

AUCTION – WEDNESDAY 25TH OCTOBER 2017
ADDENDUM

The following Lots have been sold prior:
7, 23, 46, 54, 58

The following Lots have been withdrawn:
50, 52, 56

LOT A – 214 HIGH STREET, SUTTON, SURREY

No. 214 – The lease is FRI subject to a schedule of condition.

LOT 1 – 112 HIGH STREET, ORPINGTON, KENT

There is correspondence in the legal pack together with an accompanying estimate referring to works to the flat roof of the shop. If the tenant carries out these works during the lease term he will benefit from a 3½ month rent free period. The Vendor is unaware if these works have been undertaken to date, but the Vendor will top-up the rent shortfall on completion if these works have been concluded prior to completion.

LOT 2 – 16 KING EDWARD BUILDINGS, BURY OLD ROAD, SALFORD, MANCHESTER

Reference to Note 1 should be deleted.

LOT 8 – 95/95A GOLBORNE ROAD, LONDON W10

Contrary to the Special Conditions of Sale, the deposit will be held by the Auctioneers as agent for the vendor.

LOT 9 – 65A HIGH STREET, EDENBRIDGE, KENT

The property is Grade II Listed.

LOT 10 – FLAT 4 CASTLE COURT (INCL. FLATS 2-3, 5-9 & 12) DENMARK PLACE, HASTINGS, EAST SUSSEX

Special Condition 5.2 will not apply in this instance as the property has not been elected for VAT.

The subleases for flats 2-3, 5-7 & 12 each have approx. 42 years unexpired. The sublease for Flats 8 & 9 expires in approx. 132 years.

LOT 11 – 39 PRIDE HILL, SHREWSBURY

The rear width of the shop is 16'5".

Contrary to the special conditions of sale, the deposit will be held as Stakeholder.

LOT 12 – 12 PRINCE ARTHUR ROAD, HAMPSTEAD, LONDON NW3

Revised Special Conditions of Sale available at the Document Desk.

LOT 13 – 184 MAIN ROAD, GIDEA PARK, ESSEX

Revised Special Conditions of Sale available at the Document Desk.

LOT 14 – 140 SHENLEY ROAD (INCL. JASMINE COURT), BOREHAMWOOD, HERTS

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £3,000 + VAT towards the Vendor's legal fees.

LOT 15 – 104-110 (EVEN) HERMITAGE ROAD, WOKING, SURREY

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,000 towards the Vendor's legal and agent's costs.

The plan on the particulars incorrectly includes the electricity sub station. The correct plan is the area edged red on Title Number SY169900 – see legal pack.

Nos. 104/104a is known as 'Nos. 104a & 104b'.

Nos. 106/106a – There is no fixed rent increase in March 2020, but the rent is subject to a Rent Review in March 2020.

LOT 17 – 38 HIGH STREET, PERSHORE, WORCS.

'Accommodation' should read:

Ground Floor Shop

Gross Frontage 17'9"

Internal Width 15'4" (widening to 20'5" at rear)

Shop Depth 44'0"

Built Depth 45'0"

First Floor Storage

Area approx. 296 sq. ft. incl. kitchen plus WC

LOT 20 – 118 HIGH STREET, NORTHWOOD, MIDDX

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £2,000 + VAT towards the Vendor's legal and surveyors fees. The current tenant as stated in the Tenancy Schedule of the Special Conditions of Sale should read 'Paul Cook and Alison Cook'.

The tenant has served a Section 26 Notice requesting a 15 year lease from 13th April 2018 at £15,000 p.a. with a rent review every 5 years.

LOT 21 – 21/21A COPSEWOOD AVENUE, NUNEATON, WARWICKSHIRE

For the sake of clarity, the previous letting of £7,750 p.a. was for the shop and flat.

The tenant of the flat has served notice to quit and her last day in the flat will be 15th November 2017.

LOT 25 – 74 HIGH STREET, RUISLIP, MIDDLESEX

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

Contrary to the Special Conditions of Sale, the freehold property is registered at the Land Registry under Title Number NGL93493.

LOT 26 – 16 AND 17 WARWICK ROW, COVENTRY, WEST MIDLANDS

Contrary to the Special Conditions of Sale, the deposit will be held by the Auctioneers as agent for the vendor and completion will be 6 weeks from exchange of contracts.

Tenancy – The property is let to the 4 named individuals, but reference to 'as Surveyors & Estate Agents' is to be deleted.

