

**Barnett
Ross**

Auctioneers

**Note change
of venue**

Auction

Wednesday 17th July 2019
commencing at 12pm

Venue:

Churchill Hyatt Regency London
30 Portman Square
London W1H 7BH

Auctioneers:

John Barnett FRICS
Jonathan Ross MRICS

T: 020 8492 9449

Current Auction:

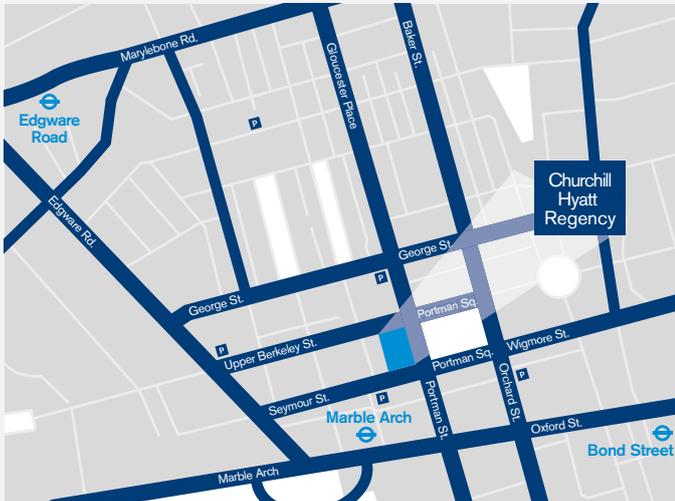
Wednesday 17th July 2019

Forthcoming Auctions:

Tuesday 29th October 2019

Tuesday 17th December 2019

Wednesday 17th July 2019



Churchill Hyatt Regency London
30 Portman Square
London W1H 7BH

commencing at 12pm

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Notice to all Bidders

- 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.
- 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.
- 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 shred your cheque.
- 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.**
- 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.
- 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.
- 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.**
- 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.
- 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:

- 'Reserve below' which means the 'Reserve' will be below the shown amount.
 - A single price figure where the 'Reserve' is not to exceed it.
 - A single price figure with a + symbol where the 'Reserve' is not to exceed that figure by more than 10%.
 - 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 **barnettross.co.uk**
- 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 **barnettross.co.uk** for updates.
 - 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.**
 - 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.
 - 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.
 - Any personal information provided to us in respect of an offer or purchase may be passed to our client and/or their representative. More information on how we hold and process your data is available on our website at **barnettross.co.uk**
 - Please refer to page 5 in this catalogue for 'Proof of Identity' requirements.**
 - In respect of Lots 4 & 33 there is a disclosure under the Estate Agents Act 1979 contained in the Special Conditions of Sale.



Telephone bids

If you wish to bid by telephone or instruct us to bid on your behalf, **please download a Telephone Bidding Form from our website at barnettross.co.uk** and return it to us, with your deposit cheque and ID, **two days** before the Auction.

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



To be added to our mailing list please send your email request to info@barnettross.co.uk



Follow the auction live online at barnettross.co.uk

Unfortunately it is not possible to bid from the screen.

A very warm welcome to our July 2019 Auction.

We are delighted to offer for sale 43 lots on instructions from a range of our valued clients.

This catalogue features a wide variety of investments including retail, commercial and residential opportunities.

We look forward to seeing you on **Wednesday 17th July** at the **Churchill Hyatt Regency London**.

Since our first auction in 2002 we have sold over £1.7 billion of property which includes the sale of a block of 65 flats at Okehampton Close, Finchley, London N12 9TX for £20,425,000 in May 2018 – the highest value lot ever sold by auction in the U.K.

Meet the team.



John Barnett FRICS
Auctioneer and Director
jbarnett@barnettross.co.uk



Jonathan Ross MRICS
Auctioneer and Director
jross@barnettross.co.uk



Steven Grossman MRICS
Director
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Proof of Identity

In accordance with current Anti-Money Laundering Regulations we will require Identity Documents (ID) to be supplied at the Auction for the successful Buyer and, if different from the Buyer, the successful Bidder.

ID is defined as one **original** item from each box below.

Photographic ID

- Passport.
- UK Photocard Driving Licence.

Proof of Home Address

- UK Photocard Driving Licence (only supply if Passport is provided for 'Photographic ID').
- Utility Bill no more than 3 months old.
- UK Bank or Building Society Statement.
- Council Tax Bill.



ID Check List

If you are purchasing the property in your own name only, please provide:

- One item from each box above in respect of yourself.

If you are purchasing the property jointly with others, please provide:

- One item from each box above in respect of yourself and all of the other individuals.

If you are purchasing the property in the name of a UK Limited Company or LLP, please provide:

- One item from each box above for the Bidder.
- A copy of the company's Certificate of Incorporation.
- One item from each box above for any individual with more than a 25% shareholding in the Company.
- For an LLP, one item from each box above for two designated members.

If you are purchasing for an unincorporated business or partnership, please provide:

- One item from each box above for the Bidder.
- One item from each box above for any other individuals involved with the purchase.
- One item from each box above for any individual with more than 25% of the capital, profit or voting rights.

If you are purchasing on behalf of a Trust, please provide:

- A copy of the Trust Deed
- One item from each box above in respect of those beneficial owners with more than a 25% interest in the Trust.
- One item from each box above in respect of two Trustees.
- One item from each box above in respect of the Bidder, if not a Trustee.
- One item from each box above in respect of the Settlor(s).

If you are purchasing as an agent for the Buyer, please provide:

- One item from each box above in respect of yourself acting as the Bidder.
- One item from each box above in respect of the Buyer.
- Written proof from the Buyer providing you with authority to act as their agent.

If the Deposit and/or our Administration Fee is being paid from a source that is different from the Buyer/Bidder, please provide:

- One item from each box above in respect of the provider of funds.

If the capacity in which you propose to purchase is not shown above, or you wish to discuss any aspect of these requirements, please telephone the Auction Team before the auction on 020 8492 9449.

Note: We will undertake a 'Third Party' electronic identity verification on all ID supplied which may leave a 'soft footprint' on each individual's credit profile.

Order of Sale Wednesday 17th July 2019

Commencing 12.00pm

Lot

A	79/81 High Street	Banstead	Surrey
1	64 The Broadway	Stoneleigh	Surrey
2	87 & 89 Magdalen Way	Gorleston-on-Sea	Norfolk
3	3 Russell Parade, Russell Hill Road	Purley	Surrey
4	Rear of 165 Copers Cope Road	Beckenham	Kent
5	3, 4, 5 & 6 Harley Place	Marylebone	London W1
6	17/17a Tolworth Broadway	Tolworth	Surrey
7	19/19a Tolworth Broadway	Tolworth	Surrey
8	5a Bank Street	Newquay	Cornwall
9	27/27a Tolworth Broadway	Tolworth	Surrey
10	29/29a Tolworth Broadway	Tolworth	Surrey
11	137 High Street	Poole	Dorset
12	112–114 High Street	Edgware	Middlesex
13	11 High Street	Godstone	Surrey
14	61 High Street, Willington	Crook	County Durham
15	123 Abbey Street	Nuneaton	Warwickshire
16	32 Bowsher Court	Ware	Hertfordshire
17	704 High Road	North Finchley	London N12
18	2, 4, 6, 8, 10 & 12 Boar Lane & 21/21a Castle Gate	Newark	Nottinghamshire
19	10A, 10B & 10C Earlham House, Earlham Road	Norwich	Norfolk
20	39 & 39A High Street	Littlehampton	West Sussex
21	103A & B Rosendale Road	West Dulwich	London SE21

Lot

22	314 Oxford Road	Reading	Berkshire
23	21 Crouch Hill	Stroud Green	London N4
24	1A Belmont Buildings, High Street	Crowborough	East Sussex
25	103/103a Station Road	Birchington	Kent
26	376 Shirley Road, Shirley	Southampton	Hampshire
27	8 Market Street	Guildford	Surrey
28	308 Oxford Road	Reading	Berkshire
29	62/62a Devonshire Road	Bexhill-on-Sea	East Sussex
30	61–63 London Road	East Grinstead	West Sussex
31	1 Waterloo Road	Epsom	Surrey
32	16/18 Laburnum Avenue	Wallsend	Tyne & Wear
33	81 Liverpool Road, Crosby	Liverpool	Merseyside
34	33 Northgate	Blackburn	Lancashire
35	39 Honeyman Close	Brondesbury Park	London NW6
36	67 High Street	Poole	Dorset
37	48 Ninfield Road, Sidley	Bexhill-on-Sea	East Sussex
38	Flat 2, 12 Park Avenue	Willesden Green	London NW2
39	246 Barrack Road	Christchurch	Dorset
40	Garages at Orchard Road	Corsham	Wiltshire
41	Garages & Store r/o 148 Westpole Avenue	Cockfosters	Hertfordshire
42	12 Alcuin Court, Old Church Lane	Stanmore	Middlesex
43	128a & 128b Whitchurch Lane	Edgware	Middlesex

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**, 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.**

Note: There is a charge of £35 including VAT per lot for the hard copy version of the legal documentation.

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Please complete the form below using **BLOCK CAPITALS**:

*Delete as appropriate

In respect of lot(s)

Please despatch to: Title (Mr, Mrs, Miss, Ms*)

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I enclose a cheque for £ payable to **The Ark Design & Print Ltd** or

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91%

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100% auction in May 2018

£20.425m

Record breaking price achieved by us for a single lot in 2018

**Barnett
Ross**

Auctioneers

If you would like to enter your lots in our next auction please contact:

John Barnett FRICS
Jonathan Ross MRICS
Steven Grossman MRICS
Elliott Greene
Joshua Platt

jbarnett@barnettross.co.uk
jross@barnettross.co.uk
sgrossman@barnettross.co.uk
egreene@barnettross.co.uk
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- We can provide a 'Red Book' RICS Probate Valuation.
- If you subsequently sell the property in one of our auctions, we will refund the Valuation Fee.

