

# AUCTION

**THURSDAY 14TH DECEMBER 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on the morning of the sale to ensure that the particular lot will be offered at the Auction as a lot can be sold or withdrawn at any time prior to being offered.**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. In addition to the purchase price the Buyer or Bidder will be liable to pay Barnett Ross Ltd a non-refundable administration fee as specified on the Particulars of Sale and there may also be additional non-optional fixed or variable fees and costs. To establish the full cost of purchasing a property please inspect the special conditions of sale and all other documentation in the legal pack. Please also refer to the addendum at [www.barnettross.co.uk](http://www.barnettross.co.uk) for updates.

11. **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.**
12. 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.
13. 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.

## Proof of Identity

The Purchaser (and the Bidder if different to the Purchaser) is to provide one original document from each column below:

### Proof of name

- Passport
- Photocard Driving Licence

### Proof of address

- Driving Licence (only supply if Passport is provided for 'Proof of name')
- A utility bill issued within the last three months (excluding mobile phone bill)

**Further checks in accordance with current Anti-Money Laundering Regulations may be required if the Purchaser is not an individual such as a company, partnership or trustee – Contact Barnett Ross on 020 8492 9449 for further details.**

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If you cannot download the Form or need assistance completing it, telephone the Auction Team on 020 8492 9449.

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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	82 London Road	<b>Cheltenham</b>	Gloucestershire
2	301 North End Road	<b>West Kensington</b>	London W14
3	3 Market Street	<b>Hailsham</b>	East Sussex
4	56 Chetwynd Road	<b>Kentish Town</b>	London NW5
5	9–10 St Thomas Street	<b>Weymouth</b>	Dorset
6	Ground Rent consisting of 103 houses and land	<b>Bolton</b>	Lancashire
7	23 Ashton Road	<b>Denton</b>	Greater Manchester
8	Commercial Ground Rent Portfolio		North of England
9	152 Cat Hill	<b>Cockfosters</b>	Hertfordshire
10	444 Hoe Street	<b>Walthamstow</b>	London E17
11	12–16 Church Street	<b>Esher</b>	Surrey
12	45/47 Seamoor Road, Westbourne	<b>Bournemouth</b>	Dorset
13	The Flying Standard, 2–10 Trinity Street	<b>Coventry</b>	West Midlands
14	280 High Street	<b>Bangor</b>	Gwynedd

**Lot**

15	Commercial Ground Rent Portfolio (A)	<b>Oldham</b>	Lancashire
16	2c/d/e Rainbow Street	<b>Leominster</b>	Herefordshire
17	8 Cole Street	<b>Scunthorpe</b>	North Lincolnshire
18	52/54 Burlington Road	<b>New Malden</b>	Surrey
19	Flat 2, 7 Chelsea Embankment	<b>Chelsea</b>	London SW3
20	Ground Floor Unit, Geneva House, 3 Park Road	<b>Peterborough</b>	Cambridgeshire
21	57 Great Bridge, Tipton	<b>West Bromwich</b>	West Midlands
22	83 Welbeck Road	<b>East Barnet</b>	Hertfordshire
23	18 Regent Street	<b>Mansfield</b>	Nottinghamshire
24	Residential Ground Rent Portfolio		North of England
25	470a West Green Road	<b>West Green</b>	London N15
26	Commercial Ground Rent Portfolio (B)	<b>Oldham</b>	Lancashire
27	57 Makepeace Road	<b>Northolt</b>	Middlesex
28	1 Waterloo Road	<b>Brentwood</b>	Essex

# 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:**

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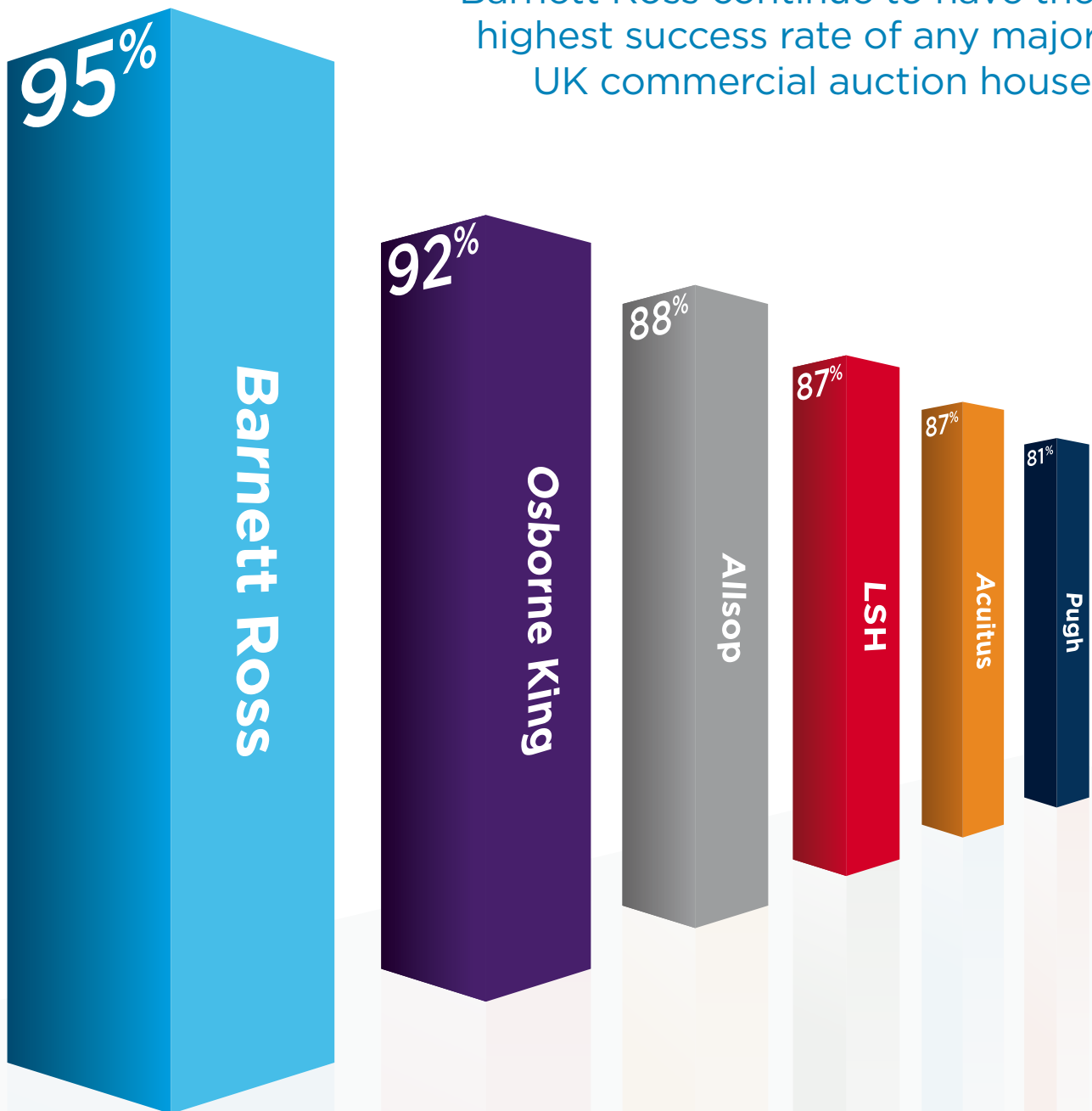
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- On average we claim between 20-30% off the property purchase price in allowances.
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- Accountants are unable to claim capital allowances on integral features within a commercial building due to the complexities involved.
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Please call to discuss your requirement:

John Barnett FRICS (Registered Valuer)

020 8492 9449

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

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

John Barnett FRICS (Registered Valuer)

020 8492 9449

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



**SITUATION**

Located on the main A40 London Road at the corner of Keynsham Street within a local parade of shops including a **Premier Express** and serving the surrounding sought after residential area only ¼ mile from the town centre. Cheltenham is an attractive Spa Town approximately 8 miles east of Gloucester and 42 miles north of Bristol, only 4 miles east of the M5 (J11) which links with the M4 to the South and the M42 to the North.

**PROPERTY**

A corner property comprising a **Ground Floor Betting Shop and Basement** with a **First Floor** above which currently has no access.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	12'6"
Return Window Frontage	10'4"
Internal Width	11'7"
Shop & Built Depth	38'10"
WC	

**Basement** – Not inspected  
**First Floor** – Not inspected

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Coral Racing Limited (see Tenant Profile)** a term of 10 years from 29th September 2009 at a current rent of **£7,500 per annum** exclusive.

**TENANT PROFILE**

Ladbrokes and Coral merged in 2016 to create Ladbrokes Coral Group plc, the largest bookmakers in the UK with some 3,500 stores (www.coral.co.uk). For Y/E 31/12/16, Coral Racing Limited reported a T/O of £867.4m, Pre-Tax Profit of £91.2m and Shareholders' Funds of £215.8m.

**Note 1: There may be potential to reinstate an access to the first floor and convert it to residential, subject to planning and possession.**

**Note 2: The lessee also occupies the adjoining property (No. 84) which is not included in the sale.**

**£7,500 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**VENDOR'S SOLICITORS**  
Midwinters Solicitors - Tel: 01242 514674  
Ref: G. Gregory - Email: gareth.gregory@midwinters.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts



**SITUATION**

Located close to the junction with Lillie Road in this highly sought after residential area and amongst such occupiers as **William Hill, Paddy Power, H & T Pawnbrokers, Superdrug** and a **Holiday Inn Express** as well as a variety of established local traders and restaurants.

Fulham Broadway, with its host of varied and multiple retailers, lies less than ½ mile away and West Brompton Station (District and Main Line) is within close proximity.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop and Basement** with separate rear access via a service road to **3 Self-Contained Flats** on the upper floors.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop and Basement	<b>Ground Floor Shop (20 covers)</b> Gross Frontage 18'2" Internal Width 15'6" Shop Depth 40'6" Built Depth 57'8" WC & external Lean-to <b>Basement</b> Area Approx. 885 sq ft Plus Store, Bathroom/WC & sep. WC Vault Approx. 70 sq ft	<b>K.Chaudry (Peri-Peri Chicken Restaurant/ Take-Away)</b>	25 years from 28th March 2014	£25,000	FRI <b>Rent Reviews 2019 and 5 yearly</b>
First Floor (Flat 1)	Not Inspected	2 Individuals	99 years from 1st July 2001	£150	FRI <b>Rent rising every 33 years. Valuable Reversion 82½ years.</b>
Second Floor (Flat 2)	Not Inspected	Individual	189 years from 1st July 2001	Peppercorn	FRI
Third Floor (Flat 3)	Not Inspected	2 Individuals	189 years from 1st July 2001	£250	FRI
<b>TOTAL</b>				<b>£25,400</b>	

**£25,400 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**VENDOR'S SOLICITORS**  
 Karis Spyrus LLP – Tel: 020 8443 7079  
 Ref: T. Spyrus – Email: terry@karisspyrus.co.uk

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**SITUATION**

Occupying a prominent trading position in the main town thoroughfare at the junction with High Street, opposite **Lloyds Bank** and amongst other multiples as **Poundland, Iceland, Natwest Bank, Nationwide, Costa Coffee** and a variety of local traders as well as being anchored by a large **Asda** and **Tesco** with free public parking. Hailsham is an attractive Sussex town approx. 6½ miles north of Eastbourne and benefits from good road links via the A22, A27 and A295.

