 2: There may be potential for site development, subject to obtaining the necessary consents.**

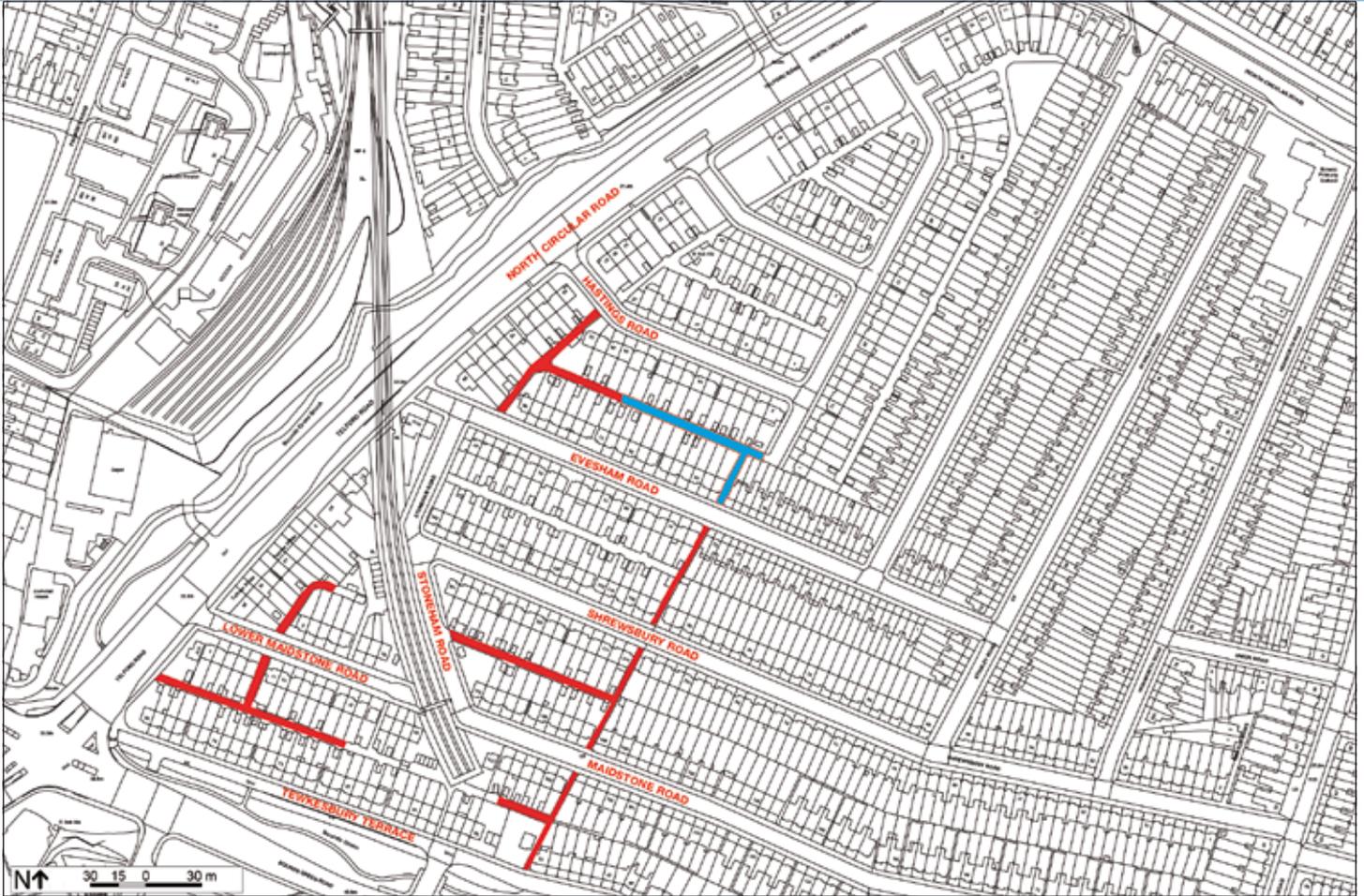
**12 Vacant Garages (see Notes 1 & 2)**

The Surveyors dealing with this property are **ROY TAMARI** and **NICHOLAS LEIGH**

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

**VENDOR'S SOLICITORS**  
Giffen Couch & Archer - Tel: 01525 372681  
Ref: G. Lovelock - Email: gpl@gca-law.com

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**SITUATION**

In this popular residential area nearby to New Southgate Railway Station, Muswell Hill Golf Club and within close proximity to Alexandra Palace. New Southgate lies approximately 8 miles north of Central London.

**PROPERTY**

Comprising a number of Rear Roadways which provide vehicular access to the abutting houses (approx 120 houses).