**Barnett
Ross**

**Chartered
Surveyors**

Contact John Barnett FRICS
(Registered Valuer)
jbarnett@barnettross.co.uk

barnettross.co.uk
020 8492 9449



At Barnett Ross we have Auction Results dating back to the 1960s and are able to provide Property Valuation Reports for a variety of different requirements.

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- 1982 CGT
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**Barnett
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**Chartered
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by 35 years'
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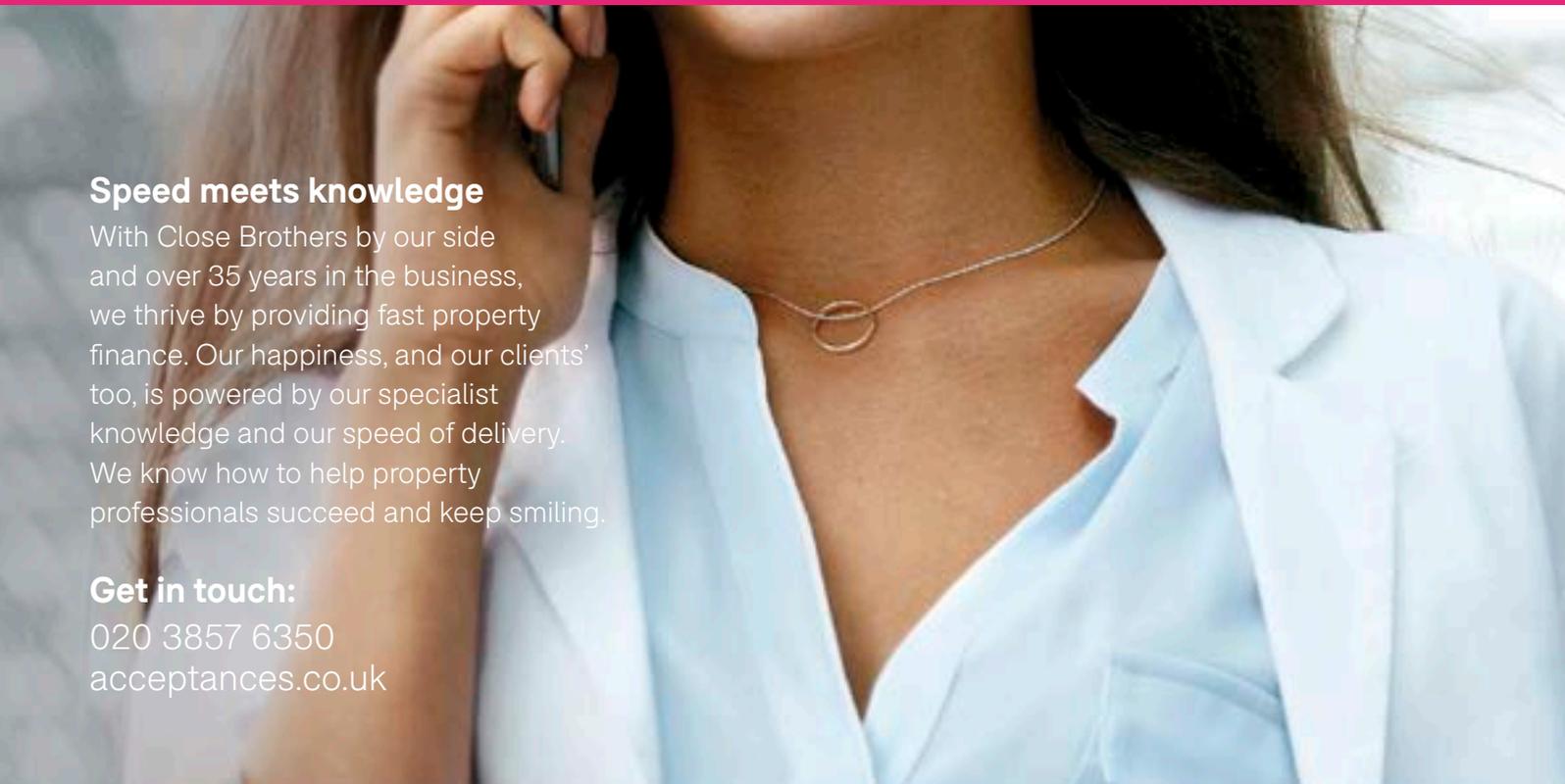


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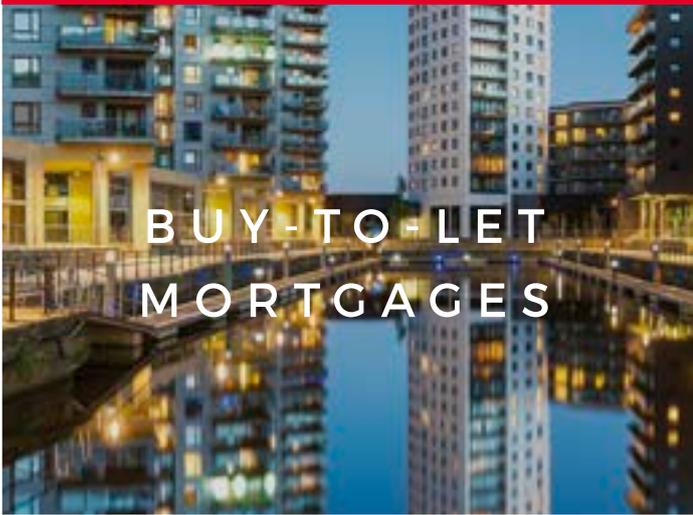
Did you know that if you own, want to invest in, or sell commercial property, **you are entitled to tax relief?** Your accountant, solicitor and financial advisor probably doesn't know this either.

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Freehold for sale by public auction (unless sold prior)
Wednesday 17th July 2019 at 1pm
(Main Auction commences 12pm)
For enquiries, please call **020 8492 9449**

Auction Venue:
Churchill Hyatt Regency London
30 Portman Square, London W1H 7BH

**Barnett
Ross**

Auctioneers

Lot A

**79/81 High Street, Banstead,
Surrey SM7 2NL**

***Reserve below £1,000,000**
6 week completion



SITUATION

Located within the town's principal shopping thoroughfare, adjacent to **Thomas Cook** and amongst such other multiples as **Boots Pharmacy, Costa Coffee, Domino's, Specsavers, Tesco Express, HSBC, Superdrug, Waitrose** and others.

Banstead is a popular and prosperous Surrey commuter town adjacent to the A127 approx.13 miles south-east of central London and with easy access to the M25 (Junction 8).

PROPERTY

A mid terraced building comprising **2 Ground Floor Shops with a large rear extension** together with separate rear access to **2 Self-Contained Flats** each planned on first and second floor levels. In addition, the property benefits from use of a rear service road.

TENANCY

The entire property is let on a full repairing and insuring lease to **Santander UK PLC (having 614 branches) (T/O for Y/E 31/12/18 £7.43bn, Pre-Tax Profit £1.57bn and Shareholders' Funds £15.82bn)** for a term of 25 years from 26th March 1994 (**Holding Over**) at a current rent of **£73,500 per annum** exclusive.

Note 1: Santander sublet the front section of shop No. 81 to Fadi Limited (Tailors having 4 branches) on a lease that expired on 24th March 2019 outside s.24–28 of the L & T Act 1954.

Note 2: Santander sublet the flats on ASTs.

£73,500 per annum

VAT is applicable to this Lot

FREEHOLD

ACCOMMODATION¹

No. 79 – Ground Floor L-Shaped Shop

Gross Frontage	18'6"
Internal Width	17'6"
widening to	35'0"
Built Depth	70'9"
Area	Approx. 2,009 sq ft ²

No. 81 – Ground Floor Shop

Gross Frontage	18'6"
Internal Width	17'6"
Area	Approx. 207 sq ft ²

No. 79A – First & Second Floor Flat

2/3 Bedrooms (the front bedroom has been subdivided), Living Room, Dining Room, Kitchen, Bathroom/WC.
Area 968 sq ft³

No. 81A – First & Second Floor Flat

2 Bedrooms, Living Room, Dining Room, Kitchen, Bathroom/WC.
Area 893 sq ft³

¹Not inspected by Barnett Ross. ²Area taken from VOA. ³Area taken from EPC.

Note 3: We understand a shop at 32 High Street (989 sq ft) was let in Nov. 2018 at £38,000 p.a. and a shop at 111 High Street (874 sq ft) was let in July 2018 at £32,500 p.a.

Note 4: We are informed that Flat 58a High Street (1,045 sq ft) was sold in April 2019 for £368,000.

Lot A

79/81 High Street, Banstead,
Surrey SM7 2NL



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Vendor's Solicitors

Taylor Rose TTKW

Tel: 020 3540 4444 Ref: Daniel Zysblat

Email: daniel.zysblat@taylor-rose.co.uk



SITUATION

Located close to the junction with Dell Road amongst such multiples as **Sainsbury's Local, Euronics, Co-operative Food, Ladbrokes** and **The Post Office** and a variety of independent retailers, just a few hundred yards from Stoneleigh Main Line Rail Station. Stoneleigh lies midway between Ewell and Worcester Park, approximately 14 miles south-west of central London.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** on the first and second floors. In addition, the property includes a **Deep Rear Yard** upon which currently stands 3 sheds (**see Note**) which can be accessed via a rear service road.