**PROPERTY**

An attractive semi-detached building comprising a **Ground Floor Bank with Basement** plus separate side access via a front passageway to **2 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 Bank & Basement	<b>Ground Floor Bank</b> Gross Frontage 28'9" Internal Width 25'8" Bank Depth 51'8" Built Depth 102'4" Banking Hall/Ancillary Area Approx. 2,165 sq ft Ladies & Gents WC's <b>Basement Storage</b> Area Approx. 405 sq ft	<b>Barclays Bank PLC</b> (T/O for Y/E 31/12/16 <b>£27.2bn</b> , Pre-Tax Profit <b>£4.38bn</b> and Shareholders' Funds <b>£67.4bn</b> )	10 years from 25th December 2012	£16,625	FRI <b>Rent Review December 2017</b> Note: The lessee did not operate their December 2017 Break Clause.
First Floor Flat	3 Bedrooms (one with ensuite), Living Room, Kitchen/Diner, Study Area, Shower Room/WC	Cheesman and Newington Ltd	125 year lease from completion	£100	FRI <b>Rent rises by £100 every 25 years.</b>
Second Floor Flat	2 Bedrooms, Living Room, Kitchen/Diner, Shower Room/WC	Cheesman and Newington Ltd	125 year lease from completion	£100	FRI <b>Rent rises by £100 every 25 years.</b>
<b>TOTAL</b>				<b>£16,825</b>	

**£16,825 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**Maltbys**  
 Maltbys, 20 Parkhurst Road, Bexhill-on-Sea, East Sussex TN40 1DF Tel: 01424 730 678 Ref: A. Maltby

**VENDOR'S SOLICITORS**  
 Monro Wright & Wasbrough LLP - Tel: 020 7407 7001  
 Ref: T. Wilkinson - Email: thom.wilkinson@mww-llp.com

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**SITUATION**

Occupying a prominent corner position at the junction with Twisden Road, amongst a variety of boutique and independent retailers as well as branches of **Village Vet** and **Benham & Reeves**, all serving this affluent residential suburb.

Located only a few minutes walk from Parliament Hill Fields and within easy reach of both Tufnell Park Underground Station (Northern Line) and Kentish Town with its multiple shopping and transport facilities, whilst being only 3 miles from the West End.

**PROPERTY**

Forming part of an end of terrace building comprising a **Ground Floor Fish Restaurant (having 40 covers)**. In addition, the property benefits from separate side access on Twisden Road for deliveries to the rear of the building.

**VAT is NOT applicable to this Lot**

**£24,000 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **JOSHUA PLATT**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**ACCOMMODATION**

**Ground Floor Fish Restaurant**

Gross Frontage	30'0" (including return)
Internal Width	17'0"
narrowing at rear to	15'6"
Shop Depth	59'3"
Plus Rear Kitchen and WC	

**TENURE**

**Leasehold for a term of 99 years from 25th March 1985 (thus having 66¼ years unexpired) at a ground rent of £100 p.a. rising by £100 every 33 years.**

**TENANCY**

The property is let on a full repairing and insuring lease (excluded from sections 24-28 of the L&T Act 1954) to **Lure Foods LLP trading as Lure Fish Kitchen** for a term from 31st July 2013 to 24th December 2032 at a rent of **£24,000 per annum** exclusive (from 25th December 2017).

**Rent Review 2022 with minimum uplift to £29,000 p.a.**

**VENDOR'S SOLICITORS**  
Harbottle & Lewis - Tel: 020 7667 5000  
Ref: L. Marino - Email: leo.marino@harbottle.com

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**SITUATION**

Occupying a prime retail pitch in this pedestrianised section of the town centre, diagonally opposite **Specsavers** and **The Body Shop** and close to branches of **Lloyds Bank**, **The Post Office**, **New Look**, **WH Smith**, **Boots** and **Caffe Nero** and only a minute's walk from The Esplanade and the Beach. Weymouth is a popular and attractive South Dorset coastal resort, which benefits from high levels of tourism in the summer months and enjoys good road access from the A35 via the A354.

**PROPERTY**

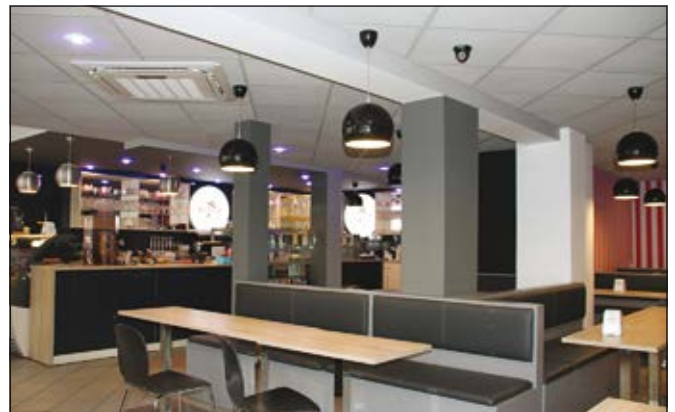
A mid terrace building comprising a **Ground Floor Double Shop (with A3 Use)** with separate front access to **3 Self-Contained Flats** on the first and second floors.

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop (Seats 65)	Gross Frontage 42'1" Internal Width 34'1" Shop Depth 40'5" Built Depth 54'0" Sales Area Approx. 1,340 sq ft Store Area Approx. 435 sq ft 2 WC's	<b>N. Kaminski (Ice Cream &amp; Dessert Lounge)</b>	5 years from 17th March 2017	£25,000	FRI <b>Rent Review &amp; Tenant's Break 2020.</b> <b>£6,250 Rent Deposit held.</b>
First & Second Floors (3 Flats)	3 Flats – Not inspected	Various	Each 125 years from 1st January 2017	£750 (£250 per flat)	Each FRI <b>Rent Reviews 10 yearly subject to RPI</b>
<b>TOTAL</b>				<b>£25,750</b>	

VAT is NOT applicable to this Lot

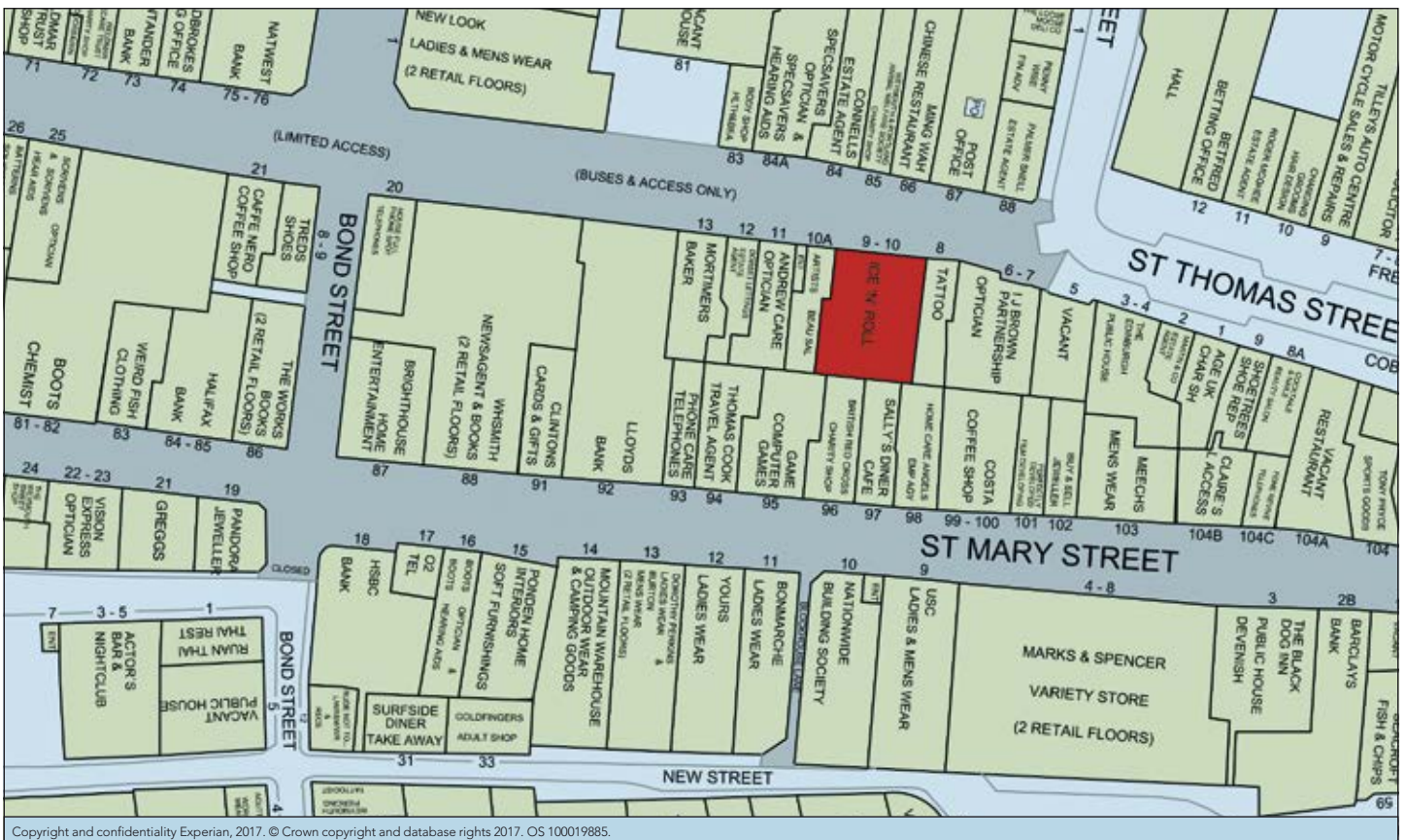
**FREEHOLD**



**£25,750 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



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**VENDOR SOLICITORS**  
Aldridge Brownlee – Tel: 01202 527008  
Ref: M. Gill – Email: michael.gill@absolicitors.com

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**PROPERTY**

A single ground rent that is on approximately 2.85 acres of land and comprises of over 100 houses and land in Bolton, Lancashire.

**VAT is NOT applicable to this Lot**

**FREEHOLD**



**TENANCIES & ACCOMMODATION**

Property	Lease Expiration	Years Unexpired	Annual Rent	Remarks
Park Road, Spa Road, Mayor Street, Charles Helder Street, Tavistock Road and Gilnow Grove	30/07/2889	873	£235.70	103 houses with land

**£235.70 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **JOSHUA PLATT**

**VENDOR'S SOLICITORS**  
Ms Alison Sandler - Tel: 020 8906 4411  
Lawrence House, Goodwyn Avenue, London NW7 3RH

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**SITUATION**

Located close to the junction with Manchester Road with nearby occupiers such as **Lidl, Coral, Morrisons, TSB, William Hill,** and **RBS.**

Denton is a historic town in Manchester situated 5 miles east of the city centre benefitting from excellent road links being a few hundred yards from the M67 (Junction 1a) and under a mile from the M60 (Junction 24).