VAT is NOT applicable to this Lot

**FREEHOLD**

(Subject to any rights of way and easements that may exist thereover from the adjoining owners some of whom may have the obligation in their Title Deeds to "pay a proportion of the costs and expenses in keeping the same in good repair and condition such proportion in case of dispute to be settled by the Transferors' Surveyor for the time being whose decision shall be final and binding").

**Rear Roadways**

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

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

**Note 1: The roadways shaded blue exclude mining and mineral rights.**

**Note 2: Some roadways have been adopted by the Local Authority.**

**Note 3: Subject to obtaining the necessary consents, there may be potential to advertise on the fence at the end of the service road to the rear of Lower Maidstone Road as this faces the North Circular Road (A406).**

**Note 4: There may be potential to erect a mobile phone mast on one of the service roads, subject to obtaining the necessary consents.**

**VENDOR'S SOLICITORS**  
Goodge Law – Tel 020 7636 9222  
Ms Josephine Michael – Email: joe@goodgelaw.com

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## 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](http://www.barnettross.co.uk)

Lot	Address	EPC Asset Rating
2	3-4 Blackfen Parade, Blackfen Road, Sidcup, Kent DA15 9LU	C
3	74 Aubert Park, Highbury, London N5 1TS	E, D, E
4	51 High Street, Redcar, Cleveland TS10 3BZ	E
5	53 High Street, Redcar, Cleveland TS10 3BZ	D
6	91/93/95 Church Road, Hendon, London NW4 4DS	D
7	13-15 Cole Green Lane, Welwyn Garden City, Hertfordshire AL7 3PP	C
8	5 Broadway Parade, Elm Park, Hornchurch, Essex RM12 4RS	F, E
9	7-9 (odd) St John Street, Newport Pagnell, Buckinghamshire MK16 8HE	D
10	61 Commercial Street, Hereford HR1 2DJ	G
14	173 Balls Pond Road & 20/21 Culford Mews, London N1 4BG	C, C, D
15	14 Manor Hall Avenue, Hendon, London NW4 1NX	E
16	116 Marsh Road, Pinner, Middlesex HA5 5NA	D, C
17	11-13 (odd) St John Street, Newport Pagnell, Buckinghamshire MK16 8HE	D
18	8, 10 & 12 Railway Street, Hertford SG14 1BG	G, D, E
19	33 Salisbury Street, Blandford Forum, Dorset DT11 7AU	D
20	12-14 Dimond Street, Pembroke Dock, Pembrokeshire SA72 6AH	C
22	29 King Street, Bridlington, East Riding of Yorkshire YO15 2DN	F
23	15/15a St John Street, Newport Pagnell, Buckinghamshire MK16 8HE	C
24	23/23a High Street, Dartford, Kent DA1 1DT	D, C
25	17D Town Centre, Hatfield, Hertfordshire AL10 0JZ	B
26	131 Grimsby Road, Cleethorpes, Lincolnshire DN35 7DG	D, E
28	434 Finchley Road, Childs Hill, London NW2 2HY	E
29	6 St Michael's Terrace, Alexandra Park, London N22 7SJ	F, C, D, D
30	357-359 Walworth Road, Elephant & Castle, London SE17 2AL	D, D, C, D, C, C
31	128 Cowbridge Road East & 1A Severn Road, Cardiff CF11 9ND	G
32	17/17a St John Street, Newport Pagnell, Buckinghamshire MK16 8HE	C
34	14 High Street, Whitchurch, Shropshire SY13 1AR	F
36	The Boathouse, Embankment, Putney, London SW15 1LB	D, C
37	1/1a Lynton Parade, Cromwell Road, Grimsby, South Humberside DN31 2BD	D
38	2/2a Lynton Parade, Cromwell Road, Grimsby, South Humberside DN31 2BD	D
39	3/3a Lynton Parade, Cromwell Road, Grimsby, South Humberside DN31 2BD	D
40	4/4a Lynton Parade, Cromwell Road, Grimsby, South Humberside DN31 2BD	D, E
41	5/5a & 6/6a Lynton Parade, Cromwell Road, Grimsby, South Humberside DN31 2BD	E, D, F
42	177 High Street, Lewes, East Sussex BN7 1YE	E
43	11 Hammerton Street, Burnley, Lancashire BB11 1NA	C
44	6/6A Market Street, Liskeard, Cornwall PL14 3JJ	F
45	95 Bowes Road, Bowes Park, London N13 4RU	G
47	24 St Francis Close, Potters Bar, Hertfordshire EN6 2RH	C
48	45 Caldecote Gardens, Bushey Heath, Hertfordshire WD23 4GP	E
49	"Courteen", Queen Mary Road, West Norwood, London SE19 3NW	D

**OUR NEXT AUCTION**

**IS ON**

**WEDNESDAY  
25TH OCTOBER  
2017**

**LIST STILL OPEN**

# GENERAL CONDITIONS OF SALE APPLICABLE TO ALL LOTS

## 1. INTERPRETATION

The following expressions shall have the meanings assigned to them:

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

## 2. STANDARD CONDITIONS

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

## 3. THE AUCTION

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

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

## 4. DEPOSIT

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

## 5. TITLE

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

## 6. CAPACITY OF SELLER

- 6.1 The Seller sells with Full Title Guarantee.