ACCOMMODATION

Site Depth Approx. 144 ft

Ground Floor Shop

Gross Frontage 21'0"

Internal Width 20'3"

Shop Depth 38'8"

Built Depth 45'8"

WC

First & Second Floor Flat

5 Rooms, Kitchen, Bathroom, sep. WC

(GIA Approx. 1,175 sq ft)



VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **M. Kimberley as a Pet Shop** for a term of 20 years from 29th September 2012 (**in occupation for 31 years**) at a current rent of **£15,500 per annum** exclusive.

Rent Reviews 2020 and 4 Yearly

Note: There is potential to build on the rear yard, subject to obtaining possession and any necessary consents.

£15,500 per annum

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors

DWFM Beckman Solicitors

Tel: 020 7408 8888 Ref: D. Freedman

Email: david.freedman@dwfmbeckman.com



SITUATION

Located close to the junction with Stuart Close within this established parade adjacent to **Coral** and amongst such multiples as **Lloyds Pharmacy, Barnardo's** and a host of local traders all serving the surrounding residential area.

Gorleston lies approx. 3 miles south of Great Yarmouth and benefits from good road links via the A12.

PROPERTY

A mid-terraced building comprising a **Ground Floor Double Shop** with shared front access and separate rear access via a communal balcony to **2 Self-Contained Flats** each planned on first and second floors. In addition, the property benefits from a **Rear Yard** and use of a rear service road.

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage	36'7"
Internal Width	33'2"
Shop Depth	50'7"
Built Depth	89'0"
Sales Area	Approx 1,675 sq ft
Store Area	Approx 805 sq ft

Plus Kitchen, Office, Ladies & Gents WCs

87A - First & Second Floor Flat

3 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 840 sq ft)

89A - First & Second Floor Flat

3 Bedrooms, Living Room, Kitchen, Bathroom/WC – Not Inspected



The Property

VAT is applicable to 80% of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Martin McColl Limited as a Convenience Store (having over 1,600 branches)** (T/O for Y/E 26/11/2017 £713.4m, Pre-Tax Profit £27.2m and Shareholders' Funds £186.2m) for a term of 10 years from 29th September 2017 at a current rent of **£22,500 per annum** exclusive.

Rent Review and Tenant's Break 2022

Vendor's Solicitors

ISC Lawyers

Tel: 020 7833 8453 Ref: Michael Conlon

Email: michaelconlon@isclawyers.co.uk

£22,500 per annum

The Surveyors dealing with this property are
John Barnett and **Joshua Platt**

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page



SITUATION

Occupying a prominent position in this retail thoroughfare amongst such multiples as **Dominos, Barclays, Laura Ashley, Holland and Barrett, Tesco, Pizza Express** and a host of local traders. Purley lies 3 miles south of Croydon and 12 miles south of central London and benefits from good road links via the A22. Purley Railway Station (Southern and Thameslink) lies just 300 yards away.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on first and second floor levels. In addition, there is vehicular access via a rear service road with **Private Parking for 3 cars**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 20'3"
Internal Width 18'7"
Shop & Built Depth 80'0"

External WC & Disused WC

First and Second Floor Flat

5 Rooms, Kitchen, Bathroom, WC

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Mr and Mrs Hadavi-Sirizi t/a Carlton Fireplaces** for a term of 25 years from 16th September 2005 (by way of a reversionary lease) at a current rent of **£22,000 per annum** exclusive.

Rent Reviews 2020 and 2025



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£22,000 per annum

The Surveyors dealing with this property are
John Barnett and **Joshua Platt**

Vendor's Solicitors

HRJ Foreman Laws LLP
Tel: 01462 458 711 Ref: Simon Cousins
Email: simon.cousins@hrjforemanlaws.co.uk

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**



SITUATION

Located at the rear of this attractive residential street, accessed via a side road, next to **Gambado** and opposite **Crystal Palace FC Academy Training Ground**.

Beckenham lies approx. 8 miles east of central London, 2 miles west of Bromley and 5 miles north-east of Croydon.

PROPERTY & ACCOMMODATION

Comprising a **Garage on a site of approx. 615 sq ft.**

Site Width 31'10"
Site Depth 19'4"
Garage 8'10" x 18'8"

Note: There is potential to build 2 extra garages on the site, subject to obtaining the necessary consents.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION



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Vacant Garage & Land

The Surveyors dealing with this property are
John Barnett and **Joshua Platt**

For legal documents, please refer to page 8 of this catalogue
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***Refer to points 9 and 10 in the 'Notice to all Bidders' page**

Vendor's Solicitors

Macrory Ward
Tel: 020 8440 3258 Ref: Martina Ward
Email: martina@macroryward.co.uk



SITUATION

Located within this attractive cobbled mews directly off Harley Street and being midway between New Cavendish Street and Queen Anne Street. The various shopping facilities and eateries in Marylebone High Street are within close proximity and Regent's Park is within easy walking distance. Nearest Underground Stations include Bond Street, Baker Street, Oxford Circus and Regent's Park.

VAT is NOT applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 5 (Edged red on photo)	Ground Floor Office				
	Office	Area Approx.	465 sq ft		
	Store	Area Approx.	25 sq ft		
	Kitchen	Area Approx.	25 sq ft		
	Plus WC				
Total	Area Approx.	515 sq ft			
Nos. 3, 4 & 6	No 3 - Mews House plus Garage No. 4 - 1st & 2nd Floor Flat plus Garage No. 6 - 1st & 2nd Floor Flat plus Garage Each Not inspected	Various	Each 97 years & 8 months from 26th October 1959	£270 (each £90)	Each FRI

Note 3: The Vendor insures the property. Current sum insured is £1,979,916. Current premium is £3,579.38 p.a. (incl. IPT) of which the majority is received from the residential lessees.

PROPERTY

An attractive corner mews building comprising a **Self-Contained Ground Floor Office with its own street entrance (B1(a) Use – see Note 1)** which has full fibre broadband installed together with a **Mews House, 2 Self-Contained Flats and 3 Garages.**

TENURE

Leasehold - The entire property is held on a full repairing and insuring lease for a term of 99 years from 6th July 1958 (**thus having approx. 38 years unexpired**) at a current ground rent of £8,600 p.a. In June 2020 and every 5 years thereafter the ground rent is reviewed to 33% of the full rental value of the ground floor office (No. 5 Harley Place).

VACANT

Note 1: The B1(a) Use enables a wide variety of office uses with the exception of certain uses as listed in the Deed of Variation dated 27th November 2018 in the legal pack.

Note 2: There may be potential to widen the User Clause to include Medical Use, subject to obtaining the necessary consents.

Note 4: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.

Vacant 515 sq ft West End Office

The Surveyors dealing with this property are **Steven Grossman** and **Zac Morrow**

Joint Auctioneers

Levinson & Co, 9 Bentinck Street, London W1U 2EL
Tel: 020 7486 3675 Ref: Andrew Levinson
Email: graham.levins@btconnect.com

Vendor's Solicitors

Fishman Brand Stone
Tel: 020 7935 2408 Ref: Robert Stone
Email: rgs@fishmanbrandstone.com

For legal documents, please refer to page 8 of this catalogue
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SITUATION

Located close to the junction with Tolworth Close in this well established retail parade amongst such multiple traders as **Betfred, Iceland, Costa Coffee, Boots, Subway** and **Post Office** as well as a **Marks & Spencer Food Hall** at the Tolworth Tower complex. Tolworth lies just off the A3 approx. 3 miles south of Kingston-upon-Thames with easy access to the M25 (Junction 10).

PROPERTY

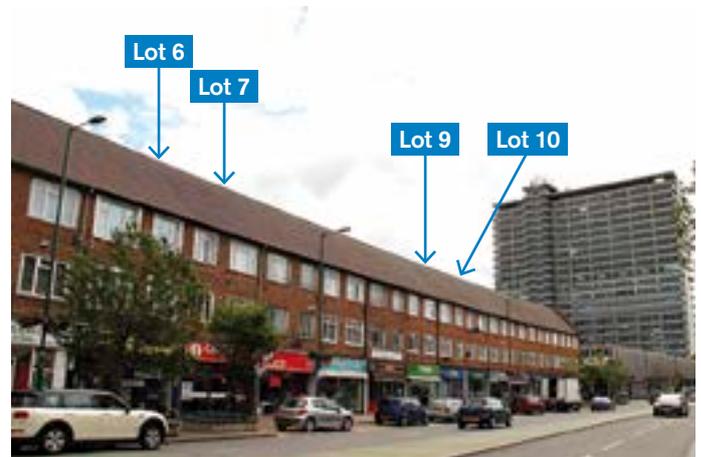
A mid terraced building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** at first and second floor levels. In addition, the property includes a **Rear Yard for parking/loading** accessed via a service road.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 17 (Ground Floor Shop)	Gross Frontage 18'2" Internal Width 17'1" Shop Depth 57'2" Built Depth 66'7" WC	Mr S. Abud Rasol (Computer repairers having 2 branches)	15 years from 29th December 2016	£18,000	Effectively FRI Rent Reviews 2021 and 2026. Tenant's Break 2026. £4,500 Rent Deposit held.
No. 17a (First and Second Floor Flat)	Not inspected	2 Individuals	125 years from 25th March 1988	£50	Repairing (refer to Auctioneers) and Insuring Rent rises by £25 every 25 years
				Total: £18,050	