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary/Storage** at first floor level. In addition, the property benefits from use of a rear service road.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	14'11"
Internal Width	13'10"
Shop Depth	37'2"
Built Depth	56'9"
Sales Area	Approx. 510 sq ft

**First Floor**

Ancillary/Storage Area	Approx. 425 sq ft
------------------------	-------------------

**TENANCY**

The entire property is let on a full repairing and insuring lease to **John Paul Wood t/a as Clarity's (Hairdressers having 2 branches)** for a term of 15 years from 25th December 2008 at a current rent of **£7,400 per annum** exclusive.

**Rent Review and Tenant's Break December 2018**

**Note: The Tenant did not operate his 2013 Break Clause.**

**£7,400 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**VENDOR'S SOLICITORS**  
Fraser Brown - Tel: 0115 988 8712  
Ref: G. Green - Email: gggreen@fraserbrown.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 £750 (including VAT) upon exchange of contracts

Dungeon Inn, Tottington



Balmoral Hotel, Bolton



22-30 Higher Market Street, Farnworth



22-30 Higher Market Street, Farnworth



**PROPERTY**

A portfolio of Freehold Commercial Ground Rents all let on 999 year leases, comprising of **10 Shops with Upper Parts, 1 Garage with Premises, 2 Public Houses** and **2 terraced houses**.

**VAT is NOT applicable to this Lot**

**FREEHOLD (Including 1 Chief Rent)**

**TENANCIES & ACCOMMODATION**

Property	Town	Lease Expiration	Years Unexpired	Annual Rent	Remarks
Balmoral Hotel, 94 Bradshawgate, Bolton, BL1 1QQ	Bolton	11/11/2873	857	£161.25	1 Commercial Public House
22-30 Higher Market Street, Farnworth, Bolton, BL4 9AJ	Bolton	30/06/2870	854	£23.75	5 Shops with Uppers
258 Chorley Old Road, Bolton, BL1 4JL	Bolton	31/10/2892	876	£7.35	1 Shop with Upper - Chief Rent
Herrington Burn Garage, Houghton Le Spring, Durham DH4 4JW	Durham	19/02/2830	814	£2	1 Garage with Premises
The Dungeon Inn, Turton Road, Tottington, Bury BL8 4AW	Tottington	28/09/2870	854	£6	1 Commercial Public House incl. 2 adjoining terraced houses
168-172 & 170b High Street West, Wallsend, NE28 8HZ	Wallsend	10/09/2881	865	£9	4 Shops with Uppers
<b>TOTAL</b>				<b>£209.35</b>	

**£209.35 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **JOSHUA PLATT**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**VENDOR'S SOLICITORS**

Ms Alison Sandler - Tel: 020 8906 4411  
Lawrence House, Goodwyn Avenue, London NW7 3RH

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**6 WEEK COMPLETION**



**SITUATION**

Located in this popular residential area close to the junction with Freston Gardens just a short walk to Cockfosters and East Barnet shopping facilities and close to the open greens of Oak Hill Park and Trent Park.

Cockfosters is a sought after north London suburb located some 10 miles north of central London with excellent local schools and enjoying good transport links via Cockfosters Underground Station (Piccadilly Line), Oakleigh Park Railway Station (Great Northern) as well as easy access to the A406 North Circular Road and the M25 (Junction 24).

**PROPERTY**

Comprising an unmodernised **3 Bed Semi-Detached House** planned on ground and first floors. The property benefits from gas central heating (not tested), a **Garage**, off-street parking plus **Rear Garden**.

**VAT is NOT applicable to this Lot**

**ACCOMMODATION** (measurements to maximum points)

**Ground Floor**

Reception Room 1	13'3"	×	14'7"
Reception Room 2	11'8"	×	15'8"
Morning Room	8'0"	×	8'9"
Kitchen	8'2"	×	9'6"
Conservatory	5'9"	×	3'3"
WC			

**First Floor**

Bedroom 1	13'4"	×	15'0"
Bedroom 2	11'8"	×	16'0"
Bedroom 3	8'3"	×	10'10"
Bathroom	6'0"	×	5'5"
WC			

**GIA Approx. 1,200 sq ft plus Garage**

**FREEHOLD offered with VACANT POSSESSION**

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

**Vacant 3 Bed House**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**VENDOR'S SOLICITORS**  
Macroy Ward Solicitors – Tel: 020 8440 3258  
Ref: Ms Margaret Iwasyszyn – Email: margaret@macroyward.co.uk

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**SITUATION**

Located near the junction with Boundary Road, the property occupies a prominent trading position amongst a variety of local retailers.

Walthamstow is less than 2½ miles from Stratford, which is the home of the Olympic Park, London Stadium and Westfield Shopping Centre. In addition, the area benefits from good transport links via Walthamstow Central (Victoria Line & Overground) having a 15 minute travel time to King’s Cross St. Pancras.

**PROPERTY**

A mid-terraced building comprising a **Ground Floor Shop** and **Rear Garden** with separate front entrance to a **Self-Contained Flat** at first and second floor level.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 15'9" Internal Width 15'0" (max) Shop & Built Depth 57'11" WC	<b>M. Chergie</b> <b>(Sub-let as a Barbers)</b>	Monthly Agreement from 11th March 2009	£12,000	
First & Second Floor Flat	3 Bedrooms, Living Room, Kitchen, Bathroom, sep. WC <b>(GIA Approx. 1,015 sq ft)</b>	<b>3 Individuals</b>	6 months (less 1 day) from 7th October 2017	£16,800	AST <b>£1,400 Rent Deposit held.</b>
<b>TOTAL</b>				<b>£28,800</b>	



**£28,800 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**VENDOR'S SOLICITORS**

Sookias & Sookias – Tel: 020 7465 8000  
Ref: B. Lipson – Email: bryan.lipson@sookias.co.uk

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The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts





**SITUATION**

Located close to the junction with the High Street amongst multiples such as the **Everyman Cinema, Zizzi, Pizza Express, Waitrose, Côte Brasserie, Boots** as well as a variety of local retailers. Esher is an affluent market town approx. 13 miles south-west of central London and is the home of the famous **Sandown Park Racecourse**.

**PROPERTY**

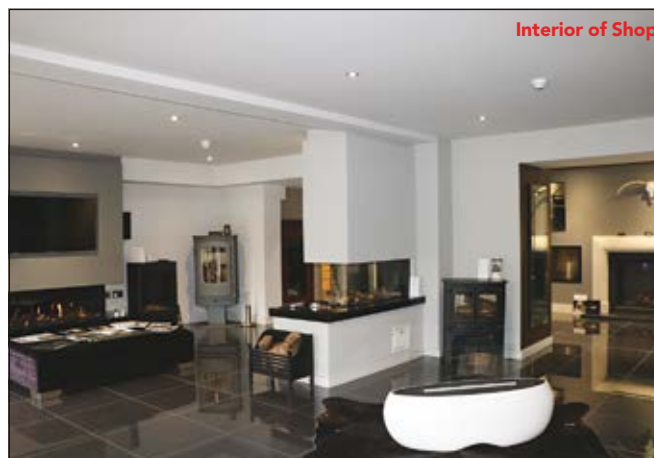
An attractive end of terrace building comprising a **Ground Floor Shop** with separate front and side access to **4 Self-Contained Flats** on part ground, first and second floors.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 32'11" Internal Width 24'8" Shop Depth 33'0" Kitchen WC	<b>Surrey Hills Fireplaces Ltd (with 2 guarantors)</b>	10 years from 22nd December 2014	£32,000	FRI <b>Rent Review and Tenant's Break 2019</b>
Part Ground, First and Second Floor	4 Flats - Not Inspected	<b>Various</b>	Each 125 years from 1st January 2015	£1,000 (£250 per flat)	Each FRI <b>Rent doubles every 25 years.</b>
<b>TOTAL</b>				<b>£33,000</b>	



Interior of Shop

**Note: In accordance with Section 5A of the L & T Act 1987, Notices were served on the lessees and they did not reserve their rights of first refusal.**

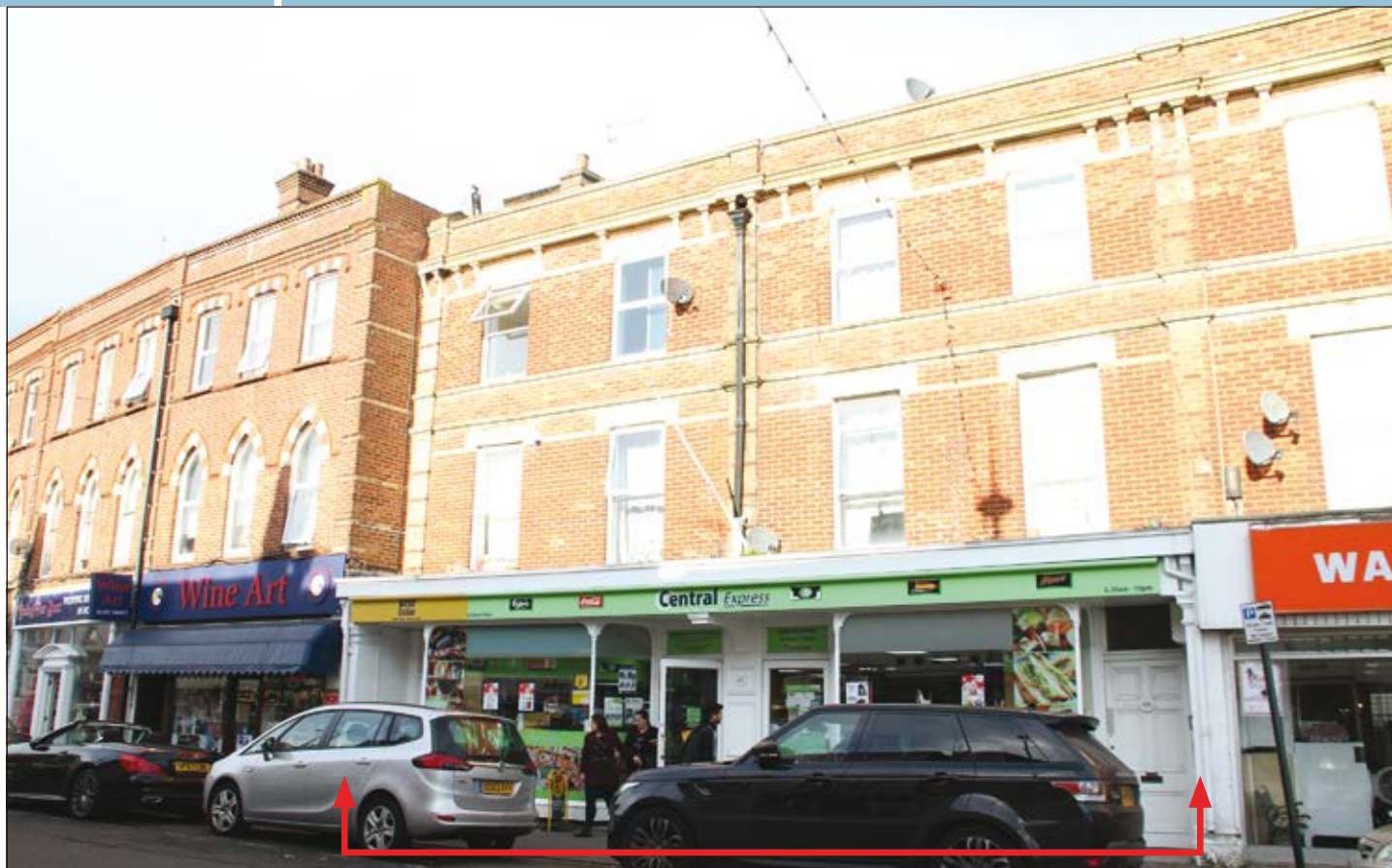
**£33,000 per annum**

The Surveyors dealing with this property are **JOSHUA PLATT** and **NICHOLAS LEIGH**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**VENDOR'S SOLICITORS**  
Moore Blatch - Tel: 020 3192 5665  
Ref: C.Leary - Email: callum.leary@mooreblatch.com

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**SITUATION**

Occupying a busy trading position on one of the town’s main retail thoroughfares, close to the junction with Poole Road, sitting amongst a variety of local cafés, eateries, estate agents as well as **Marks & Spencer Foodhall, Café Rouge, Coral, Costa, HSBC** and many other traders all serving the surrounding residential area.