## 7. INCUMBRANCES AFFECTING THE PROPERTY

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

## 8. LOCAL LAND CHARGES AND PUBLIC RIGHTS

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

## 9. COMPLETION

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

## 10. LEASEHOLD PROPERTY

- 10.1 Condition 10 of the Standard Conditions shall apply.

## 11. TENANCIES

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

## 12. FIXTURES AND FITTINGS

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

## 13. MISREPRESENTATION

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

## 14. VALUE ADDED TAX 'VAT'

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

## 15. AUCTIONEERS' RIGHTS

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

## 16. SALE BY PRIVATE TREATY

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

## 17. INSURANCE

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

## 18. GENERAL

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

**RESULTS OF AUCTION HELD ON 10TH MAY 2017**

Lot	Property	Sale Price	Available Price (Subject to contract)	Lot	Property	Sale Price	Available Price (Subject to contract)
1	38 Cannon Hill, Southgate, London N14 6LG	£660,000		25	15 Bilbrook Road, Codsall, Wolverhampton, West Midlands WV8 1EU	£233,000	
2	34 Buckland Road, Pen Mill Trading Estate, Yeovil, Somerset BA21 5HA	£161,000		26	87/87a Darlington Street, Wolverhampton, West Midlands WV1 4EX	£365,000	
3	387-389 Upton Road, Noctorum, Birkenhead, Merseyside CH43 9SE	£146,000		27	42-44 High Street, Stone, Staffordshire ST15 8AU	£270,000	
4	89 Commercial Road, Swindon, Wiltshire SN1 5PD	£187,000		28	93 Holton Road, Barry, South Glamorgan CF63 4HG	£164,000	
5	9/9a Southgate Street, Gloucester, Gloucestershire GL1 1TG	£760,000		29	3rd & 4th Floors, Union House, 89 Union Street, Torquay, Devon TQ1 3YA		Refer
6	51/53 High Street, Alcester, Warwickshire B49 5AF	£266,000		30	18 Cardiff Road, Newport, Gwent NP20 2ED		£205,000
7	49-51 Blackburn Road, Accrington, Lancashire BB5 1JJ	Sold Prior		31	1 Bell Street, Wellington, Telford, Shropshire TF1 1LS	£80,000	
8	10-14 Wilford Road, Ruddington, Nottinghamshire NG11 6EN	Sold After		32	9/11 Jameson Street, Kingston-upon-Hull, East Riding of Yorkshire HU1 3HR	£162,000	
9	126 Newland Avenue, Kingston-upon-Hull, East Riding of Yorkshire HU5 2NN	£167,000		33	30/30a North Parade, Chessington, Surrey KT9 1QF	Sold Prior	
10	16/16a Thoroughfare, Halesworth, Suffolk IP19 8AH	£150,000		34	63 Biggin Street, Dover, Kent CT16 1DD	£262,000	
11	122/122a & 124/124a Wembley Park Drive, Wembley, Middlesex HA9 8HT	£505,000		35	64 Biggin Street, Dover, Kent CT16 1DD	£352,000	
12	Flats 2-96 (even) Stoke Abbott Court, Stoke Abbott Road, Worthing, West Sussex BN11 1HJ	£160,000		36	7 Church Street, Lissos Grove, London NW8 8EE	£530,000	
13	242 Duchess Parade, High Street, West Bromwich, West Midlands B70 7QG		Refer	37	25/25a & 26/26a Carlton Parade, Orpington, Kent BR6 0JB	Sold Prior	
14	1 & 1a Marsham Street, Maidstone, Kent ME14 1EW	£880,000		38	Forsyth House, 20 Woodland Road, Darlington, County Durham DL3 7PL	Sold Prior	
15	11 Holmleigh Parade, Tuffley, Gloucester, Gloucestershire GL4 0QU	£89,000		39	18 Blackbird Hill, Neasden, London NW9 8SD	Sold After	
16	Land r/o 51/53 High Street, Alcester, Warwickshire B49 5AF	£37,500		40	28 Blackbird Hill, Neasden, London NW9 8SD	Sold After	
17	114/116 Brighton Road, Coulsdon, Surrey CR5 2ND	£472,000		41	5-7 Boston Street, Holyhead, Anglesey LL65 1BS	£211,000	
18	95 High Street West, Sunderland, Tyne & Wear SR1 3BY	Sold After		42	63B High Street, Leatherhead, Surrey KT22 8AQ	£60,000	
19	8 Wellington Road, Rhyl, Denbighshire LL18 1BG	£110,000		43	53/55/57 High Street North, Dunstable, Bedfordshire LU6 1JF	£346,000	
20	31 Bedford Hill, Balham, London SW12 9EY		Refer	44	60-62 London Road, Croydon, Surrey CR0 2TB	£565,000	
21	Clearbrook, 24 Mill Lane, Wateringbury, Kent ME18 5PE	Sold Prior		45	3 Clockhouse Lane, Collier Row, Romford, Essex RM5 3PH	Sold Prior	
22	30/31 Clerkenwell Green, Clerkenwell, London EC1R 0DU	£3,950,000		46	34 High Street, Brightlingsea, Colchester, Essex CO7 0AQ	Sold Prior	
23	1 Bridge Street, Worksop, Nottinghamshire S80 1DS		Refer	47	68 Warwick Avenue, Maida Vale, London W9 2PU	£37,000	
24	Unit 5, Old Milton Green Parade, Old Milton Green, New Milton, Hampshire BH25 6QA	£122,000		48	Advertising Hoarding, 253 Westwood Lane, Blackfen, Sidcup, Kent DA15 9PS	£14,500	
				49	Land to the south-east side of Brighton Road, Horley, Surrey RH6 7ER	£75,000	
				50	Land at Nursery Gardens, Welwyn Garden City, Hertfordshire AL7 1SF	£1,000	