£18,050 per annum

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Joint Auctioneers

Cyril Leonard
Tel: 020 7408 2222 Ref: Rebecca Stout
Email: rebecca.stout@cyrilleonard.co.uk

Vendor's Solicitors

DMH Stallard LLP
Tel: 020 7822 1500 Ref: Mervyn Harris
Email: mervyn.harris@dmhstallard.com

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
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SITUATION

Located close to the junction with Tolworth Close in this well established retail parade amongst such multiple traders as **Betfred, Iceland, Costa Coffee, Boots, Subway** and **Post Office** as well as a **Marks & Spencer Food Hall** at the Tolworth Tower complex. Tolworth lies just off the A3 approx. 3 miles south of Kingston-upon-Thames with easy access to the M25 (Junction 10).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** at first and second floor levels. In addition, the property includes a **Rear Yard for parking/loading** accessed via a service road.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION



Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 19 (Ground Floor Shop)	Gross Frontage Internal Width Shop Depth Built Depth WC	Mr P. Sritharan (Takeaway)	15 years from 10th August 2014	£18,000	Effectively FRI Rent Reviews August 2019 and 2024. £6,572.07 Rent Deposit held.
No. 19a (First and Second Floor Flat)	Not inspected	Crownfast Properties Limited	125 years from 25th March 1988	£50	Effectively FRI Rent rises by £25 every 25 years.
				Total: £18,050	

£18,050 per annum

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Joint Auctioneers

Cyril Leonard
Tel: 020 7408 2222 Ref: Rebecca Stout
Email: rebecca.stout@cyrilleonard.co.uk

Vendor's Solicitors

DMH Stallard LLP
Tel: 020 7822 1500 Ref: Mervyn Harris
Email: mervyn.harris@dmhstallard.com

For legal documents, please refer to page 8 of this catalogue
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SITUATION

Located in a prime position in the heart of this pedestrianised part of the town centre, close to the junction with Central Street amongst such multiples as **Caffé Nero, Ben & Jerry's, Millets, Mountain Warehouse, New Look, Boots, WH Smith** and a host of independent retailers. Newquay is a popular coastal town and major tourist destination lying some 15 miles north of Truro, well served by Cornwall Airport Newquay and Newquay National Rail Station.

PROPERTY (see Note 1)

Forming part of a mid terrace building comprising a **Ground Floor Shop** with **Ancillary Accommodation at rear first floor** and internal and separate rear access to a **Self-Contained Flat** on the entire second floor of Nos. 5a & 7.

Note 1: The front section of the first floor is not included with the property.

Floor plans available from Auctioneers.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'10"
Internal Width	17'8"
Shop Depth	37'7"
Built Depth	44'3"

WC

Rear First Floor Ancillary

Area Approx 260 sq ft

Second Floor Flat

3 Rooms, Living Room/Kitchen, Bathroom, Shower Room
(GIA Approx 860 sq ft)

VAT is NOT applicable to this Lot

Internal View of Shop



TENURE

Leasehold for a term of 999 years from 29th June 1981 at a fixed ground rent of £1 p.a.

TENANCY

The property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Trans Surf Ltd t/a Married to the Sea (having 2 branches)** for a term of 5 years from 1st March 2019 at a current rent of **£23,000 per annum exclusive (rising to £24,000 in 2020 & £25,000 in 2021)**.

Tenant's Break March 2023

Note 2: The flat requires full modernisation which the occupational tenant is obliged to do under the terms of the lease.

Note 3: £2,000 Rent Deposit held.

View along Bank Street



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£23,000 p.a.
rising to **£25,000** by 2021

The Surveyors dealing with this property are
Steven Grossman and Elliott Greene

Vendor's Solicitors

Axiom Stone
Tel: 020 8951 6989 Ref: Jaymini Ghelani
Email: jg@axiomstone.co.uk

For legal documents, please refer to page 8 of this catalogue
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SITUATION

Located close the junction with Tolworth Close in this well established retail parade, adjacent to **Betfred** and amongst such other multiple traders as **Iceland, Costa Coffee, Boots, Subway** and **Post Office** as well as a **Marks & Spencer Food Hall** at the Tolworth Tower complex. Tolworth lies just off the A3 approx. 3 miles south of Kingston-upon-Thames with easy access to the M25 (Junction 10).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** at first and second floor levels. In addition, the property includes a **Rear Garage** accessed via a service road.

VAT is NOT applicable to this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 27 (Ground Floor Shop & Garage)	Gross Frontage 17'7" Internal Width 16'11" Shop Depth 38'10" Built Depth 66'7" WC Plus Garage	Mr S Singh (Vape Shop having 2 branches)	15 years from 14th September 2017	£19,250	Effectively FRI Rent Reviews 2022 and 2027.
No. 27a (First and Second Floor Flat)	Not inspected	2 Individuals	125 years from 25th March 1988	£50	Effectively FRI Rent rises by £25 every 25 years.
				Total: £19,300	

£19,300 per annum

Joint Auctioneers

Cyril Leonard
Tel: 020 7408 2222 Ref: Rebecca Stout
Email: rebecca.stout@cyrilleonard.co.uk

Vendor's Solicitors

DMH Stallard LLP
Tel: 020 7822 1500 Ref: Mervyn Harris
Email: mervyn.harris@dmhstallard.com

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

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SITUATION

Located close the junction with Tolworth Close in this well established retail parade amongst such multiple traders as **Iceland, Costa Coffee, Boots, Subway** and **Post Office** as well as a **Marks & Spencer Food Hall** at the Tolworth Tower complex. Tolworth lies just off the A3 approx. 3 miles south of Kingston-upon-Thames with easy access to the M25 (Junction 10).

PROPERTY

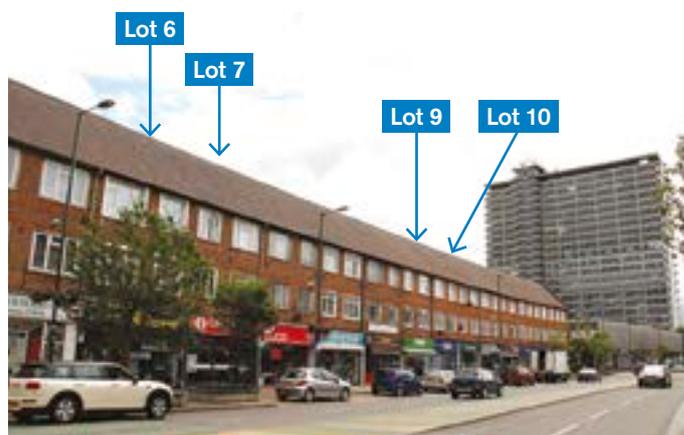
A mid terraced building comprising a **Ground Floor Betting Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** at first and second floor levels. In addition, the property includes a **Rear Yard for parking/loading** accessed via a service road.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 29 (Ground Floor Betting Shop)	Gross Frontage 17'10" Internal Width 16'1" Shop Depth 57'2" Built Depth 66'7" 2 WCs	Done Brothers (Cash Betting) Ltd t/a Betfred (Having over 1,300 branches)	5 years from 13th July 2018	£16,850	Effectively FRI Tenant's Breaks October 2020 (subject to a 3 month rent penalty) and October 2021.
No. 29a (First and Second Floor Flat)	Not inspected	2 Individuals	125 years from 4th November 2009	£100	Effectively FRI Rent rises by £100 every 25 years.
				Total: £16,950	



£16,950 per annum

The Surveyors dealing with this property are **John Barnett** and **Steven Grossman**

Joint Auctioneers

Cyril Leonard
Tel: 020 7408 2222 Ref: Rebecca Stout
Email: rebecca.stout@cyrilleonard.co.uk

Vendor's Solicitors

DMH Stallard LLP
Tel: 020 7822 1500 Ref: Mervyn Harris
Email: mervyn.harris@dmhstallard.com

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SITUATION

Occupying a very busy trading position within the town's prime pedestrianised High Street, opposite **Iceland** and amongst such multiples as **Poundland, Santander, Peacocks, Robert Dyas, The Works, Bonmarche, Barclays** and many others.

Poole is a prosperous Dorset town located approx. 30 miles south-west of Southampton, 5 miles west of Bournemouth and benefits from good road links via the A35 and Ringwood Road which links with the A31 and M27.

PROPERTY

A mid-terraced building comprising a **Deep Ground Floor Shop** with internal access to **Ancillary Storage** at first and second floor levels. The property benefits from a rear service road via Globe Lane.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	22'2"
Internal Width	19'8"
widening to	23'0"
Shop Depth	87'10"
Built Depth	97'10"
Sales Area	Approx 1,860 sq ft
3 WC's	

First Floor Ancillary

Area	Approx 790 sq ft
WC	

Second Floor Ancillary

Area	Approx 530 sq ft
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Total Area	Approx 3,180 sq ft
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TENANCY

The entire property is let on a full repairing and insuring lease to **William Hill Organization Ltd (having over 2,300 branches)** for a term of 20 years from 12th March 2003 at a current rent of **£50,000 per annum** exclusive.

***Reserve below £450,000**

Gross Yield 11.1%
6 week completion



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Joint Auctioneers

Anthony Filer & Co
Tel: 020 8459 5855 Ref: Anthony Filer
Email: anthony@filer.co.uk

Vendor's Solicitors

Solomons Solicitors
Tel: 01202 802 807 Ref: Paul Solomons
Email: paul@solomonslaw.co.uk

£50,000 per annum

The Surveyors dealing with this property are
John Barnett and Jonathan Ross

For legal documents, please refer to page 8 of this catalogue
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SITUATION

Occupying a prominent corner position at the junction with Manor Park Crescent and High Street, amongst a host of local traders as well as being just a short walk from Edgware Underground Station (Northern Line).