Westbourne is a suburb of Bournemouth which is a popular seaside resort on the south coast, approx. 3½ miles east of Poole and 25 miles south-west of Southampton.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Double Shop and Basement** with separate front access to **5 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 Double Shop & Basement	<b>Ground Floor Double Shop</b> Gross Frontage 36'10" Internal Width 30'5" widening to 34'0" Shop Depth 61'9" Area Approx. 2,050 sq ft <b>Basement</b> Area Approx. 1,150 sq ft plus 2 WC's <b>Total Area</b> <b>Approx. 3,200 sq ft</b>	<b>W S Retail Ltd (Convenience Store - see Tenant Profile)</b>	15 years from 4th September 2012	£39,000	FRI <b>Rent Reviews 2018 and 3 yearly. Tenant's Break 2022.</b>
First & Second Floor	5 Flats – Not inspected	Various	Each for a term between 120 and 125 years from between 1998 & 2006	£600	Each FRI <b>Rents rise periodically – refer to leases.</b>
<b>TOTAL</b>				<b>£39,600</b>	

**TENANT PROFILE**

**W S Retail Ltd** trade under the 'Central Convenience Stores', 'Central Garage Forecourt' and 'Central Newsagent' brands operating from over 107 managed stores and 21 franchised stores. In addition, the tenant has advised they are adding around 30 managed stores a year.

For Y/E 02/04/16 **W S Retail Ltd** reported a T/O of £54.98m, Pre-Tax Profit £805,000 and Shareholders' Funds £500,000. The ultimate Parent Company is **Palmer & Harvey (Holdings) Plc.**

**£39,600 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



6 WEEK COMPLETION



**SITUATION**

In the heart of the city centre, occupying a prominent position on the corner of New Buildings, by the pedestrian entrance to the Cathedral Quarter which contains many of Coventry's most popular tourist attractions including Coventry Cathedral, St. Mary's Guildhall and Holy Trinity Church. Also ideally located for the city's central Shopping Quarter, the property is directly opposite **Primark** and **West Orchards Shopping Centre** and amongst many multiples including **Nando's, McDonald's, KFC, Wilko, Greggs, Ladbrokes** and **Sainsbury's** whilst being within a ¼ of a mile of Coventry University.

Coventry is a major commercial city located some 18 miles east of Birmingham, 9 miles north of Warwick and enjoying easy access to the M6 (Junctions 2 and 3).

**PROPERTY**

An attractive medieval style building comprising a **Large Public House** planned on ground and first floors with internal access to **2 Self-Contained Flats** plus **Ancillary Accommodation** on the second floor. In addition the property benefits from a **Roof Terrace** on the first floor.

**ACCOMMODATION**

**Ground Floor Public House**

Gross Frontage	149'2"
Internal Width	128'5"
Pub Depth	56'2"
Built Depth	70'1"

GIA Approx. 5,220 sq ft

**First Floor Public House**

Seating/Bar/Beer Store  
Ladies & Gents WCs

GIA Approx. 3,730 sq ft

**Second Floor**

2 Flats:  
Each 2 Bedrooms, Living Room,  
Kitchen, Bathroom/WC

Ancillary Accommodation incl.  
Staff changing room and  
dining room plus storage

GIA Approx. 3,220 sq ft

**Total GIA Approx. 12,170 sq ft**

**Plus 685 sq ft Roof Terrace**

**£16,000 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

View from Trinity Street



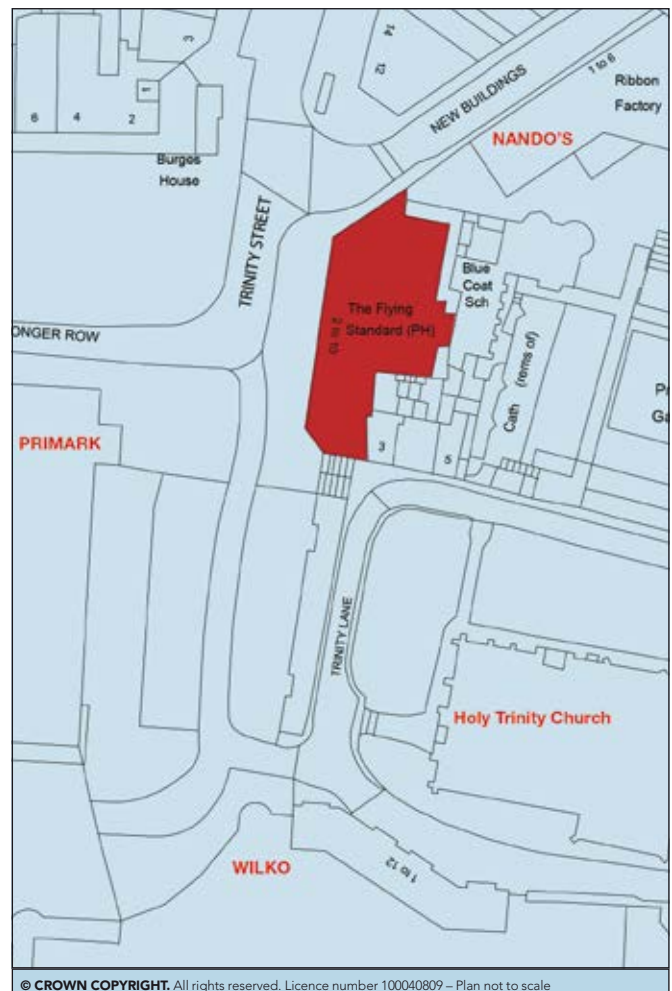
VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **K/S Coventry, England** (a company incorporated in Denmark) (**Sublet to J.D. Wetherspoon - having over 900 branches**) for a term of 125 years from 8th January 1999 at a current rent of **£16,000 per annum** exclusive.

**Rent Reviews in January 2019** and 5 yearly, geared to 9% of Rack Rental Value (upward only).



VENDOR'S SOLICITORS

Penningtons Manches LLP - Tel: 020 7753 7814  
Ref: Ms. Josepha Horne - Email: josepha.horne@penningtons.co.uk

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View opposite Property



**SITUATION**

Occupying a prominent trading position within the heart of the pedestrianised town centre, opposite **H&M**, **JD Sports** and **Boots** which form part of the Menai Centre. Other nearby multiple retailers include **Costa Coffee**, **Caffè Nero**, **Poundland**, **Peacocks**, **William Hill**, **Greggs** and **WH Smith**. Bangor is a University City and provides the gateway to Anglesey and Ogwen Valley and being approx. 20 miles west of Colwyn Bay.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** on the first and second floors.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

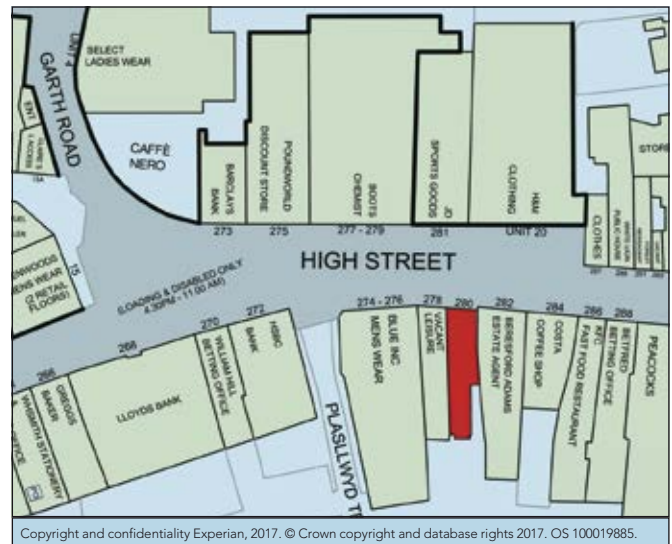
Property	Accommodation <sup>1</sup>	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Internal Width 16'5" Shop Depth 43'11" Sales Area Approx. 723 sq ft Storage Area Approx. 270 sq ft WC	<b>C. Davey (Stuffed Teddy Bear Workshop) (Having 2 branches)</b>	5 years from 27th October 2017	£12,000	Effectively FRI <b>£3,000 Rent Deposit held.</b>
First & Second Floors	2 Flats - Not inspected	K. Goatcher	999 years from 8th August 2017	Peppercorn	FRI
<b>TOTAL</b>				<b>£12,000</b>	

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

**Note: Completion on 29th January 2018.**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



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**VENDOR'S LICITATORS**  
Axiom Stone - Tel: 020 8951 6984  
Ref: Ms Jaymini Ghelani - Email: jg@axiomstone.co.uk

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62-66 Yorkshire Street



124-130 Yorkshire Street



92-94 Yorkshire Street



112-122 Yorkshire Street



### PROPERTY

A portfolio of Freehold Commercial Ground Rents all let on 999 year leases, comprising of over 30 shops with upper parts within the same vicinity. This portfolio includes additional commercial units in the same postcode.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

### TENANCIES & ACCOMMODATION

Property	Lease Expiration	Years Unexpired	Annual Rent	Remarks
102-104 Yorkshire Street, Oldham, OL1 1ST	31/08/2831	815	£52.72	2 Shops with Uppers
112-122 Yorkshire Street, Oldham, OL1 1ST	02/08/2867	851	£54.17	6 Shops with Uppers
124-130 Yorkshire Street, Oldham, OL1 1ST	29/04/2820	804	£7.02	4 Shops with Uppers
145/145A, 147-151 Union Street, Oldham, OL1 1TD	19/05/2860	843	£69.10	9 Shops with Uppers
153-161 Union Street, Oldham, OL1 1TD	31/07/2773	756	N/A	5 Shops with Uppers
62-66 Yorkshire Street, Oldham, OL1 1ST	30/04/2824	808	£25.30	3 Shops with Uppers
68-78 Yorkshire Street, Oldham, OL1 1ST	31/10/2852	836	£9.30	6 Shops with Uppers
80 Yorkshire Street, Oldham, OL1 1ST	08/06/2848	832	£14.13	1 Shop with Upper
86-90 Yorkshire Street & 2 Hardcastle Street, Oldham, OL1 1ST	29/04/2835	819	£12.27	3 Shops and 1 Commercial Unit
92-94 Yorkshire Street, Oldham, OL1 1ST	16/06/2834	818	£7.54	2 Shops with Uppers
96-100 Yorkshire Street, Oldham, OL1 1ST	26/10/2833	817	£11.14	3 Shops with Uppers

**TOTAL**      **£262.69**

## £262.69 per annum

The Surveyors dealing with this property are  
**JOHN BARNETT** and **JOSHUA PLATT**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

### VENDOR'S SOLICITORS

Ms Alison Sandler – Tel: 020 8906 4411  
 Lawrence House, Goodwyn Avenue, London NW7 3RH

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**6 WEEK COMPLETION**



**SITUATION**

Located close to the junction with West Street and being within a few hundred yards of the High Street within the town centre. Nearby multiple retailers include **Halifax, Martins, Specsavers, Spar, Sue Ryder** and **Scrivens**. There is also a **Public Car Park** nearby.

