

BARNETT ROSS AUCTION – TUESDAY 17TH JULY 2018
ADDENDUM

The following Lots have been sold prior:
7, 30, 35, 45

The following Lots have been withdrawn:
18, 34

LOT 2 – 212 STATION ROAD, EDGWARE, MIDDLESEX

Flat A – There is a £1,626 Rent Deposit held.

Flat B – Re. the accommodation – “Bathroom/WC” should be replaced with “Shower Room/WC”. There is a £1,163 Rent Deposit held.

LOT 4 – 96 KNIGHTS HILL, WEST NORWOOD, LONDON SE27

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

No.96a – The term is 125 years from 24th October 1986. The current Ground Rent is £50 p.a. rising to £100 p.a. in 2019 and £200 p.a. in 2052. The reversion is in approximately 93 years.

No. 96C – The Vendor is currently collecting the ground rent of £100 p.a. Please note the ‘Particulars’ page in the lease which states the rent, term and commencement date of the lease is missing. However, the Office Copy Entry for this flat states that the term is 99 years from 25th December 1976 with rent at £25 rising to £200.

Total income is 13,250 p.a.

LOT 5 – 37 WESTOW HILL, CRYSTAL PALACE, LONDON SE19

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £560 + VAT towards the Vendor's legal costs.

In view of offers received, the Reserve Price has been increased, but it will be below £750,000.

LOT 8 – 2 CAROLINE COURT, THE CHASE, STANMORE, MIDDLESEX

The ground rent increases to £130 p.a. in 2035 and from 2068 and 33 yearly thereafter in accordance with the lease.

In the “Title” section of the Special Conditions, reference to “second floor” should be deleted.

LOT 9 – 2/24 MOORSIDE SHOPPING PRECINCT, ASPULL, WIGAN, LANCASHIRE

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

No.2a – Reference to ‘Total Gross Frontage’ should be deleted.

No.2b has separate side access.

Nos.4, 6, 8, 18 & 20 each have internal access only to the First Floor.

No.12 – There is separate front access to the First Floor.

No.16 – There is separate front access to the First Floor and a Tenant's Break in 2021.

No.24 has a separate side access to the First Floor.

The front shoppers car park is not included in the Freehold, but there is a front forecourt area included in the Freehold.

The rear service road is not included in the Freehold, but the rear service area is included in the Freehold.

In accordance with the lease, the shop and flat let to U. Khaliq are known as No.2.

In accordance with the lease, the side shop let to P. Joynt is known as No.2b.

LOT 10 – 15 EATON WAY, BOREHAMWOOD, HERTFORDSHIRE

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

LOT 14 – 52 & 54 NEW BRIDGE ROAD, HULL, EAST RIDING OF YORKSHIRE

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

The vendor has received an offer from Coral of £30,000 to surrender the lease, which the vendor has not accepted

For the purposes of a nearby comparable sale, No. 60 (a few doors to the left) sold in July 2017 for £70,000 as a vacant **single** shop and upper. According to the VOA, No. 60 has a ground floor area of approx. 428 sq ft plus uppers whereas Nos. 52 & 54 has a ground floor area of almost double at approx. 817 sq ft plus uppers.

LOT 15 – GARAGES 1-3 WEST SIDE OF NORTHWAY, MORDEN, SURREY

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £600 + VAT towards the Vendor's legal costs.

LOT 16 – GARAGES 4-9 WEST SIDE OF NORTHWAY, MORDEN, SURREY

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £600 + VAT towards the Vendor's legal costs.

LOT 17 – 33 GAOLGATE STREET, STAFFORD, STAFFS

Revised Special Conditions of Sale available at the Document Desk.

LOT 21 – 2 MANSFIELD STREET & 4 QUEEN ANNE STREET, LONDON W1

- There are 19 flat leases and 1 surgery lease that have not been extended.
The Schedule below is for information purposes only and no warranty is given to its accuracy and the Buyer must rely its own inspection of the title deeds.