Edgware is a sought after area approximately 9½ miles north-west of central London and benefitting from excellent transport links via the A41 and the M1 (Junction 4).

PROPERTY

A substantial corner building comprising:

- **Ground & First Floor Clinic (D1 Use) – see Note**
- **5 Self-Contained Flats (3 x 2 beds, 1 x 1 bed & 1 x studio)**
planned on first, second and third floor levels accessed directly from the High Street.
- **Car Park for 2 cars.**
- **2 Ground Floor Units with Basement.**

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: There may be potential to create additional Residential Units by converting the Clinic and extending on to the side car park, subject to obtaining possession and the necessary consents.

Note 2: Floor Plans available from the Auctioneers.



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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 114a (Ground & First Floor Clinic plus side Car Park)	Ground Floor GIA Approx. 430 sq ft First Floor GIA Approx. 415 sq ft Total GIA Approx. 845 sq ft Plus side Car Park for 2 cars	Dr M Sadri (Hair transplant clinic)	5 years from 24th August 2018 (excl. s.24-28 of L & T Act 1954) (In occupation since 2016)	£19,750	FRI (subject to a schedule of condition). Mutual Break at any time on 6 months prior notice. £4,937.50 Rent Deposit held.
Flat 1 (First Floor)	2 Bedrooms, Living Room, Kitchen (with utility room), Bathroom/WC (GIA Approx. 592 sq ft)	Individual	1 year from 27th June 2019	£12,999.96	AST £1,274 Rent Deposit held.
Flat 2 (First Floor)	Studio, Kitchen, Bathroom/WC (GIA Approx. 273 sq ft)	Individual	1 year from 2nd October 2018	£8,580	AST £990 Rent Deposit held.
Flat 3 (Second Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC (GIA Approx. 447 sq ft)	Individual (with personal guarantor)	1 year from 1st September 2018	£12,219.96	AST £1,410 Rent Deposit held.
Flat 4 (Second Floor – split level)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 690 sq ft)	2 Individuals	1 year from 17th August 2018 (new 1 year tenancy signed from 17th August 2019)	£12,999.96 (rising to £13,260 from 17th August 2019)	AST £1,470 Rent Deposit held.
Flat 5 (Third Floor)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC plus roof terrace (GIA Approx. 671 sq ft)	Individual	1 year from 28th November 2018	£14,040	AST £910 Rent Deposit held.
Nos. 112-114 High Street	2 Ground Floor Units and Basement Not inspected	575 Finchley Road Ltd (Safe Deposit Centre)	999 years from 25th December 2004	Peppercorn	FRI
				Total: £80,589.88	

Vendor's Solicitors

Integral Law

Tel: 020 3926 8080 Ref: David Jason

Email: david.jason@integrallaw.co.uk

£80,589.88 per annum

The Surveyors dealing with this property are
Steven Grossman and **Jonathan Ross**

For legal documents, please refer to page 8 of this catalogue

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SITUATION

Located at the junction with Salisbury Road on the eastern side of the High Street.
Godstone is an affluent historic Surrey village approx. 1 mile to the south of the M25 (Junction 6).

PROPERTY

Forming part of a detached building comprising **6 Self-Contained Flats** on basement, ground, first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor & Basement Flat	Not Inspected	Individual	250 years from 20th February 2017	£250	FRI Rent rises by £250 every 33 years until 2182.
Flats A, B & E	Not Inspected	Various	Each 99 years from 25th December 1989	£300 (£100 per flat)	Each FRI Total Rents rise to £450 in December 2022 and £600 in December 2055. 3 Valuable Reversions in 69 ½ years
Flat C	Not Inspected	Individual	189 years from 25th December 1989	£100	FRI Rent rises to £150 in December 2022 and £200 in December 2055.
Flat D	Not Inspected	Individual	99 years from 25th December 1993	£100	FRI Rent rises to £150 in December 2022 and £200 in December 2055. Valuable Reversion in 73 ½ years
				Total: £750	

Note: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.

Vendor's Solicitors

Lewis Nedas Law
Tel: 020 7387 2032 Ref: Naziana Ayed
Email: nayed@lewisnedas.co.uk

£750 p.a. with 4 Valuable Reversions

The Surveyors dealing with this property are
Joshua Platt and **Jonathan Ross**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
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SITUATION

Located in the main retail thoroughfare of the town centre, nearby **William Hill, Londis** and a host of local traders as well as being directly opposite Willington Town Park. Willington lies approx. 6 miles south west of Durham and approx. 14 miles north of Darlington.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** at first floor level. There is a loading door which benefits from vehicular access via a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	31'10"
Internal Width	29'10" (max)
Shop Depth	5'4"
Built Depth	69'11"
Sales Area	Approx. 1,450 sq ft
Store Area	Approx. 380 sq ft

First Floor Ancillary

Area	Approx. 1,250 sq ft
2 WCs (1 not in use)	

Total Area **Approx. 3,080 sq ft**



VAT is applicable to this Lot

FREEHOLD

TENANCY

The property is let on a Quarterly Tenancy to **M. Hall** at a current rent of **£6,600 per annum** exclusive (**see Note 1**).

Note 1: The property has been used as a grocers for at least 25 years and we understand the current tenant has been trading from the property since 2001 via a previous lessee company.

Note 2: 6 Week Completion.

£6,600 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Joshua Platt**

Vendor's Solicitors

Fladgate LLP
Tel: 020 3036 7000 Ref: Gavriel Cohen
Email: gcohen@fladgate.com

For legal documents, please refer to page 8 of this catalogue
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SITUATION

Located close to the junction with Stafford Street within this town centre retail thoroughfare which is pedestrianised during certain trading hours, amongst such multiples as **William Hill, Dominos, Heron Foods, Halifax, Bodycare, Kaspas Desserts** and a host of local traders.

Nuneaton lies on the A44 some 8 miles north of Coventry and approx. 17 miles east of Birmingham with good road links via the M6 (Junction 3) and M69 (Junction 1).

PROPERTY

A mid terraced building comprising a **Large Ground Floor Shop** with separate front access and side access via an enclosed passageway to **Office/Ancillary Storage** at first and second floor levels. The property also benefits from vehicular access to a rear **Private Yard** for loading and parking.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	27'3"
Internal Width	26'2"
Shop & Built Depth	91'10"
Sales Area	Approx. 2,140 sq ft
WC	

First Floor Office/Ancillary

Area	Approx. 665 sq ft
------	-------------------

Second Floor Office/Ancillary

Area	Approx. 665 sq ft
------	-------------------

Total Area	Approx. 3,470 sq ft
-------------------	----------------------------

View along Abbey Street



VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of conditions) to **SENSE, The National Deafblind & Rubella Association as a Charity Shop (having over 100 branches)** for a term of 15 years from 24th July 2008 at a current rent of **£19,000 per annum** exclusive.

Note: The tenant did not operate their 2018 Break Clause.

£19,000 per annum

The Surveyors dealing with this property are
Steven Grossman and Elliott Greene

Vendor's Solicitors

Silks Solicitors
Tel: 0121 511 2233 Ref: Gurdas Dhadwal
Email: gurdas.dhadwal@silks-solicitors.co.uk

For legal documents, please refer to page 8 of this catalogue
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SITUATION

Occupying a prominent position just off Bowling Road, minutes away from the town centre which includes a host of multiple and local retailers including a **Sainsbury's Local, Costa Coffee, Martin's, Tesco Superstore, Boots** and **Barclays**.

In addition, the property is conveniently positioned for Ware Train Station (Greater Anglia) which benefits from a direct train into Tottenham Hale and London Liverpool Street.

Ware is an affluent market town approx. 21½ miles north-east of central London, close to the A10 with easy access to the A1(M) and M11.

PROPERTY

Located within this prestigious purpose built block erected in 2007, comprising a modern **3 Bedroom Duplex Apartment** planned over second and third floors.

The flat benefits from and includes:

- Gated parking for 2 cars (including 1 covered space)
- Gas central heating
- 8 person passenger lift
- Entry phone and burglar alarm
- Fully fitted kitchen with Miele and Samsung appliances and granite worktops
- Bedroom 3 – Free standing wall unit with Sony TV
- Amtico flooring
- Fitted wardrobes
- Communal sun terrace

ACCOMMODATION

Second Floor

Living/Dining Room	17'5" x 15'5"
Kitchen	11'6" x 10'6"
Bedroom 3	15'5" x 9'9"
Shower Room/WC	

Third Floor

Bedroom 1	17'0" x 14'7"
with Ensuite Bathroom /WC	
Bedroom 2	14'4" x 9'2"
with Ensuite WC	

GIA Approx. 1,145 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from 1st January 2006 at a fixed ground rent of £250 p.a.

Offered with Vacant Possession

Note: Floor plan available from the Auctioneers.

Vacant 3 Bed Duplex Apartment

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**

Vendor's Solicitors

Battens Solicitors
Tel: 01935 814 811 Ref: Jenny Cottrell
Email: jenny.cottrell@battens.co.uk



SITUATION

Located at the junction with Castle Road in this well established trading position, adjacent to **Argos** and **British Heart** and amongst such other multiple retailers as **Greggs**, **Clarks**, **Robert Dyas**, **Boots Opticians**, **Poundland** and many others.

North Finchley is a well known shopping retail centre serving the residential population of this popular suburb located approx. 8 miles north of central London.