Leominster is an attractive and historic market town which lies approximately 15 miles north of Hereford and 22 miles west of Kidderminster.

**PROPERTY**

A mid terraced building comprising **2 Ground Floor Shops (one used as an office)** with separate front access to a **Self-Contained Flat** on the first floor (**see Note 1**).

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**Note 1: A flat in the adjoining property (No. 2B1 Rainbow Street) has just been sold for £75,000.**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 2c (Shop)	Internal Width 9'11" widening to 12'10" Shop Depth 19'3" Built Depth 25'8" Kitchenette, WC	<b>L. Cleaver (Gold Exchange)</b>	3 years from 1st January 2015 <b>(In occupation for approx. 6 years – see Note 2)</b>	£3,500	FRI <b>Note 2: A new 3 year lease from 1st January 2018 at £3,500 p.a. has been completed.</b>
No. 2e (Shop used as office)	Internal Width 10'4" widening to 15'10" Shop & Built Depth 41'3" Kitchenette, WC	<b>Cockett &amp; Company Ltd (with personal guarantor) (Chartered Accountants)</b>	5 years from 1st January 2013 <b>(In occupation for over 10 years – see Note 3)</b>	£4,000	FRI <b>Note 3: A new 5 year lease at £4,000 p.a. rising to £4,500 from 2021 has been completed.</b>
No. 2d (First Floor Flat)	Not inspected – 1 Bedroom, Living Room, Kitchen, Bathroom/WC <b>(GIA Approx. 473 sq ft)</b>	<b>Individual</b>	6 months from 20th November 2016	£4,500	AST. Holding over.
<b>TOTAL</b>				<b>£12,000</b>	

<sup>1</sup>Area provided by Vendor

**£12,000 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**Barbers** **JOINT AUCTIONEERS**  
Barbers, 1 Church Street, Wellington, Telford TF1 1DD  
Tel: 020 7405 4631 – Ref: S. Beedles  
**VENDOR'S SOLICITORS**  
W T Jones – Tel: 020 7405 4631  
Ref: P. Hambleton – Email: pch71@aol.com

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**SITUATION**

Located in the pedestrianised centre of the town and being on the link road between High Street and The Parishes. Nearby multiple retailers include **Cash Generator, CEX, Primark, F. Hinds, New Look, JD Sports, HSBC** etc. Scunthorpe lies some 30 miles south-west of Hull, 20 miles east of Doncaster and benefits from good road access via the A159 and M180.

**PROPERTY**

A mid terraced building comprising a **Deep Ground Floor Retail Unit** with **Sales/Ancillary** on the first floor. In addition, the property benefits from rear service access.

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

**Ground Floor Retail Unit**

Internal Width	29'3"
Shop Depth	119'5"
Area	Approx. 3,394 sq ft

**First Floor Sales/Ancillary**

Area	Approx. 5,887 sq ft
------	---------------------

**Total Area** **Approx. 9,281 sq ft**

<sup>1</sup>Not inspected by Barnett Ross. Areas and measurements supplied by Vendor.

**VAT is applicable to this Lot**

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

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

**TENURE**

**Leasehold for a term of 999 years from 2nd June 2005 (thus having approx. 986 years unexpired) at a peppercorn ground rent.**

**TENANCY**

The property is let to **Fallen Hero (in administration and not in occupation)** at **£90,000 per annum** exclusive. **No rent has been received since June 2014, although the lease remains in place.**

**Note: Vacant Possession may be available – refer to Special Conditions.**



View from the Property

**VENDOR'S SOLICITORS**  
Freemans – Tel: 020 7935 3522  
Ref: H. Freeman – Email: hf@freemanssolicitors.net

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**6 WEEK COMPLETION**



**SITUATION**

In a popular residential area within ½ mile of New Malden Station (Main Line) and within a short walking distance of the main shopping centre which includes multiples such as **Nando's, Paddy Power, Foxtons, Pizza Express** and **Santander**.

**PROPERTY**

Comprising a post war **detached 'C' shaped single storey building used for warehousing and offices**.  
The front building connects internally with a larger section to the rear.  
There is front parking for approx. 6 cars and access through metal gates to additional parking to the rear for approx. 9 cars.

**ACCOMMODATION**

Site Frontage	55'2"
Site Depth	103'5"
Site Area	Approx. 5,684 sq ft
Warehouse and Offices GIA	Approx. 2,276 sq ft <sup>1</sup> incl. 2 WCs

<sup>1</sup>Area supplied by Vendor

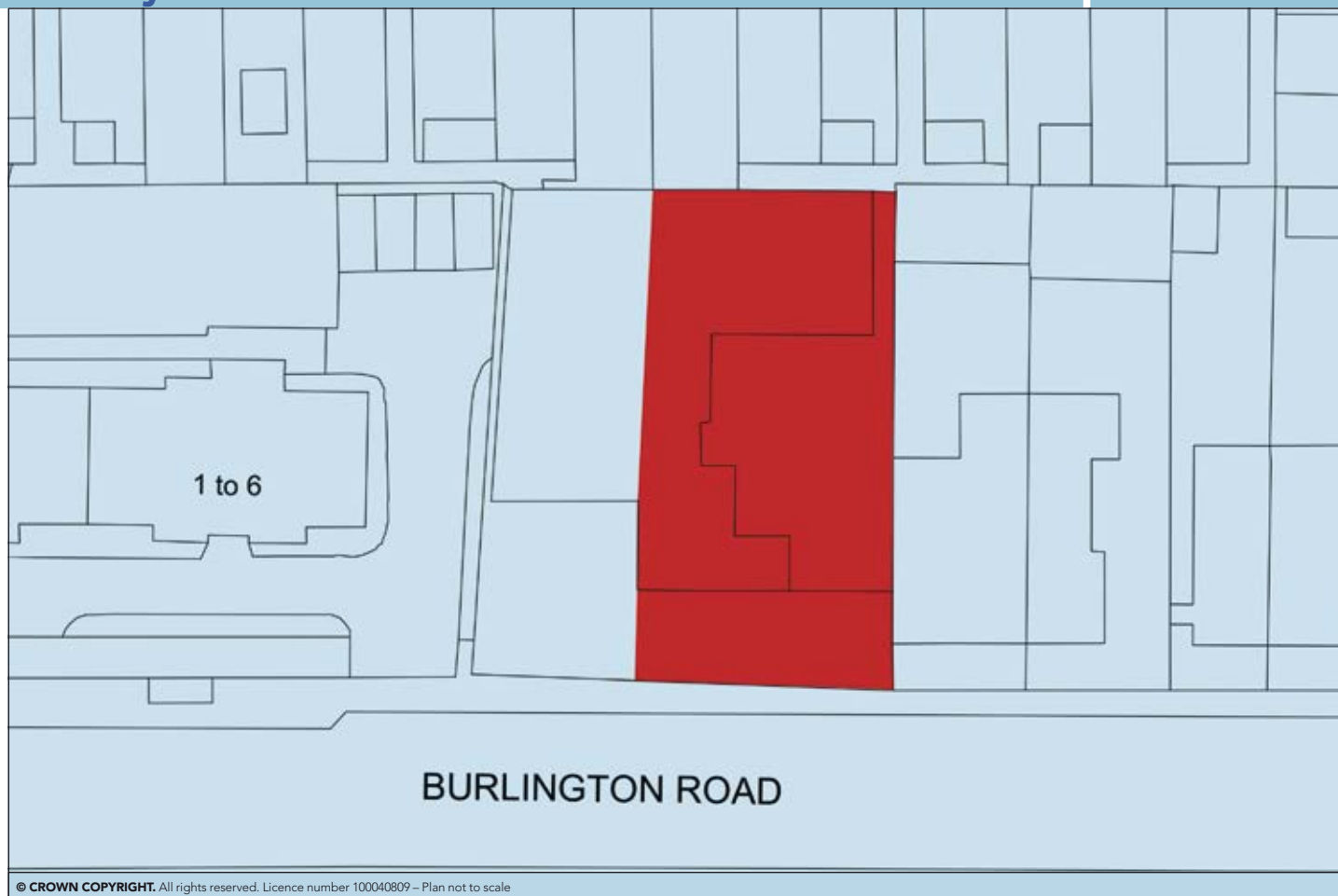
**VAT is NOT applicable to this Lot**

**FREEHOLD**

**Potential  
Development Site**

The Surveyors dealing with this property are  
**JOHN BARNETT** and **JOSHUA PLATT**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



### TENANCY

The entire property is let on a full repairing and insuring lease to **L. E. Went Ltd (automotive paint and wood finishing distributors)** for a term of 20 years from 16th November 1990 at a current rent of **£20,000 per annum** exclusive.

**Note 1: The lessees are holding over.**

**Note 2: The lessees also trade from the adjoining property (No. 56) which is not included in the sale.**

### PLANNING

**It is considered that the site would be suitable for residential development and plans (available from Auctioneers) have been drawn up for a new development of a detached block of 9 flats as follows:**

Floor	Accommodation	Size
Ground	3/4 bed / 2 bath	1,090 sq ft
Ground	3 bed / 2 bath	925 sq ft
Ground	1 bed / 1 bath	550 sq ft
First	2 bed / 2 bath	820 sq ft
First	1 bed / 1 bath	550 sq ft
First	1 bed / 1 bath	550 sq ft
First	2 bed / 1 bath	650 sq ft
Second	2 bed / 2 bath	770 sq ft
Second	2 bed / 2 bath	665 sq ft
<b>TOTAL</b>		<b>6,570 sq ft</b>

**Estimated GDV is approx. £3,613,500 based on sales of the above flats at £550 psf.**

**Planning enquiries can be made to the Royal Borough of Kingston upon Thames – Tel: 020 8547 5000.**

### VENDOR'S SOLICITORS

Ingram Winter Green – Tel: 020 7845 7408  
Ref: M. Compton – Email: michaelcompton@iwg.co.uk



**SITUATION**

Located in this fashionable part of London, fronting the River Thames and being only a ½ mile south of King’s Road which hosts a large variety of shopping facilities and a vast amount of cafés and eateries. Sloane Square Underground Station (District & Circle Lines) is approx. ¾ mile distant with **The Saatchi Gallery** and **National Army Museum** being within walking distance.

