

AUCTION – THURSDAY 10TH MAY 2018
ADDENDUM

The following Lots have been sold prior:
5, 45, 46

LOT A – FLATS 1-65 OKEHAMPTON CLOSE, NORTH FINCHLEY, LONDON N12

There is a shower instead of a bath in Flats 16a & 50 and the Vendor does not know if any other flats only include a shower instead of a bath.

The tenant of Garage 4 vacates on 31st May 2018 and it is being let to a new tenant on a monthly basis from 1st June 2018 at £600 p.a.

The 'Full Tenancy Schedule' has been amended as follows:

- Flat 12 – The rent has been re-registered to £9,400 p.a. with effect from 1st June 2018.
- Flat 16a – The accommodation is '1 Bedroom, Living Room, Kitchen, Shower/WC'.
- Flat 25 – Gas central heating is currently being installed in this flat.
- Flat 31 – The rent has been re-registered to £9,694.50 p.a. with effect from 1st June 2018.
- Flat 35 – The rent has been re-registered to £8,281 p.a. with effect from 14th June 2018.
- Flat 36 – The rent has been re-registered to £8,281 p.a. with effect from 1st June 2018.
- Flat 46 – The rent has been re-registered to £9,400 p.a. with effect from 1st June 2018.
- Flat 47 – The rent has been re-registered to £9,400 p.a. with effect from 1st June 2018.
- Flat 50 – The Rent Deposit being held is £1,200.
- Flat 57 – The rent has been re-registered to £8,281 p.a. with effect from 11th June 2018.
- Garage Nos. 4-12, 16-17, 20-25 & 27-28 (19 Garages) are let for a combined rent of £11,400 p.a. (£600 p.a. per garage).
- Garage Nos. A, B, C, D, 1-3, 14-15 & 17 (10 Garages) are vacant.
- Total income is now £733,237.50 p.a. plus 3 Vacant Flats and 10 Vacant Garages.

The Vendor's Solicitors are now:

Wason Male & Wagland LLP – Tel: 01707 657 171 – Ref: Richard Male – Email: richard@wmw-solicitors.co.uk

LOT 2 – 8 CHAPEL ROAD, ILFORD, ESSEX

Please be advised that the Tenant, Samantha Begum Chowdhury, through her instructed surveyors has challenged both the July 2012 and July 2017 Rent Reviews Notices served on the Tenant on 14 December 2017. The Vendor refers to the relevant correspondence in the auction pack which includes the Vendor's response.

The first and second floor flat was not inspected by the Auctioneers and the accommodation stated in the catalogue was taken from the lease plan.

LOT 7 – 66 & 66A GREGSON AVENUE, GOSPORT, HAMPSHIRE

Shop – The lease is FRI subject to a schedule of condition.

LOT 8 – 107 HAMLET COURT ROAD, WESTCLIFF-ON-SEA, ESSEX

The occupational lease was assigned on 9th May 2018 to Barru Limited and please see the revised Special Conditions and Licence to Assign (incorporating Authorised Guarantee Agreement and Personal Guarantee from the Director) and new Rent Deposit Deed (for one year's rent) in the updated Legal Pack. The rent concession to the previous tenant has ceased to apply.

LOT 9 – THE CLOCKTOWER FLATS, 49 HEATH STREET, HAMPSTEAD, LONDON NW3

There are no Special Conditions of Sale for this Lot.

Tenure – The 125 year lease is subject to a ground rent of £100 p.a. and not a peppercorn.

LOT 10 – 126 BOUNDARY ROAD, ST JOHN'S WOOD, LONDON NW8

All furniture, fixtures and fittings in situ will remain on completion.

LOT 11 – 22 FORTRESS ROAD, LONDON NW5

Flat 4 is now vacant, therefore, total income is '£55,400 plus Vacant Flat'.

LOT 12 – 126, 126A, 126B & 126C CAMDEN ROAD, TUNBRIDGE WELLS, KENT

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £700 + VAT towards the Vendor's legal costs.

LOT 14 – 216 STATION ROAD & FLATS 28 A/B/C STREAM LANE, EDGWARE, MIDDLESEX

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 0.75% of the purchase price towards the Vendor's legal costs.

LOT 15 – HARPERS, SPITAL ROAD, STAXTON, SCARBOROUGH, NORTH YORKSHIRE

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

LOT 16 – 25-29 DONCASTER ROAD, GOLDTHORPE, ROTHERHAM

No. 27 – The lease is FRI subject to a schedule of condition.

LOT 18 – 1 REENGLASS ROAD, SATNMORE, MIDDLESEX

In view of the level of interest received prior to Auction by the Executors, the Reserve will now be 'below £1,100,000'.

LOT 19 – 17 THE STRAND, DAWLISH, DEVON

Contrary to the Special Conditions of Sale, the agreed completion date is 30 business day after the contract date.