PROPERTY

Forming part of a substantial mixed use building comprising a **Large Ground Floor Retail Unit**.

ACCOMMODATION

Ground Floor Retail Unit

Internal Width	29'5"
widening at rear to	50'4"
Shop Depth	99'11"
Built Depth	123'9"
Sales Area	Approx. 3,500 sq ft
Ancillary Area	Approx. 850 sq ft
WC	

Total Area **Approx. 4,350 sq ft**

VAT is applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.



TENANCY

The property is let on a full repairing and insuring lease to **Savers Health and Beauty Limited** ([see Tenant Profile](#)) for a term of 10 years from 7th November 2017 at a current rent of **£80,000 per annum** exclusive.

Rent Review and Tenant's Break November 2022

TENANT PROFILE

Savers Health & Beauty Ltd have over 400 branches and in the Y/E 30/12/17 reported a Turnover of £460.3m, a Pre-Tax Profit of £44.3m and Shareholders' Funds of £64.5m.

Savers Health & Beauty Ltd are part of the A S Watson Group which is the worlds' largest Health & Beauty Retail Group with over 14,000 stores worldwide. Founded in 1841 and based in Hong Kong, the group are majority owned by CK Hutchison Holdings. Visit: www.aswatson.com

***Reserve below £900,000**

Gross Yield 8.9%
6 week completion



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£80,000 per annum

The Surveyors dealing with this property are
Steven Grossman and Jonathan Ross

Vendor's Solicitors

Freemans Solicitors

Tel: 020 7935 3522 Ref: Howard Freeman

Email: hf@freemanssolicitors.net

For legal documents, please refer to page 8 of this catalogue

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Lot 18

2, 4, 6, 8, 10 & 12 Boar Lane & 21/21a Castle Gate,
Newark, Nottinghamshire NG24 1AJ



SITUATION

Occupying a rectangular corner site within this Historic Town Centre of Newark which is famous for its connection during the Civil War of the 17th Century as a Royalist Stronghold located close to the River Trent and approx. 1 1/2 miles from the A1.

VAT is NOT applicable to this Lot

FREEHOLD

PROPERTY

An attractive part Grade II Listed corner building comprising:

- **2 Ground Floor Shops with separate front access to a first and second floor upper part** fronting Castle Gate which was previously used for residential.
- **3 Ground Floor Shops and 1 Self-Contained Flat** fronting Boar Lane.
- A small **2 Storey Cottage** entered from Boar Lane which shares a communal courtyard.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
21 Castle Gate & 2 Boar Lane	Shop 21 (see Note) Gross Frontage 18'0" Internal Width 15'8" Built Depth 33'0" WC First and Second Floors (see Note) 8 Rooms, Bathroom, 3 WCs	M. Ekter (with personal surety) (Kebab/Pizza Take-away)	20 years from 1st September 2000	£12,000	FRI (subject to a schedule of condition). ERV £25,000 p.a.
21a Castle Gate	Shop 21a (see Note) Gross Frontage 22'6" Internal Width 17'6" Built Depth 38'0" WC Plus Cellar	M. K. Wong (Chinese takeaway)	20 years from 28th November 2003	£15,000	FRI The rent was agreed at £17,500 p.a. in 2008 as stated in the Rent Review Memorandum.
4, 6, & 8 Boar Lane	Shop 4 Gross Frontage 16'6" Internal Width 15'6" Built Depth 18'0" Shop 6 Gross Frontage 22'6" Internal Width 21'10" Built Depth 32'2" WC Flat 8 – Ground and First Floor 4 Rooms, Kitchen, Bathroom/WC	Ms J. M. Stevenson (Furnishings)	5 years from 1st May 2014	£7,000	FRI (subject to a schedule of condition and a maximum contribution of £1,000 p.a. towards common parts). The Tenant did not operate the 2017 Break Clause.
12 Boar Lane	Shop 12 Gross Frontage 14'0" Internal Width 13'8" Shop Depth 16'0" Built Depth 24'0" WC	Mr & Mrs P. Cook (Rugs & Gifts)	5 years from 9th March 2018 (excl. s24-28 of L & T Act 1954)	£6,000	FRI Rent Review 2021. Annual Mutual Break from March 2020. The tenant did not operate the March 2019 Break Clause.
10 Boar Lane	10 Boar Lane – Cottage Ground Floor 2 Rooms First Floor 1 Room plus Bathroom/WC Area Approx. 470 sq ft			VACANT	
				Total: £40,000 Plus Vacant Cottage	

Note: Shops 21 & 21a and the Upper Parts above were not measured internally. Floor plans available from the Auctioneers.

Vendor's Solicitors

Rice Jones & Smith

Tel: 020 7831 2506 Ref: Steve Hayward

Email: sh@londonrjs.co.uk

£40,000 p.a. Plus Vacant Cottage

The Surveyors dealing with this property are **John Barnett** and **Steven Grossman**

For legal documents, please refer to page 8 of this catalogue

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SITUATION

Located in this busy shopping precinct which is anchored by a **Co-Operative Food Supermarket**, close to the junction with Recreation Road, near to a **Haart, Post Office** and a variety of specialist traders serving the surrounding residential area. Other nearby occupiers include Recreation Road School to the rear, the University of East Anglia and a number of hospitals, resulting in many students and nurses occupying flats above the properties. Norwich city centre lies approx. 1 mile to the east and is the main administrative and commercial centre of East Anglia.

PROPERTY

Forming part of a modern neighbourhood shopping precinct comprising a **Ground Floor Double Fronted Shop which extends along the side of No.9 (see map)**. In addition, the property benefits from a rear service road for unloading and a front shopper's car park.

ACCOMMODATION

Ground Floor Double Fronted Shop

Gross Frontage	35'6"
Internal Width	56'10"
Shop & Built Depth	34'0"
Sales Area	Approx 1,345 sq ft
Store Area	Approx 910 sq ft
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 25th March 2002 at a fixed ground rent of £100 p.a.

TENANCY

The property is let on a full repairing and insuring lease to **Sue Ryder as a Charity Shop (having approx. 400 branches)** for a term of 10 years from 29th September 2018 at a current rent of **£29,000 per annum exclusive (see Note)**.

Rent Review and Tenant's Break 2023

Note: The tenant has been in occupation for approx. 17 years and this is their third lease. In addition, the rent increased in Sept. 2018 from £22,500 p.a. to £29,000 p.a.



£29,000 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Joshua Platt**

Vendor's Solicitors

Hamilton Downing Quinn LLP
Tel: 020 7831 8939 Ref: Alan Taylor
Email: alant@hamd.co.uk

For legal documents, please refer to page 8 of this catalogue
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View from the property



SITUATION

Occupying a prominent corner position at the junction with Duke Street and High Street, in this pedestrianised thoroughfare adjacent to **New Look** and amongst such multiples as **WH Smith, Holland & Barrett, Superdrug, Sainsbury's, Costa, The Works, Greggs, Boots, Card Factory** and many others.

Littlehampton is a popular seaside resort town lying midway between Worthing and Bognor Regis and enjoying excellent road access with the A259 and the A27.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 39	Ground Floor Betting Shop Gross Frontage 22'7" Internal Width 21'1" Shop Depth 62'11" Built Depth 67'11" Area Approx 1,400 sq ft incl. 4 WC's First Floor Rear Ancillary Area Approx 535 sq ft incl. 2 WC's	Done Brothers (Cash Betting) Ltd t/a Betfred (Having over 1,300 branches)	From 20th January 2017 to 26th September 2026	£25,000	FRI Rent Review and Tenant's Break September 2021
No 39A	First Floor Front Offices Area Approx 600 sq ft WC Second Floor Offices & Kitchen Area Approx 500 sq ft	K F Henchley t/a Henchleys Solicitors (In occupation for over 30 years)	From 25th January 2017 to 28th September 2026	£6,000	FRI Rent Review and Tenant's Break September 2021
				Total: £31,000	

Note: The Solicitors are also occupying the upper floors of the adjoining property which intercommunicate at second floor level.

PROPERTY

A corner building comprising a deep **Ground Floor Betting Shop** with **Ancillary Accommodation** at rear first floor level plus separate side access to a **Self-Contained Solicitor's Office** at front first floor level and the entire second floor.

There is a rear service road allowing pedestrian access to the rear of the shop.

VAT is NOT applicable to this Lot

FREEHOLD

£31,000 per annum

The Surveyors dealing with this property are **John Barnett and Jonathan Ross**

Vendor's Solicitors

YVA Solicitors

Tel: 020 8445 9898 Ref: Nick Kephalis

Email: nk@yvasolicitors.com

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
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SITUATION

Located in this retail parade amongst a number of local traders as well as a **Kinleigh Folkard & Hayward**, all of which serve the surrounding residential area and being less than ½ mile from West Dulwich Station (Southeastern).

West Dulwich is a trendy and popular area 5 miles south of central London and approx. 4½ miles north of Croydon.