**PROPERTY**

Forming part of an attractive **Grade II Listed Building** comprising a **Self-Contained 2 Bed Flat** planned on the ground and lower ground floors. The property benefits from a **Private Rear Patio** and enjoys excellent views of the River Thames.

**VAT is NOT applicable to this Lot**

**TENURE**

Leasehold for a term of 999 years from 25th December 1981 at a current ground rent of £225 p.a. rising **PLUS SHARE OF FREEHOLD.**

Offered with **VACANT POSSESSION**

**Vacant 2 Bed Flat**

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

**ACCOMMODATION**

**Ground Floor**

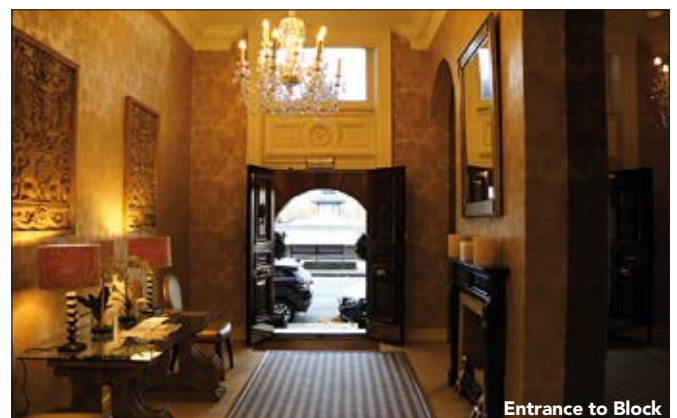
Dining Room 17'6" x 9'6"  
Reception Room 22'0" x 17'8"  
WC

**Lower Ground Floor**

Bedroom 1 17'6" x 13'8"  
Bedroom 2 12'10" x 9'9"  
Kitchen 18'3" x 5'7"  
Bathroom/WC

**GIA Approx. 1,235 sq ft plus Private Rear Patio**

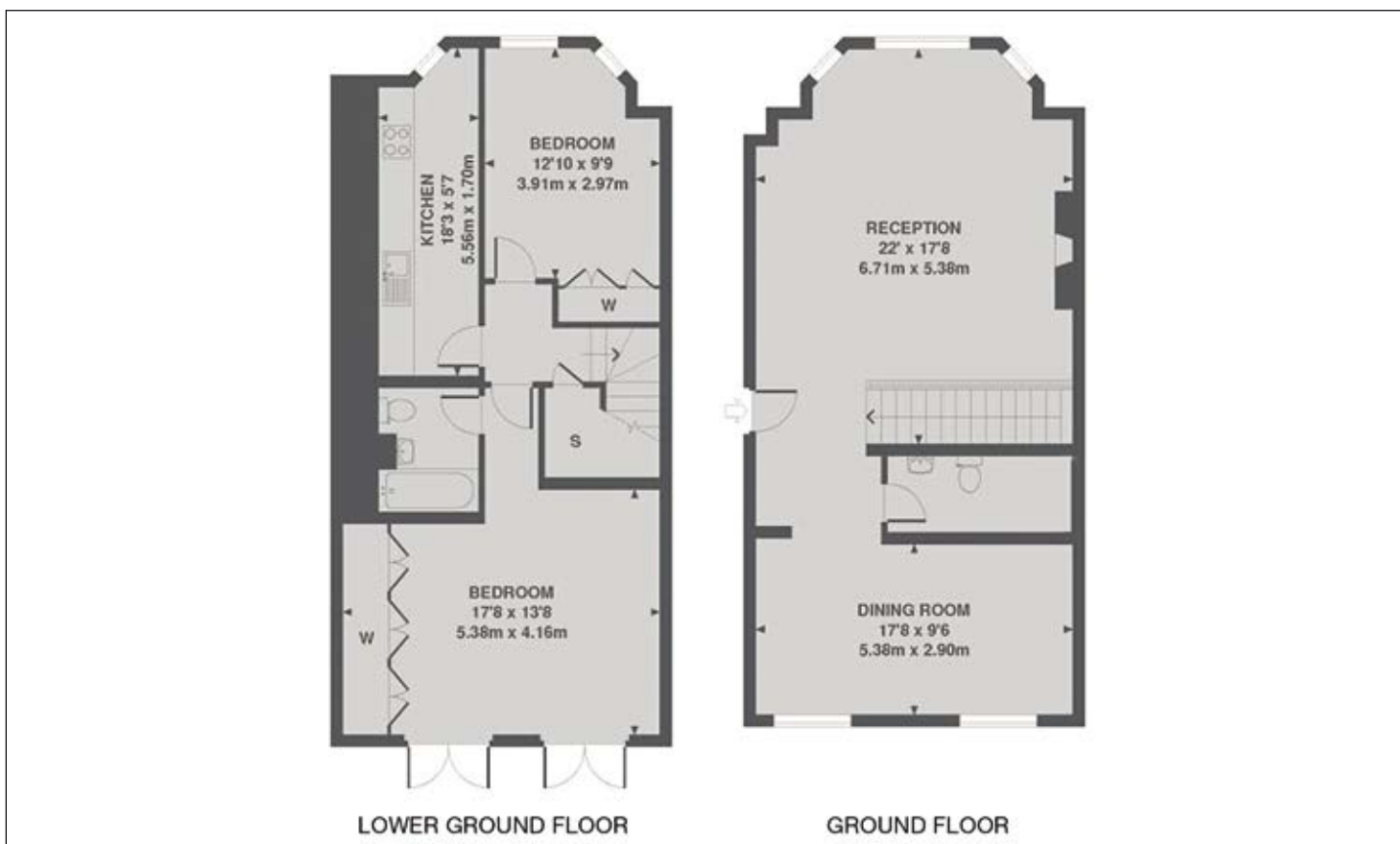
**Note: The Royal Borough of Kensington & Chelsea have stated that various internal works to the Flat are required – refer to legal pack for copy correspondence.**



Entrance to Block



The Property



**VENDOR'S SOLICITORS**  
Bishop & Sewell - Tel: 020 7631 4141  
Ref: Ms Charlotte Archer - Email: carcher@bishopandsewell.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts



**SITUATION**

Located in the heart of the city centre, adjacent to **Beales Department Store** and just a few hundred yards to the junction with Westgate which houses such multiple retailers as **John Lewis, Maplin** and **Lloyds Bank** as well an entrance to the **Queensgate Shopping Centre**. There is also a public car park to the rear of the building. Peterborough is an important regional commercial centre, approx. 40 miles north-west of Cambridge benefitting from good road links via the A1(M) (Junction 17).

**PROPERTY**

Forming part of a substantial recently refurbished modern mixed use commercial/residential building comprising a **Self-Contained Ground Floor Commercial Unit with A1, A2 and B1 Use** benefiting from air conditioning and fibre optic cabling. In addition, the property includes **1 parking space** located to the rear of the property which is accessed via a front gated entrance.

**ACCOMMODATION**

**Ground Floor Commercial Unit**  
GIA Approx. 1,082 sq ft<sup>1</sup> incl. Kitchenette and 2 WCs

<sup>1</sup>Area provided by Vendor.

**VAT is applicable to this Lot**

**£13,000 per annum**

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

**TENURE**

**Leasehold for a term of 999 years from 18th September 2017 at a peppercorn ground rent.**

**TENANCY**

The property is let on a full repairing and insuring lease by way of service charge to **Time Personnel Recruitment Limited (with 2 personal guarantors) as a Recruitment Agency** for a term of 5 years from 18th September 2017 at a current rent of **£13,000 per annum** exclusive.

**Rent Review 2020 linked to RPI**

**Note: There is a £4,220.40 (incl. VAT) Rent Deposit held.**



**VENDOR'S SOLICITORS**  
Buckles Solicitors LLP - Tel: 01733 888 888  
Ref: M. Rabbett - Email: michael.rabbett@buckles-law.co.uk

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\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



**SITUATION**

Occupying a prominent trading position amongst an abundance of local retailers and well-established multiples including **Barclays, Betfred, Heron Foods, Quicksilver** and **Wilko** whilst also being close to the **Great Bridge Retail Park**, containing **ASDA, Boots, Poundland** and more. Tipton is a busy West Midlands suburb located 7 miles north-west of Birmingham and only a 10 minute drive from **The Hawthorns Stadium** (West Bromwich Albion Football Club). The area benefits from good road links, being close to both the A4037 and A47 and within 3 miles of the M5 and M6 motorways.

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Storage** on the first floor.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	14'9"
Internal Width	13'10"
Shop Depth	48'1"
Built Depth	59'10"

WC

**First Floor Storage**

Approx. 360 sq ft<sup>1</sup>

<sup>1</sup> Not inspected – Area from VOA.

**£8,750 per annum**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



View opposite property

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **A.J. Beech (trading as The Purest Vapours, having 3 branches)** for a term of 3 years from 9th July 2017 at a current rent of **£8,750 per annum** exclusive.

**VENDOR'S SOLICITORS**  
Fraser Brown - Tel: 01159 888 777  
Ref: G. Green - Email: gggreen@fraserbrown.com

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**IN SAME OWNERSHIP FOR OVER 30 YEARS**



**SITUATION**

Located in this residential area and within easy walking distance to the shopping facilities on East Barnet Road which include a **Co-Op, Costa, Barclays** and a number of other local traders. New Barnet Station (Great Northern Line) is under a mile away and the area is served by a **Large Sainsbury's Supermarket** and a **Tesco Express**. East Barnet is a popular north London suburb located between Barnet and Whetstone some 9 miles from Central London.

**PROPERTY**

A semi detached property comprising:

- An unmodernised **Self-Contained 1 Bed Flat** on the ground floor with a private section of rear garden.
- A **Self-Contained Flat** on part ground, first and attic floors with a private section of rear garden.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Garden Flat	1 Bedroom, Living Room, Kitchen, Bathroom/WC (GIA Approx. 370 sq ft) Plus Rear Garden	<b>VACANT</b> <b>Note: There is potential to create off street parking at the front and extend the flat at the rear, subject to obtaining the necessary consents.</b>			
Part Ground, First & Attic Floor Flat	Not Inspected. Plus Rear Garden	2 individuals	99 years from 15th August 2008	£350	FRI <b>Rent doubles every 33 years. Valuable Reversion in approx. 89 ½ years.</b>

**Vacant 1 Bed Flat plus Freehold**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JOSHUA PLATT**

**George Eckert**  
Independent Chartered Surveyors

**JOINT AUCTIONEERS**  
George Eckert – Tel: 020 8883 3232  
Ref: Ms Anna Eckert – Email: anna@eckert.co.uk

**VENDOR'S SOLICITORS**  
Male & Wagland – Tel: 01707 657 171  
Ref: R. Male – Email: rcm@mwlaw.co.uk

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

In a busy pedestrianised pitch in the heart of the town centre, opposite a **Marks & Spencer Food Hall**, close to branches of **British Heart Foundation**, **The Mansfield Building Society** and **Age UK** and the many multiples on West Gate. Mansfield is a busy market town which lies some 13 miles north of Nottingham and 11 miles south-east of Chesterfield benefitting from excellent road access via the M1 (Junctions 28 and 29).