Flat No.	Rent to H/L	Rising after 25.03.25	then after 25.03.45
1	£500	£1,200	£2,400
2	£500	£2,400	£2,400
3	£500	£1,200	£2,400
4	£500	£1,200	£2,400
6	£500	£1,200	£2,400
8	£500	£1,200	£2,400
10	£500	£1,200	£2,400
15	£500	£1,200	£2,400
17	£500	£1,200	£1,200
21	£500	£1,200	£2,400
22	£500	£1,200	£2,400
28	£650	£1,300	£2,600
29	£500	£1,200	£2,400
34	£500	£1,200	£2,400
36	£500	£1,200	£2,400
42	£500	£1,200	£1,200
44	£300	£600	£1,200
46	£500	£1,200	£1,200
51	£500	£1,200	£2,400
4 Queen Anne Street (Surgery)	£500	£1,200	£2,400
Total:	£9,950	£24,700	£43,400

- The sale prices of some of these flats with the short leases have ranged from £298,000 (28/10/2005 – Flat 6) to £3,530,000 (04/11/14 - Flat 28). [Source: Rightmove]
- The Head Lease rent is subject to Clause 2 (a) and (b) of Deed of Variation dated 08.07.1988.
- Re Note 4 – An extension for Flat 44 has been triggered by the lessee with a S. 42 Notice at £6,000 and a S.45 Notice in reply at £5,450. Please refer to the Special Conditions. The premium for flats 36 and 44 will pass to the Vendors as provided by Special Condition 16.
- The Deposit shall be 100% up to £10,000 or 10% of the purchase price, whichever is the greater. Please refer to the Special Conditions.
- Completion to be 2 months subject to Standard Commercial Conditions Second Edition 10.3.

LOT 26 – 190 KILBURN HIGH ROAD, KILBURN, LONDON NW6

Contrary to the Special Conditions of Sale, VAT is applicable in respect of this lot and therefore the deposit will be held by the Auctioneers as Stakeholder.

No.190 – The lease term is 10 years from 6th July 2018.

No.190b – The lease term is 10 years from 29th June 2018.

LOT 27 – 583 CHRISTCHURCH ROAD, BOSCOMBE, BOURNEMOUTH, DORSET

Ground and Basement – The lease is excluded from s.24-28 of the Landlord & Tenant Act 1954.

LOT 28 – 7 BRADDONS HILL ROAD WEST, TORQUAY

The Purchaser is to pay an additional sum of £1,000 + VAT towards the Vendor's costs.

LOT 29 – UNIT E CHARNOCK ROAD, AINTREE, LIVERPOOL, MERSEYSIDE

The Special Conditions of Sale provide that the Purchaser is to pay the Seller's administrative fee equivalent to 1.5% + VAT of the purchase price.

Contrary to the Particulars, completion is on 31st August 2018.

Re the Special Conditions - Further special conditions 6(a) and 6(b): the reference in each clause to "clause 10.2 of the Agreement for Reversionary Lease" is corrected to "clause 11.2 of the Agreement for Reversionary Lease".

Re the Transfer annexed to Special Conditions - Panel 1 is corrected as follows: "Part of MS270935 and part of title number MS67585 [Note to Land Registry: this is to be interpreted as referring to the new title numbers that will be allocated to the Property following its transfer out of title numbers MS270935 and MS67585 pursuant to registration of the transfer of the Property of today's date made between (1) John Joseph Cameron and Fidelma Eileen Cameron and (2) the Transferor".

Re the Agreement for Lease - All references to "Freehold" are to be interpreted as meaning the long leasehold interests in the Property registered under title numbers MS270935 and MS67585. [These are "virtual freehold" interests, hence the original terminology. Both Landlord and Tenant are fully aware].

LOT 33 – 28 BRIDGE STREET, WORKSOP, NOTTINGHAMSHIRE

The remaining rent review is in 2021 and not in 2022.

Completion will be 11th September 2018 or by earlier arrangement.

LOT 36 – 7 LONDON ROAD, BEXHILL-ON-SEA, EAST SUSSEX

Café & Restaurant - On completion of the new 7 year lease in June 2018, the Vendor returned the £2,100 Rent Deposit to the tenant. There is also a rent review in 2024.

Flat 2 – The term is 2 years from 1st March 2018 and there is a £495 rent deposit held.

LOT 38 – 491 CHRISTCHURCH ROAD, BOSCOMBE, BOURNEMOUTH, DORSET

Second Floor Flat – There is a £695 bond held.

LOT 42 – 262 GREAT NORTH ROAD, WOODLANDS, DONCASTER, SOUTH YORKSHIRE

Revised Special Conditions of Sale available at the Document Desk.

The 10 year term commenced 1st February 2018.

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

LOT 44 – 123/123A CROWNFIELD ROAD, STRATFORD, LONDON E15

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 £1,000 + VAT towards the Vendor's legal costs.

The Vendors will, after exchange of contracts and prior to completion, serve any Notices drafted by the Purchaser's solicitor upon the Freeholders in order to Enfranchise the Freehold without any responsibility on behalf of the Vendor, Vendor's Solicitors and/or the Auctioneers.

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