PROPERTY

A mid-terrace building comprising a **Ground Floor Café** with separate front access to **3 Self-Contained Flats** planned over 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 Café	Gross Frontage 16'5" Internal Width 11'3" Shop Depth 23'0" Built Depth 28'4" WC	F. Staiano t/a Caffè Salva (Italian Café)	10 years from 9th January 2019	£15,000	FRI by way of service charge Rent Review 2024 £7,500 Rent Deposit held.
Ground, First & Second Floors (3 Flats)	3 Flats – Not Inspected	2 Individuals	Each to be 125 years from 25th December 2018	£750 (£250 each)	FRI by way of service charge Rents double every 25 years, up to £1,000 for each flat.
				Total: £15,750	

£15,750 per annum

The Surveyors dealing with this property are **Joshua Platt** and **Jonathan Ross**

Vendor's Solicitors

Setfords Solicitors
Tel: 020 3829 5557 Ref: Stephen Koehne
Email: skoehne@setfords.co.uk

For legal documents, please refer to page 8 of this catalogue
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SITUATION

Occupying a prominent trading position in this retail parade, adjacent to **Coral**, amongst a host of local traders and less than 350 yards from **Lidl**, **McDonald's** and Reading West Rail Station.

Reading is located some 40 miles west of central London and is the major commercial and administrative centre for the prosperous Thames Valley with easy access to the M4 (Junctions 10 & 11).

PROPERTY

A mid terraced building comprising a **Ground Floor Restaurant** with separate rear access to a **Self-Contained Flat** at first floor level. In addition, there are **2 Storage Buildings** at the rear.

ACCOMMODATION

Ground Floor Restaurant

Gross Frontage	16'11"
Internal Width	14'8"
Restaurant Depth	25'1"
Built Depth	50'11"
Kitchen Area	Approx 250 sq ft
3 WCs	

First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC
(GIA Approx. 535 sq ft)

Plus 2 Rear Storage Buildings

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Whiskey 88 Ltd t/a Oishi Japanese Restaurant** for a term of 25 years from 10th March 2010 at a current rent of **£12,000 per annum** exclusive.

Rent Reviews 2020 and 5 yearly.

Note: **£3,000 Rent Deposit held.**



£12,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

Penman Sedgwick LLP
Tel: 01923 225 212 Ref: Stephen Carew
Email: scarew@penmansedgwick.com

For legal documents, please refer to page 8 of this catalogue
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SITUATION

Located in this established parade close to the junction with Stroud Green Road, nearby **William Hill** and a host of local traders and being just a minute's walk from Crouch Hill Overground Station and within close proximity to Finsbury Park.

PROPERTY

Forming part of a mid-terraced building comprising a **Ground Floor Coffee Shop**.

ACCOMMODATION

Ground Floor Coffee Shop

Internal Width	11'5"
widening to	11'11"
Shop Depth	29'10"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 8th November 2011 at a peppercorn ground rent.



TENANCY

The property is let on a full repairing and insuring lease to **T. Melengu & O.Sandu as a Coffee Shop** for a term of 15 years from 9th March 2015 at a current rent of **£10,000 per annum** exclusive.

Rent Reviews September 2019 and 3 yearly

Note: There is a **£5,000 Rent Deposit held**.

£10,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

Vendor's Solicitors

Karis Spyris LLP
Tel: 020 8443 7079 Ref: Alex Karis
Email: alex@karisspyris.co.uk

For legal documents, please refer to page 8 of this catalogue
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SITUATION

Located in Crowborough town centre adjacent to **Morrisons** and **The Original Factory Shop**, close to **WHSmith**, **Santander**, **Boots Pharmacy**, **Costa Coffee** and a host of local traders. Crowborough lies approx. 21 miles north east of Brighton, 24 miles south of Croydon and benefits from good road links via the A26.

PROPERTY

A mid terraced building comprising a **Ground Floor Restaurant** with internal access to **Ancillary Accommodation** at first floor level (see Note).

ACCOMMODATION

Ground Floor Restaurant (60 covers)

Gross Frontage	13'10"
Internal Width	12'8"
widening at rear to	20'9"
Restaurant Depth	51'4"

First Floor

Kitchen/Prep Area	Approx 520 sq ft
4 WC's	

TENANCY

The entire property is let on a full repairing and insuring lease to **Sefa Karatay t/a Hattusa** as a Turkish Restaurant (having 4 branches incl. 2 in Sevenoaks and 1 in Tunbridge Wells – visit www.hattusa.co.uk) for a term of 20 years from 4th September 2018 at a current rent of **£16,000 per annum** exclusive.

Rent Reviews 2023 and 5 yearly



VAT is applicable to this Lot

FREEHOLD

Note 1: There may be potential to convert the first floor to Residential Use under Permitted Development similar to other units in the parade, subject to obtaining possession and the necessary consents. There is already an external fire escape staircase at the rear which leads out on to the High Street.

Note 2: There is a £4,000 Rent Deposit held.

£16,000 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Jonathan Ross**

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Vendor's Solicitors

SCJ Solicitors
Tel: 01286 667 897 Ref: Samantha Jones
Email: samanthajones@scjsolicitors.co.uk



SITUATION

Occupying a prominent trading position in the town centre, opposite **Sainsbury's**, **Co-Operative Food** and **Cancer Research UK** and amongst such multiples as **Costa Coffee**, **McColls**, **Co-Operative Funeral Care** and just a short walk from Birchington-on-Sea Station. Birchington is a popular Seaside destination and Commuter Town 3 miles west of Margate and 13 miles north-east of Canterbury, enjoying excellent road links with the A28, A299 and M2.

PROPERTY

A mid terraced building comprising a **Ground Floor Betting Shop** with separate rear access to a **Self-Contained Flat** at first floor level. There is rear service access which backs on to a public car park.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 103 (Betting Shop)	Gross Frontage Internal Width Shop Depth Built Depth Area incl. 3 WC's	Done Brothers (Cash Betting) Ltd t/a Betfred (Having over 1,300 branches)	15 years from 8th May 2007	£20,000	FRI
No 103a (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC GIA		VACANT		Note: A similar size flat at No. 81a Station Road sold for £155,000 in July 2018.

**Total: £20,000 plus
Vacant Flat**



View opposite the property

£20,000 p.a. plus Vacant Flat

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

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Vendor's Solicitors

Axiom Stone
Tel: 020 8951 6989 Ref: Jaymini Ghelani
Email: jg@axiomstone.co.uk



SITUATION

Occupying a prominent trading position in this busy local shopping centre, at the junction with Villiers Road, adjacent to a **Cash Converters** and a **J D Wetherspoon**, and amongst such multiple traders as **Barclays, Halifax, Savers, McDonald's, Santander, Poundland, Boots, Specasavers, Royal Mail Sorting Office** and many others. There is a new Lidl Supermarket currently under construction on the corner of Villiers Road.

Shirley is a popular residential suburb less than 2 miles from Southampton city centre and within easy access of the M27 and M3.

PROPERTY

A mid terrace building comprising a **deep Ground Floor Restaurant** with internal access to a **Karaoke Room** at first floor level and a **Staff Area** at second floor level used as bedrooms.

In addition, the property benefits from a rear service road with off-street parking for 1 car plus an enclosed 10' deep front forecourt for outside seating.

ACCOMMODATION¹

Ground Floor Restaurant

Gross Frontage		18'2"
Internal Width		17'0"
Built Depth		124'3"
Area	Approx	1,850 sq ft

First Floor Karaoke Room

Area	Approx.	560 sq ft
incl. 2 WC's		

Second Floor Staff Area

3 Bedrooms	Approx.	443 sq ft
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¹ Not inspected by Barnett Ross -- Areas supplied by the Vendor



VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **ZNY Ltd as a Chinese Restaurant** for a term of 20 years from 8th February 2012 at a current rent of **£26,000 per annum** exclusive.

Rent Reviews 2022 & 2027

Note 1: The Tenant's Break in October 2019 was NOT exercised.

Note 2: There is a £6,500 rent deposit held.

£26,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and Steven Grossman

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Vendor's Solicitors

Axiom Stone
Tel: 020 8951 6989 Ref: Jaymini Ghelani
Email: jg@axiomstone.co.uk



SITUATION

Occupying a prominent pedestrianised trading position in this highly sought after town centre, linking the prime retailing of North Street and the pedestrianised High Street, adjacent to **L'Occitane** and opposite **Fat Face**, and close to **Reiss**, **Caffé Nero**, **Ted Baker**, **House of Fraser**, **Joules**, **Hugo Boss**, **TM Lewin**, **Body Shop** and many others, and only a minutes' walk from the new **Tunsgate Quarter**, which is a high end shopping and dining destination with its own car park. Guildford is an affluent Cathedral and commuter town lying approx. 27 miles south-west of central London and enjoys excellent road access via the A3 which links with the M3 and the M25.

PROPERTY

A mid-terraced property comprising a **Ground Floor Shop** with trap door access to a **Basement** and internal access to **Ancillary Accommodation** at first and second floor level. In addition, there is a small area of flying freehold at rear ground floor level (see lease plan) and use of a rear pedestrian passageway.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'10"
Internal Width	13'10"
widening at rear to	16'8"
Shop & Built Depth	22'1"

Basement (Not inspected)

First Floor Ancillary

Area	Approx. 195 sq ft
Plus Kitchen & WC	

Second Floor Ancillary

Area	Approx. 225 sq ft
------	-------------------



VAT is applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Hotel Chocolat Stores Ltd (having 93 branches) (guaranteed by Hotel Chocolat Retail Ltd) (T/O for Y/E 01/07/2018 £77.6m, Pre-Tax Profit £9.1m and Shareholders' Funds £13.6m)** for a term of 10 years from 15th October 2009 together with a 5 year reversionary lease expiring on the 14th October 2024 at a current rent of **£52,500 per annum** exclusive.

