

AUCTION – THURSDAY 14TH DECEMBER 2017
ADDENDUM

The following Lots have been sold prior:
11, 18, 23, 28

The following Lot has been withdrawn:
27

LOT 1 – 82 LONDON ROAD, CHELTENHAM, GLOUCESTERSHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,000 + VAT towards the Vendor's costs. Contrary to the Special Conditions of Sale, the deposit will be held by the Auctioneers as Agent for the Vendor.

LOT 2 – 301 NORTH END ROAD, WEST KENSINGTON, LONDON W14

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,000 + VAT towards the Vendor's costs. Contrary to the Special Conditions of Sale, the deposit will be held by the Auctioneers as Agent for the Vendor.

LOT 3 – 3 MARKET STREET, HAILSHAM, EAST SUSSEX

Revised Special Conditions of Sale available at the Document Desk.

The correct postcode for this property is BN27 2AB.

There is only one lease relating to the 2 flats to be for a term of 999 years from 1st January 2018 at a fixed ground rent of £200 p.a.

LOT 6 – GROUND RENT CONSISTING OF 103 HOUSES & LAND IN BOLTON, LANCs

The freehold titles refer to Gilnowgrove and Charles Holden Street – not Gilnow Grove and Charles Helda Street.

There are an additional 10 houses under Title Nos. GM301253, GM301254 and GM301267 producing a combined ground rent of £35.60 p.a. Therefore, total ground rent for this lot is now £271.30 p.a.

No arrears, if any, will be charged to the Purchaser.

LOT 8 – COMMERCIAL GROUND RENT PORTFOLIO IN THE NORTH OF ENGLAND

Revised Special Conditions of Sale available at the Document Desk.

Title No. GM838334 (Balmoral Hotel, Bolton) is **not** included with this lot.

This lot is being offered with additional properties in Turton Road under Title No. GM604998.

GM 838337 – 22 to 30 (even) Higher Market Street - This is Leasehold for 999 years from 1870 at £40 p.a. and the vendor has never been demanded or paid this ground rent.

No arrears, if any, will be charged to the Purchaser.

Total ground rent for this lot is now £48.10 p.a.

LOT 10 – 444 HOE STREET, WALTHAMSTOW, LONDON E17

Shop – The rent is £11,100 p.a., therefore total income is now £27,900 p.a.

LOT 13 – THE FLYING STANDARD, 2-10 TRINITY STREET, COVENTRY, WEST MIDLANDS

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

LOT 15 – COMMERCIAL GROUND RENT PORTFOLIO IN OLDHAM, LANCs (A)

GM 723381 – Properties at Yorkshire Street - Title docs show a rent charge of £46 p.a. however, the vendor has never been demanded or paid this.

GM 523013 – 112 to 122 (even) Yorkshire Street and land and building on the north side of Bow Street - This is Leasehold 999 years from 1822 at £10.95 p.a. and the vendor has never been demanded or paid this ground rent.

GM 523010 – 145a to 151 (odd) Union Street and Newtons Gas Meter Works and Garage, Bow Street & 153 to 161 (odd) Union Street and Spiritualist Hall, Bow Street - These are three 999 year Leasehold properties with a total combined rent of £38.23 p.a. The vendor has never been demanded or paid this ground rent.

153-161 Union Street - The rent is £30.71 p.a.

The total ground rent for this lot is now £293.40 p.a.

No arrears, if any, will be charged to the Purchaser.

LOT 16 – 2C/D/E/ RAINBOW STREET, LEOMINSTER, HEREFORDSHIRE

Flat 2d – There is a £562.50 Rent Deposit held.

LOT 17 – 8 COLE STREET, SCUNTHORPE, NORTH LINCs

Contrary to the Special Conditions of Sale, the deposit shall be 100% of the purchase price or £5,000, whichever the lower.

LOT 19 – FLAT 2, 7 CHELSEA EMBANKMENT, CHELSEA, LONDON SW3

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £2,000 towards the Vendor's legal fees.

LOT 20 – GROUND FLOOR UNIT, GENEVA HOUSE, 3 PARK ROAD, PETERBOROUGH, CAMBRIDGESHIRE

The lease to Time Personnel is outside s.24-28 of the Landlord & Tenant Act 1954.

Time Personnel's service charge liability for the Unit and Car Space is fixed at a combined sum of £1,068 per annum until Sept. 2020 rising thereafter by RPI and this is mirrored in the 999 year lease.

LOT 21 – 57 GREAT BRIDGE, TIPTON, WEST BROMWICH, WEST MIDLANDS

The current lease is a renewal of a previous lease and the tenant has been in occupation since July 2014.

There is a £1,459 Rent Deposit held.

LOT 24 – RESIDENTIAL GROUND RENT PORTFOLIO IN THE NORTH OF ENGLAND & LONDON

7 Westburn Terrace, Sunderland and 18 Burnley Road, Willesden are now not included in the sale. Therefore, this is now a portfolio of 87 houses producing £365.80 p.a. In addition, the property also includes Title No. GM 301263 – 3-17 Salts Street, Parts of 16, 18, 20 St James St & 22 to 24 St James Street – which comprises terraced houses, a school and allotments.

No arrears, if any, will be charged to the Purchaser.

LOT 25 – 470A WEST GREEN ROAD, WEST GREEN, LONDON N15

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

The Freeholders have notified us that the layout of the flat has been altered since its grant in 1987. Our client (the vendor) purchased the Lease in 2007 and has not carried out any internal alterations since that date.

LOT 26 – COMMERCIAL GROUND RENT PORTFOLIO IN OLDHAM, LANCS (B)

NHS Institute – The correct address of this property is "Brompton House, Brompton Street, Oldham OL4 1AG" and any reference to NHS Institute, Rateable Value, Site Area and the photo for this building should be deleted.

14 Glodwick Road is not a car park for the NHS Institute.

Title No. GM 522279 – Alexandra Park School - There is a reference to a £90 p.a. rent charge. The vendor has never been demanded or paid this.

No arrears, if any, will be charged to the Purchaser.