With reference to the left arrow on the photograph of the side elevation on page two of the particulars, the single storey building comprising the electricity sub station with green doors is not included with the freehold.

The plan on the particulars shows an additional area of land shaded red which is not included in the freehold. The correct plan is the area edged red on Title Number MM70256 – see legal pack.

LOT 27 – 25-29 CAMPBELL COURT, CAMPBELL ROAD, BRAMLEY, TADLEY, HAMPSHIRE

There is parking for 45 cars and not 46 as stated on the particulars.

Units 26-29 – With reference to the Particulars in the hard copy catalogue, the exclusion to the air-conditioning repairs is incorrect. The tenant installed the air-conditioning units and the tenant is to remove them at the end of the terms. Therefore, it is not the landlord's responsibility to renew, maintain, repair or replace the air-conditioning units – see correspondence in legal pack.

LOT 29 – 73-75 BABBACOMBE ROAD, TORQUAY, DEVON

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

First Floor Flat – The lease term is 999 years from 29th September 2017.

LOT 30 – 72 LEE HIGH ROAD, LEWISHAM, LONDON SE13

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

First & Second Floor Offices – The lease is FRI capped at £2,000 p.a.

LOT 32 – 19 MARKET PLACE & 3B, 3C, 3D THREE HORSESHOES WALK, WARMINSTER

Flat 3C – The Vendor has written to the tenant to advise the rent is to increase to £6,120 p.a. with effect from 1st January 2018.

LOT 33 – 126-128 HIGH STREET, PENGE, LONDON SE20

Flats 1 & 2 are on the first floor only.

LOT 36 – 10-12 WATERLOO SQUARE, BOGNOR REGIS, WEST SUSSEX

Revised Special Conditions of Sale available at the Document Desk.

LOT 37 – 100-102 QUEEN STREET, WITHERNSEA, EAST RIDING OF YORKSHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £2,750 + VAT towards the Vendor's legal fees.

LOT 40 – 58 HIGH STREET, NEW MALDEN, SURREY

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

LOT 41 – 6 MONTAGUE STREET, WORTHING, WEST SUSSEX

Revised Special Conditions of Sale available at the Document Desk.

LOT 42 – 216 KINGSTON ROAD, TEDDINGTON, MIDDLESEX

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1% + VAT of the purchase price towards the Seller's legal costs.

Contrary to the Special Conditions of Sale, completion will be 6 weeks from exchange of contracts.

Shop & Basement - The lease is excluded from sections 24-28 of the L & T Act 1954.

LOT 43 – 12/12A SEA ROAD, BOSCOMBE, BOURNEMOUTH, DORSET

The left hand arrow extends slightly too far to the left and hence the adjoining florist is not included in this sale.

No. 12 – The lease is excluded from sections 24-28 of the L & T Act 1954.

LOT 44 – 96 & 106 HIGH STREET, WEDNESFIELD, WEST MIDLANDS

The correct street number of the second floor flat is No. 108 and not No. 106.

The flat is let on an AST to an individual for a term of 1 year from 1st August 2001 (holding over) at a rent of £3,840 p.a. There are historic rent arrears relating to the tenant of the flat which are for a period prior to 2014 and these arrears will not be charged to the Purchaser. Reference to 'Note 2' on the Particulars should be deleted.

Total income is now £18,340 p.a.

LOT 45 – 25 POOL STREET, CAERNARFON, GWYNEDD

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

LOT 47 – 6 UPPER HIGH STREET, EPSOM, SURREY

The lease to M. Shafei is full repairing and insuring by way of service charge.

LOT 51 – 20, 22 & 22A COMMERCIAL STREET, CAMBORNE, CORNWALL

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

LOT 53 – 25B STATION ROAD, HARROW, MIDDX

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

LOT 55 – 25B MARKET PLACE, FALLODEN WAY, LONDON NW11

Contrary to the Special Conditions of Sale, the deposit will be held by the Auctioneers as agent for the vendor.

LOT 57 – 60 GIBSON GARDENS, LONDON N16

The Vendors will, after exchange of contracts and prior to completion, serve a Section 42 Notice on the relevant Landlords as drafted by the Purchaser's Solicitors and this Notice will subsequently be assigned to the buyer. The Purchaser will be responsible for all costs relating to the service of Section 42 Notice to include lodging the 10% deposit for the lease extension, and for all statutory requirements arising from service of the said Notice, and will indemnify the Vendors in respect thereof.