LOT 22 – 102, 104 & 114 HIGH STREET, WEDNESFIELD, WOLVERHAMPTON, WEST MIDLANDS

A revised Transfer Plan and a revised Transfer Continuation Sheet have been attached to the Special Conditions of Sale.

Shop – The lease states the current rent is £10,800 p.a. rising to £12,000 p.a. from 1st July 2018 and £13,200 p.a. from 1st July 2019. For the period 1st January 2018 to 30th June 2018, the tenant is benefitting from a reduced rent equivalent to £5,400 p.a. The tenant is currently in arrears of rent dating back to 1st January 2018, but these arrears will not be charged to the Purchaser.

LOT 23 – 1 THE TRIANGLE, UPTON, POOLE, DORSET

The correct postcode for the property is BH16 5PG.

For the avoidance of doubt, the Title to the property does not include a garage as per the property edged red on the plan attached to the special conditions of sale. Any reference to a garage at Land Registry is currently being rectified. The Buyer will take over the Seller's building insurance policy until the next renewal.

Shop – The tenant is G. Srither. In accordance with the Rent Review Memorandum dated 23/7/14, the rent for the shop is £11,000 p.a., but the tenant has been incorrectly charged rent at £10,000 p.a.

LOT 24 – 265 HOLDERNESS ROAD, HULL, EAST RIDING OF YORKSHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £950 + VAT towards the Vendor's legal costs.

LOT 26 – 305 HOLDENHURST ROAD, BOURNEMOUTH

In accordance with the Section 5A Notices, the lessees have not reserved their rights of first refusal.

LOT 27 – 99 HIGH STREET, STOCKTON-ON-TEES, CLEVELAND

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 0.5% of the purchase price (subject to a minimum of £750 + VAT and disbursements) towards the Vendor's legal costs.

LOT 28 – 177 GREYSTOKE AVENUE, SOUTHMEAD, BRISTOL

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £500 towards the Vendor's legal costs.

LOT 29 – 181 GREYSTOKE AVENUE, SOUTHMEAD, BRISTOL

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £500 towards the Vendor's legal costs.

LOT 31 – 146-148 BURNT OAK BROADWAY, BURNT OAK

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

Double Café – The lease is FRI subject to a schedule of condition, but no copy of the schedule is available.

Flat 146B is located on the second floor and the Effective Date of Registration was on 3/2/18.

Flat 148A is located on the first floor.

LOT 32 – LAND ON THE EAST SIDE OF THYNNE STREET, BOLTON, LANCs

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

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

For the avoidance of doubt, the rent reviews are to land only, but on expiration of the lease in approximately 69 years there is full reversion to the buildings.

LOT 33 – LAND & BUILDINGS ON THE WEST SIDE OF BROWNLOW WAY, BOLTON, LANCs.

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

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

New Covenant Church House – for the avoidance of doubt, the rent reviews are to land only, but on expiration of the lease in approximately 90 years there is full reversion to the building.

LOT 34 – 36 SCHOOL LANE, LITHERLAND, LIVERPOOL, MERSEYSIDE

An addendum to the Special Conditions called 'New Clause 16' has been added relating to land at the rear of the property – refer to Document Desk.

The Buyer will take over the Seller's building insurance policy until the next renewal.

LOT 35 – 75 CHURCH ROAD, LITHERLAND, LIVERPOOL, MERSEYSIDE

The lease provides for annual rent increases of 2.5% from 24th June each year. The current rent being demanded is £3,411.20 p.a. and on the completion date the rent will rise to £3,496.48 p.a. At present, the tenant is paying rent of £3,328.20 p.a.

The Buyer will take over the Seller's building insurance policy until the next renewal.

LOT 36 – 77 CHURCH ROAD, LITHERLAND, LIVERPOOL, MERSEYSIDE

The Buyer will take over the Seller's building insurance policy until the next renewal.

LOT 39 – 371 GENEVA ROAD, DARLINGTON, COUNTY DURHAM

The lease is FRI subject to a schedule of condition.

LOT 40 – FLATS 1/2/3 MUSEUM MEWS, RUDOLPH ROAD, BUSHEY, HERTFORDSHIRE

Revised Special Conditions of Sale available at the Document Desk.

Contrary to the Special Conditions, the deposit shall be 20% of the purchase price.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,500 + VAT towards the Vendor's legal costs.

LOT 41 – FLAT 70, 105 HALLAM STREET, LONDON W12

Revised Special Conditions of Sale available at the Document Desk.

The property is let to an individual on an AST for a term of 1 year (with a 6 month break clause) from 11th March 2018 at a current rent of £16,380 per annum exclusive.

LOT 42 – 216 WHITBY ROAD, RUISLIP, MIDDLESEX

Shop – The lease is FRI subject to a schedule of photographs. There is a Tenant's Break in 2022.

LOT 48 – 19 RAVENSHAW STREET, WEST HAMPSTEAD, LONDON NW6

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

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,500 + VAT towards the Vendor's costs.