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage 15'9"  
Internal Width 14'2"  
Shop & Built Depth 37'5"

**First Floor Ancillary**

Area Approx 205 sq ft  
2 WC's

**Second Floor Ancillary**

Area Approx 130 sq ft

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first and second floors. The second floor is accessed via a trap door and the property benefits from rear access via a service road.

**VAT is applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**



View from the Property

**Vacant Shop  
and Upper Parts**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**VENDOR'S SOLICITORS**

Spratt Endicott Solicitors - Tel: 01295 204111  
Ref: Ms E. Buck - Email: ebuck@se-law.co.uk

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Chapman Street, Gorton



Brunswick Street, Oldham



39 Salisbury Avenue, Heywood



12 Kendal Avenue, Rochdale



**PROPERTY**

A portfolio of 89 Freehold Houses all let on 999 year leases, comprising a variety of **Terraced, Semi-Detached** and **Detached Houses.**

**VAT is NOT applicable to this Lot**

**FREEHOLD (Including 1 Rent Charge)**



**£375.60 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **JOSHUA PLATT**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

## TENANCIES & ACCOMMODATION

Property	Town	Lease Expiration	Years Unexpired	Annual Rent	Remarks
198–200, 227–229, 230–240 Chapman Street, Gorton, Manchester, M18 8WB	Gorton	24/03/2934	918	£40	9 Semi-Detached Houses
39 Salisbury Avenue, Heywood, OL10 2NY	Heywood	24/12/2978	962	£40	1 Detached House
18 Burnley Road, Willesden, London, NW10 1EJ	London	24/12/2905	889	£6	1 Terraced House <b>No. 4 Burnley Road sold in Oct. 2015 for £670,000</b>
4 Ellersmere Road, Willesden, London, NW10 1JR	London	24/12/2905	889	£6	1 Terraced House <b>No. 22 Ellersmere Road sold in Sept. 2017 for £900,000</b>
103, 109, 129 & 137 Spowston Road, Norwich, NR3 4QQ	Norwich	18/01/2892	876	£1.76	4 Terraced Houses
17, 18, 26, 32 & 60 Branford Road, Norwich, NR3 4QW	Norwich	18/01/2892	876	£1.76	4 Terraced Houses
5, 17, 27 Bell Road, Norwich, NR3 4RA	Norwich	18/01/2892	876	£2.20	3 Terraced Houses
174, 180, 186–190, 198, 220 Silver Road, Norwich, NR3 4TH	Norwich	18/01/2892	876	£3.08	7 Terraced Houses
6–12 Rosary Road, Norwich, NR1 1TA	Norwich	26/03/2889	873	£2	4 Terraced Houses
39, 40, 41, 42, 43 Riverside Road, Norwich, NR1 1SR	Norwich	26/03/2889	873	£5	5 Terraced Houses
5/9 Lollards Road, Norwich, NR1 1SX	Norwich	26/03/2889	873	£2	2 Terraced Houses
13–17 Mulberry St & Land at Cranberry St, Oldham, OL4 1AT	Oldham	14/08/2859	843	£11.52	1 Block of 5 Houses
3–17 Salts St, Parts of 16,18,20 St James St & 22 – 24 St James St, Shaw, Oldham OL2 7SY	Oldham	26/11/2988	972	£24.18	12 Terraced Houses
55–63 & 71–75 Brunswick Street, Shaw, Oldham OL2 7RY	Oldham	30/12/2883	867	£6.70	8 Terraced Houses
57–59 Smallbrook Road, Shaw, Oldham, OL2 7UQ	Oldham	13/10/2895	879	£4	2 Terraced Houses
10/11 Syke Road, Rochdale, OL12 9TD	Rochdale	30/04/2975	959	£40	2 Semi-Detached Houses
12 Kendal Avenue, Rochdale, OL12 7RZ	Rochdale	31/10/2899	883	£5	1 Semi-Detached House – Rent Charge
2–6, 12–16 Marlborough Street, Rochdale, OL12 7DE	Rochdale	30/04/2976	960	£120	6 Terraced Houses
11 & 12 Marina Terrace, Sunderland, Tyne & Wear SR2 0PB	Sunderland	05/09/2937	921	£8	2 Terraced Houses
12 Stockton Road, Sunderland, Tyne & Wear SRN 0NF	Sunderland	29/06/2938	922	£2.50	1 Terraced House
18 Sea View Gardens, Sunderland, Durham SR6 9PN	Sunderland	19/07/2910	894	£4.50	1 Terraced House
7 Westburn Terrace, Sunderland, Durham SR6 9RB	Sunderland	12/03/2910	894	£3.80	1 Terraced House
25 & 27 Westburn Terrace, Sunderland, Durham SR6 9RB	Sunderland	01/05/2910	894	£10	2 Terraced Houses
29 & 31 Westburn Terrace, Sunderland, Durham SR6 9RB	Sunderland	01/05/2910	894	£20	3 Terraced Houses
38 Joan Avenue, Sunderland, Tyne & Wear SR2 9TA	Sunderland	09/11/2936	920	£3.50	1 Terraced House
9 Floralia Avenue, Sunderland, Tyne & Wear SR2 0PA	Sunderland	16/02/2937	921	£2.10	1 Terraced House
<b>TOTAL</b>				<b>£375.60</b>	

### VENDOR'S SOLICITORS

Ms Alison Sandler – Tel: 020 8906 4411  
Lawrence House, Goodwyn Avenue, London NW7 3RH

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

Located at the junction with Stanmore Road, conveniently positioned amongst nearby traders such as a local convenience store, a barber, cafés, restaurants as well as a **Tesco Express** and a **Sainsbury's Local**. Turnpike Lane Underground Station (Piccadilly Line) is within short walking distance and offers a fast transport link to King's Cross St Pancras with a travel time of just 10 minutes. West Green lies approximately 5½ miles north of central London and benefits from good road links via the North Circular Road approx. 2 miles to the north.

**PROPERTY**

Forming part of an end of terraced building comprising a **6 Room Self-Contained Flat** arranged over first and second floors together with its own separate side access.

**VAT is NOT applicable to this Lot**

**TENURE**

**Leasehold for a term of 125 years (having approx. 94 ½ years unexpired) from 25th June 1987 at a ground rent of £75 p.a. rising.**

**Offered with VACANT POSSESSION**

**Vacant 6 Room Flat**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**ACCOMMODATION**

**First & Second Floor Flat**

**First Floor:**

Room 1	12'0" x 11'7"
Room 2	12'4" x 12'2"
Room 3	12'5" x 5'7"
Kitchen	11'9" x 11'0"
Shower Room/WC	
WC	

**Second Floor:**

Room 4	11'11" x 11'10"
Room 5	13'4" x 9'1"
Room 6	10'6" x 9'2"

**GIA Approx. 1,200 sq ft**

(Floor Plan available from Auctioneers)

**Note 1: There may be potential to convert to 2/3 smaller flats, subject to obtaining the necessary consents.**

**Note 2: The flat was previously let as 6 separate rooms at between £37,800 p.a. and £41,400 p.a.**

**VENDOR'S SOLICITORS**

Hek Jones Solicitors - Tel: 02920 349 820  
Ref: Z. Sheikh - Email: zsheikh@hekjones.com

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**NHS Institute**



**Car park**



**Alexandra Park School**



**Playing field**



### PROPERTY

A portfolio of Freehold Commercial Ground Rents all let on 999 year leases, comprising of a **Light Industrial Site**, **NHS Institute** and a **School with a Playing Field**.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

### TENANCIES & ACCOMMODATION

Property	Lease Expiration	Years Unexpired	Annual Rent	Remarks
Roundthorn Rd & Back Gladstone St, Oldham, OL4 1BB	31/05/2836	820	£26.10	Light industrial site
Land at north side of Roundthorn Rd, Oldham OL4 1BB	31/05/2836	820	N/A	Land – part of above site
NHS Institute - Glodwick Road, Oldham, OL4 1YN	28/02/2771	755	£10.95	Rateable Value £200,000 Site Approx. 1.6 Acres
14 Glodwick Road, Oldham, OL4 1YN	04/11/2828	812	£10	Car Park for NHS Institute
Alexandra Park School & Playing Field, Oldham	19/01/2779	763	£290.84	Let to Council - Site Approx. 2.2 Acres
<b>TOTAL</b>			<b>£337.89</b>	

**£337.89 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **JOSHUA PLATT**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

#### VENDOR'S SOLICITORS

Ms Alison Sandler - Tel: 020 8906 4411  
 Lawrence House, Goodwyn Avenue, London NW7 3RH

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6 WEEK COMPLETION



**SITUATION**

Located in this residential area just south of the Target Roundabout on the Western Avenue (A40), close to Northolt Golf Course and with easy access to central London and Heathrow Airport. Northolt Underground Station (Metropolitan Line) is less than 1 mile distant.

**PROPERTY**

A **Self-Contained Flat** planned on the second floor within this purpose-built block which benefits from off-street communal parking, uPVC double glazing and entryphone system.

**ACCOMMODATION**

2 Rooms, Lounge with Galley Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

**TENURE**

**Leasehold for a term of 99 years from 1st June 1983 (thus having 64½ years unexpired) at a fixed ground rent of £90 p.a.**

**Offered with VACANT POSSESSION**

**Note: After 2 years of ownership, a purchaser can serve a Notice on the Freeholders to purchase a lease extension for an additional 90 years with total extinguishment of the Ground Rent.**

**Vacant Flat**

The Surveyors dealing with this property are **JOHN BARNETT** and **JOSHUA PLATT**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**VENDOR'S SOLICITORS**

Sabeers Stone Greene LLP – Tel: 020 8740 7007  
Ref: Ms Layla Alkhoe – Email: layla@sabeers.co.uk

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**IN THE SAME OWNERSHIP FOR OVER 35 YEARS**



**SITUATION**

At the junction with Ongar Road in this residential street, conveniently located less than 1/2 a mile from the busy and vibrant town centre.

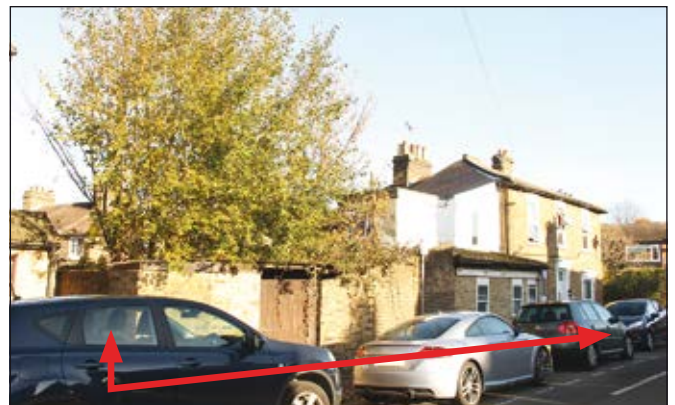
Brentwood is a popular Essex town which lies approximately 18 miles north-east of central London and benefits from good road links with the A12 and the M25 (Junction 28) just 1 1/2 miles to the west.

