

AUCTION – WEDNESDAY 17TH JULY 2019
ADDENDUM

The following Lots have been sold prior:
26, 33, 43

The following Lots have been withdrawn:
12, 16, 27

LOT A – 79/81 HIGH STREET, BANSTEAD, SURREY

Contrary to the Special Conditions of Sale, the deposit will be held by the Auctioneers as Stakeholder.
The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £900 plus VAT towards the Vendor's costs.

LOT 1 – 64 THE BROADWAY, STONELEIGH, SURREY

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

LOT 3 – 3 RUSSELL PARADE, RUSSELL HILL ROAD, PURLEY, SURREY

There is a £3,423.26 Rent Deposit held.

LOT 4 – REAR OF 165 COPERS COPE ROAD, BECKENHAM, KENT

The deposit shall be 20% of the purchase price.

LOT 5 – 3, 4, 5 & 6 HARLEY PLACE, LONDON W1

The ground rent is reviewed in 2020 and 5 yearly thereafter as stated in the Auction Particulars PLUS an additional fixed sum of £225 p.a.

LOT 6 – 17/17A TOLWORTH BROADWAY, TOLWORTH, SURREY

Completion will be 4th September 2019.
No.17 (Shop) – The lessee is Saif Abdul-Rasul.
No.17a (Flat) – The lease term is 125 years (less 10 days) from 25th March 1988.

LOT 7 – 19/19A TOLWORTH BROADWAY, TOLWORTH, SURREY

Completion will be 4th September 2019.
No.19 (Shop) – The rent is £19,000 p.a. and therefore total income is £19,050 p.a.

LOT 9 – 27/27A TOLWORTH BROADWAY, TOLWORTH, SURREY

Completion will be 4th September 2019.
No. 27 (Shop and Garage) – The lease is subject to a Tenant's Break in September 2024.

LOT 10 – 29/29A TOLWORTH BROADWAY, TOLWORTH, SURREY

Completion will be 4th September 2019.

LOT 11 – 137 HIGH STREET, POOLE, DORSET

The property is Grade II Listed.

LOT 13 – 11 HIGH STREET, GODSTONE, SURREY

Revised Special Conditions of Sale available at the Document Desk.
The lease of Flat 11E has been extended by way of Deed of Variation dated 16 June 2014 and the Lease now expires on 24 December 2178. Please see the legal pack for a copy of the Leaseholder's Solicitors email correspondence to that effect and the aforementioned Deed of Variation. However, this lease extension is not currently shown on any Office Copy Entries and the Buyer purchases the property with this knowledge.
Accordingly, the property is now being offered with 3 (not 4) valuable reversions and we are quoting 'Reserve below £25,000'.
The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,800 plus VAT towards the Vendor's legal costs and £500 + VAT towards the Vendor's Auctioneer's costs.

LOT 15 – 123 ABBEY STREET, NUNEATON, WARWICKSHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,250 plus VAT towards the Vendor's legal costs.

LOT 18 – 2, 4, 6, 8, 10 & 12 BOAR LANE & 21/21A CASTLE GATE, NEWARK, NOTTS.

The tenant of 4, 6 & 8 Boar Lane has served notice that they will be vacating the property on 30th September 2019.
The tenant of 12 Boar Lane will be vacating on 28th September 2019.

LOT 19 – 10A, 10B & 10C EARLHAM HOUSE, EARLHAM ROAD, NORWICH

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

The service charge in Sue Ryder's lease is capped at £3,250 p.a. linked to RPI increases and it excludes insurance contributions which the tenant pays separately.

The seller confirms that for the last few years the full yearly amount of service charge and insurance were recovered from Sue Ryder. If Sue Ryder do not operate their September 2023 break, they will have a 3 month rent free period from the break date.

LOT 21 – 103A&B ROSENDALE ROAD, WEST DULWICH, LONDON SE21

Revised Special Conditions of Sale available at the Document Desk.

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

The form of lease of the flats included within the special conditions will be subject to changes required in order to facilitate the sale of the flats.

LOT 22 – 314 OXFORD ROAD, READING, BERKSHIRE

The lease benefits from a personal surety.

LOT 24 – 1A BELMONT BUILDINGS, HIGH STREET, CROWBOROUGH, EAST SUSSEX

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

LOT 25 – 103 & 103A STATION ROAD, BIRCHINGTON, KENT

Completion will be 4 weeks from exchange of contracts.

LOT 29 – 62/62A DEVONSHIRE ROAD, BEXHILL-ON-SEA, EAST SUSSEX

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £950 plus VAT towards the Vendor's legal costs and £500 plus VAT towards the Vendor's auctioneer's costs.

LOT 32 – 16/18 LABURNUM ROAD, WALLSEND, TYNE & WEAR

The completion date will be 12 weeks from the date of the auction and not 6 weeks.

LOT 36 – 67 HIGH STREET, POOLE, DORSET

Contrary to the Local Search, the property is not Listed.

The property includes parking for 4 cars.

A new lease has been completed to D T Husband & R L Russell for 12 years from 27th May 2017. There is a rent review in 2024.

LOT 38 – FLAT 2, 12 PARK AVENUE, LONDON NW2

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

LOT 39 – 246 BARRACK ROAD, CHRISTCHURCH, DORSET

The S.5A Landlord & Tenant Act 1987 Notices were served at £42,000 and therefore the Reserve will now be £42,000.

LOT 40 – GARAGES AT ORCHARD ROAD, CORSHAM, WILTSHIRE

Completion will be 4 weeks from the date of exchange of contracts.

LOT 41 – GARAGE & STORE R/O 148 WESTPOLE AVENUE, COCKFOSTERS, HERTS

The deposit shall be 20% of the purchase price.