**49 Lots offered – 45 Lots sold – Total raised £19,590,000**

# MEMORANDUM AUCTION 19TH JULY 2017

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 .....

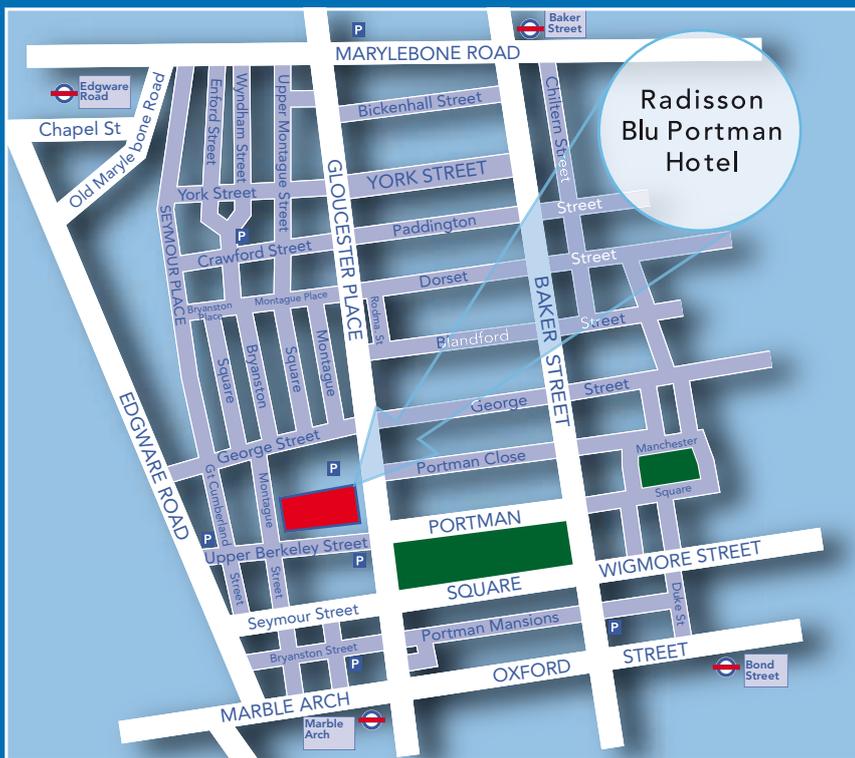
Address .....

Telephone ..... Capacity .....

# Following Auction – Wednesday 25th October 2017

To enter your lots, please contact:

John Barnett FRICS	<a href="mailto:jbarnett@barnettross.co.uk">jbarnett@barnettross.co.uk</a>
Jonathan Ross MRICS	<a href="mailto:jross@barnettross.co.uk">jross@barnettross.co.uk</a>
Steven Grossman MRICS	<a href="mailto:sgrossman@barnettross.co.uk">sgrossman@barnettross.co.uk</a>
Nicholas Leigh	<a href="mailto:nleigh@barnettross.co.uk">nleigh@barnettross.co.uk</a>
Roy Tamari	<a href="mailto:rtamari@barnettross.co.uk">rtamari@barnettross.co.uk</a>
Elliott Greene	<a href="mailto:egreene@barnettross.co.uk">egreene@barnettross.co.uk</a>



## VENUE

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



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Telephone: 020 8492 9449 Fax: 020 8492 7373  
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