**PROPERTY**

A corner building comprising an extended unmodernised **4 Bed House** planned on ground and first floors with **front & rear Gardens**. The property benefits from Gas Central Heating (not tested) and uPVC windows.

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**



**ACCOMMODATION** (measurements to maximum points)

**Ground Floor:**

Dining Room	10'1" x 12'0"
Living Room	11'11" x 12'0"
Kitchen	7'5" x 11'8"
Bedroom 1	8'8" x 12'3"
Shower Room/WC	

**First Floor:**

Bedroom 2	12'0" x 12'0"
Bedroom 3	11'1" x 11'11"
Bedroom 4	10'3" x 10'9"
Bathroom/WC	

**GIA Approx. 1,130 sq ft**

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

**Vacant 4 Bed House**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**VENDOR'S SOLICITORS**  
Macroy Ward - Tel: 020 8440 3258  
Ref: J. Macroy - Email: john@macroyward.co.uk

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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
1	82 London Road, Cheltenham, Gloucestershire GL52 6EH	D
2	301 North End Road, West Kensington, London W14 9NS	D, D, C, C
4	56 Chetwynd Road, London NW5 1DJ	C
5	9-10 St Thomas Street, Weymouth, Dorset DT4 8EW	D
9	152 Cat Hill, Cockfosters, Hertfordshire EN4 8HU	F
10	444 Hoe Street, Walthamstow, London E17 9AH	E (FLAT)
11	12-16 Church Street, Esher, Surrey KT10 8QS	D
12	45/47 Seamoor Road, Westbourne, Bournemouth, Dorset BH4 9AE	C
14	280 High Street, Bangor, Gwynedd LL57 1UL	D
16	2c/d/e Rainbow Street, Leominster, Herefordshire HR6 8DQ	D, E, E
19	Flat 2, 7 Chelsea Embankment, London SW3 4LF	D
21	57 Great Bridge, Tipton, West Bromwich DY4 7HF	E
22	83 Welbeck Road, East Barnet, Hertfordshire EN4 8RY	E
23	18 Regent Street, Mansfield, Nottinghamshire NG18 1SS	F
25	470a West Green Road, West Green, London N15 3PT	E
27	57 Makepeace Road, Northolt, Middx UB5 5UF	D
28	1 Waterloo Road, Brentwood, Essex CM14 4XB	F



**OUR NEXT AUCTION**

**IS ON**

**TUESDAY  
27TH FEBRUARY  
2018**

**LIST STILL OPEN**

# Notes

# Notes

# 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 25TH OCTOBER 2017**

Lot	Property	Sale Price	Available Price (Subject to contract)	Lot	Property	Sale Price	Available Price (Subject to contract)
A	214 High Street, Sutton, Surrey SM1 1NU	£750,000		30	72 Lee High Road, Lewisham, London SE13 5PT	£399,000	
1	112 High Street, Orpington, Kent BR6 0JT	£356,000		31	57 The Broadway, Thatcham, Berkshire RG19 3HP	£270,000	
2	16 King Edward Buildings, Bury Old Road, Salford, Manchester M7 4QJ	£196,000		32	19 Market Place & 3b, 3c, 3d Three Horseshoes Walk, Warminster, Wiltshire BA12 9AY		Refer
3	71 High Street, New Malden, Surrey KT3 4BT	£530,000		33	126-128 High Street, Penge, London SE20 7EZ		£940,000
4	271 Wood Lane, Dagenham, Essex RM8 3NH	£160,000		34	112 High Street, Poole, Dorset BH15 1DF	£274,000	
5	171 High Street, Rochester, Kent ME1 1EH	Sold Prior		35	114 High Street, Poole, Dorset BH15 1DF	£280,000	
6	2 & 2b1/2 Rainbow Street, Leominster, Herefordshire HR6 8DG	Sold Prior		36	10-12 Waterloo Square, Bognor Regis, West Sussex PO21 1SU	£130,000	
7	2 Station Parade, Victoria Road, Romford, Essex RM1 2JA	Sold Prior		37	100-102 Queen Street, Withernsea, East Riding of Yorkshire HU19 2HB	£186,000	
8	95/95a Golborne Road, North Kensington, London W10 5NL	£1,420,000		38	27/27a High Street, Ventnor, Isle of Wight PO38 1RZ	£103,000	
9	65a High Street, Edenbridge, Kent TN8 5AP	£300,000		39	7-8 Old Market Place, Grimsby, South Humberside DN31 1DT	£221,000	
10	Flat 4 Castle Court (incl. Flats 2-3, 5-9 & 12), Denmark Place, Hastings, East Sussex TN34 3DX	£106,000		40	58 High Street, New Malden, Surrey KT3 4EZ	£766,000	
11	39 Pride Hill, Shrewsbury, Shropshire SY1 1DN	£460,000		41	6 Montague Street, Worthing, West Sussex BN11 3HA	£457,000	
12	12 Prince Arthur Road, Hampstead, London NW3 6AU	£1,605,000		42	216 Kingston Road, Teddington, Middlesex TW11 9JF	£188,000	
13	184 Main Road, Gidea Park, Essex RM2 5HA	£435,000		43	12/12a Sea Road, Boscombe, Bournemouth, Dorset BH5 1DB	£221,000	
14	140 Shenley Road (incl. Jasmine Court), Borehamwood, Hertfordshire WD6 1EQ	£1,806,500		44	96 & 108 High Street, Wednesfield, Wolverhampton, West Midlands WV11 1SZ	£183,000	
15	104-110 (Even) Hermitage Road, Woking, Surrey GU21 8TQ		£949,000	45	25 Pool Street, Caernarfon, Gwynedd LL55 2AD	£79,000	
16	172 Deptford High Street, Deptford, London SE8 3PR		Refer	46	Flat C, 366 Green Street, Plaistow, London E13 9AP	Sold Prior	
17	38 High Street, Pershore, Worcestershire WR10 1DP		£199,000	47	6 Upper High Street, Epsom, Surrey KT17 4QJ	£143,000	
18	91 Whitechapel High Street, Whitechapel, London E1 7RA	£1,320,000		48	125 London Road, Hazel Grove, Stockport, Cheshire SK7 4HH	£116,000	
20	118 High Street, Northwood, Middlesex HA6 1BJ	£465,000		49	10 Campbell Court, Campbell Road, Bramley, Tadley, Hampshire RG26 5EG	£230,000	
21	21/21a Copsewood Avenue, Nuneaton, Warwickshire CV11 4TQ	£155,000		50	181 Longford Road, Longford, Coventry, West Midlands CV6 6EE	Withdrawn Prior	
22	817 Osmaston Road, Derby, Derbyshire DE24 9BQ	£205,000		51	20, 22 & 22a Commercial Street, Camborne, Cornwall TR14 8JY	£40,000	
23	1/3 Ayres Drive, Stanground, Peterborough, Cambridgeshire PE2 8JS	Sold Prior		52	115 London Road North & 2 Gordon Road, Lowestoft, Suffolk NR32 1LZ	Withdrawn Prior	
24	44/44a/46 West Street & 2a Rainbow Street, Leominster, Herefordshire HR6 8ES	£149,000		53	25b Station Road, Harrow, Middlesex HA1 2UA	£207,000	
25	74 High Street, Ruislip, Middlesex HA4 7AA	Sold Prior		54	Flat B, 366 Green Street, Plaistow, London E13 9AP	Sold Prior	
26	16 and 17 Warwick Row, Coventry, West Midlands CV1 1EX	Sold Prior		55	25b Market Place, Falloden Way, Hampstead Garden Suburb, London NW11 6JY		£424,500
27	25-29 Campbell Court, Campbell Road, Bramley, Tadley, Hampshire RG26 5EG	£826,000		56	5 Rosebery Court, Rosebery Avenue, Clerkenwell, London EC1R 5HP	Withdrawn Prior	
28	146 Church Road, Yardley, Birmingham, West Midlands B25 8UT	£251,000		57	60 Gibson Gardens, Stoke Newington, London N16 7HD	£281,000	
29	73-75 Babbacombe Road, Torquay, Devon TQ1 3SN	£169,000		58	303 Hale Lane, Edgware, Middlesex HA8 7AX	Sold Prior	

**53 Lots offered – 49 Lots sold – Total raised £19,700,000**

# MEMORANDUM AUCTION 14TH DECEMBER 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 .....

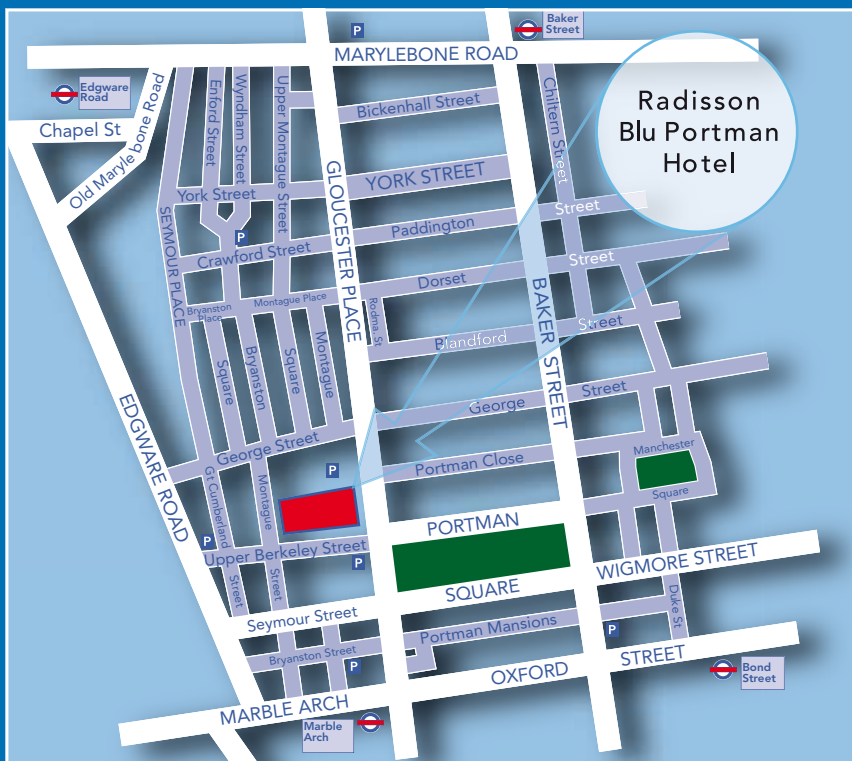
Address .....

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

# Following Auction – Tuesday 27th February 2018

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>
Elliott Greene	<a href="mailto:egreene@barnettross.co.uk">egreene@barnettross.co.uk</a>
Joshua Platt	<a href="mailto:jplatt@barnettross.co.uk">jplatt@barnettross.co.uk</a>



## VENUE

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



Brook Point, 1412 High Road, Whetstone, London N20 9BH  
Telephone: 020 8492 9449 Fax: 020 8492 7373  
Email: [info@barnettross.co.uk](mailto:info@barnettross.co.uk) Website: [www.barnettross.co.uk](http://www.barnettross.co.uk)