***Reserve below £750,000**

Gross Yield 7%
6 week completion

View along High Street



Market Street



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£52,500 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

Vendor's Solicitors

Bower Cotton LLP

Tel: 020 7353 1313 Ref: Jonathan Jacob

Email: jonathan.jacob@bowercotton.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page



SITUATION

Occupying a prominent trading position in this retail parade, adjacent to **Coral**, amongst a host of local traders and less than 350 yards from **Lidl, McDonald's** and Reading West Rail Station. Reading is located some 40 miles west of central London and is the major commercial and administrative centre for the prosperous Thames Valley with easy access to the M4 (Junctions 10 & 11).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** at first floor level (previously used as a flat).

In addition, the property includes a **Rear Garden**.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'6"
Internal Width	15'0"
narrowing to	10'6"
Shop Depth	35'3"
Built Depth	42'1"
WC	

First Floor Ancillary

Area	Approx 420 sq ft
------	------------------

TENANCY

The entire property is let on a full repairing and insuring lease to **MIND (The National Association for Mental Health) as a Charity Shop (having over 150 branches)** for a term of 4 years from 7th May 2017 at a current rent of **£9,000 per annum** exclusive.

£9,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Elliott Greene**

Vendor's Solicitors

Penman Sedgwick LLP
Tel: 01923 225 212 Ref: Stephen Carew
Email: scarew@penmansedgwick.com

For legal documents, please refer to page 8 of this catalogue
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SITUATION

Occupying a prominent trading position on one of the town's principal retail thoroughfares amongst such multiples as **Card Factory, M & Co, Iceland, WH Smith, Santander, Cancer Research, HSBC, Barclays, NatWest** and a host of local traders.

The property is within easy walking distance of the Sea Front and close to a public car park.

Bexhill-on-Sea lies on the A259 coast road, midway between Eastbourne and Hastings.

PROPERTY

An attractive mid terraced building comprising a **Large Ground Floor Double Shop** with separate front and rear access to **3 Self-Contained Flats** on 3 upper floors.

There is also use of a rear service area which leads on to Marina.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 37'9" Internal Width 36'5" Shop Depth 65'4" Built Depth 91'4" Sales Area Approx. 2,030 sq ft Storage/Staff/Office Area Approx. 700 sq ft 2 WCs Total Area Approx. 2,730 sq ft	Savers Health & Beauty Limited (Having over 400 branches) (T/O for Y/E 30/12/17 £460.3m, Pre-Tax Profit £44.3m and Shareholders' Funds £64.5m)	10 years from 23rd October 2017	£40,000	FRI Rent Review and Tenant's Break October 2022. See Tenant Profile
First, Second and Third Floor (3 Flats)	3 Flats - Not Inspected	Individual	Each 999 years from 28th August 2015	Peppercorn	Each FRI
				Total: £40,000	

TENANT PROFILE

Savers Health & Beauty Ltd are part of the A S Watson Group which is the world's largest Health & Beauty Retail Group with over 14,000 stores worldwide. Founded in 1841 and based in Hong Kong, the group are majority owned by CK Hutchison Holdings.

Visit: www.aswatson.com

£40,000 per annum

The Surveyors dealing with this property are **John Barnett** and **Jonathan Ross**

Vendor's Solicitors

Ellicotts LLP

Tel: 020 8445 5257 Ref: Federica Oliver

Email: federica@ellicotts.co.uk

For legal documents, please refer to page 8 of this catalogue

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SITUATION

Located at the junction with King Street on the town's principal retail thoroughfare, backing on to a Public Car Park, opposite **Superdrug** and the **Post Office** and amongst such multiples as **Nationwide, CEX, Waterstones, Boots, Poundland, WH Smith, Santander, Millets** and many others.

East Grinstead is located approx. 8 miles east of Crawley and 13 miles west of Tunbridge Wells, with easy access to the M25 and Gatwick Airport.

PROPERTY

A substantial corner building comprising a **Large Ground Floor Double Shop** with **Basement** plus internal and separate front access to **Ancillary Storage** at first floor level.

There is a secondary retail entrance in King Street, a goods lift plus rear service access.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	43'5"
Internal Width	43'0"
Shop Depth	71'9"
Built Depth	100'0"
Sales Area	Approx 3,050 sq ft
Store Area	Approx 650 sq ft

Basement Storage

Area	Approx 85 sq ft
------	-----------------

First Floor Ancillary Storage

Area	Approx 3,050 sq ft
4 WCs	

Total Area

Approx 6,835 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease to **Robert Dyas Holdings Ltd (having 94 branches)** (T/O for Y/E 31/03/18 **£123.9m, Pre-Tax Loss £918,000 and Shareholders' Funds £9.9m**) for a term of 15 years from 2nd November 2006 at a current rent of **£65,000 per annum** exclusive.

***Reserve below £750,000**

6 week completion



View towards the Property



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£65,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and Steven Grossman

Vendor's Solicitors

Bevan Kidwell LLP
Tel: 020 7843 1820 Ref: Peter Scammell
Email: peter@bevankidwell.com

For legal documents, please refer to page 8 of this catalogue
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*Refer to points 9 and 10 in the 'Notice to all Bidders' page



SITUATION

Located close to the junction with High Street, opposite **Lloyd's Bank** and **Nando's** and amongst such multiples as **William Hill** and a host of local traders as well as being just a short walk from Epsom Train Station (South Western Railway and Southern Lines).

In addition, the property is just a few yards from the multiple retailers in the High Street which include **Pret A Manger**, **Starbucks**, **McDonald's**, **Santander** and **JD Sport**.

Epsom is a busy and prosperous suburban town located approx. 7½ miles south of Kingston-upon-Thames and 16 miles south-west of central London and enjoys excellent road access via the M25 (Junction 9) and the A24.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'10"
Internal Width	14'5"
Shop Depth	37'1"
Built Depth	40'4"

First Floor Ancillary

Area	Approx 475 sq ft
WC	



VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **J. & S. Joshi as a Health Food Shop** for a term of 42 years from 25th March 1979 at a current rent of **£20,000 per annum** exclusive.

Note: The lessees have been in occupation for over 30 years.

£20,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and Steven Grossman

Vendor's Solicitors

Taylor Rose TTKW
Tel: 020 3540 4444 Ref: Daniel Zysblat
Email: daniel.zysblat@taylor-rose.co.uk

For legal documents, please refer to page 8 of this catalogue
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SITUATION

Located on this predominantly residential road, only 100 yards from the multiple shopping in High Street East with multiples such as **Ladbrokes, Lloyds Bank, H&T Pawnbrokers, Costa, Heron Foods** and just a short walk from Wallsend Metro Station.

Wallsend is a major suburb of North Tyneside, situated approx. 4 miles east of Newcastle City Centre and approx. 2 miles west of the A19 and Tyne Tunnel.

PROPERTY

Two adjoining mid-terraced intercommunicating houses which have been converted into a modern **Dental Surgery** planned across ground, first and second floor levels. In addition, there is a **30' Deep Garden** at the rear of each property.

ACCOMMODATION

Ground Floor	GIA Approx.	1,425 sq ft
First Floor	GIA Approx.	1,170 sq ft
Second Floor	GIA Approx.	850 sq ft
Total	GIA Approx.	3,445 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease to **Whitecross Dental Care Ltd (see Tenant Profile)** for a term of 15 years from 1st October 2012 at a current rent of **£30,000 per annum** exclusive.

Rent Review and Tenant's Break 2022 (See Note 1)



VAT is NOT applicable to this Lot

FREEHOLD

TENANT PROFILE

Whitecross Dental Care Ltd are part of the Mydentist Group who are Europe's largest dental care provider with a 600+ network of practices. Visit www.mydentist.co.uk

Note 1: The Lessees have intimated that they may be prepared to remove the break clause for a premium to be agreed.

Note 2: There would be potential to convert the property back into 2 houses in the future, subject to planning.

Note 3: A 4 bed house at No. 47 Laburnum Avenue sold in July 2018 for £173,000.

£30,000 per annum

The Surveyors dealing with this property are **Jonathan Ross** and **Joshua Platt**

Vendor's Solicitors

Taylor Rose TTKW
Tel: 020 3540 4444 Ref: Daniel Zysblat
Email: daniel.zysblat@taylor-rose.co.uk

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SITUATION

Close to the junction with York Road, in this retail parade located opposite the highly regarded Merchant Taylors' Independent School and just 200 yards from the town centre, on this main road (A565) which links Crosby with Liverpool city centre.

Crosby is a major commuter town located approx. 7 miles north of Liverpool and 11 miles south of Southport, enjoying easy access to the M57 and M58 motorways via the A5758.

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** and **Basement** with separate front access 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 Shop & Basement	Ground Floor Shop Gross Frontage 18'7" Internal Width 14'7" Shop Depth 59'4" Built Depth 73'9" 2 WCs Basement Area Approx. 310 sq ft	HSI Properties Limited (Estate Agents)	20 years from 22nd June 2012 (by way of a reversionary lease expiring on and including 21st June 2032)	£6,200	Limited Repairing & Insuring by way of service charge (Law Society Lease) Rent Review 2027
First & Second Floor (2 Flats)	Not inspected	Palamarl Limited	Each to be 125 years from completion	£200 (£100 per flat)	Each FRI by way of service charge
				Total: £6,400	

£6,400 per annum

The Surveyors dealing with this property are **Elliott Greene** and **Jonathan Ross**

Vendor's Solicitors

Memery Crystal
Tel: 020 7242 5905 Ref: David O'Dwyer
Email: dodwyer@memerycrystal.com

For legal documents, please refer to page 8 of this catalogue
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SITUATION

Located in the town centre on this pedestrianised retail thoroughfare opposite **Ladbrokes** adjacent to **CEX** and amongst such multiples as **Subway**, **Age UK**, **Cash Generator**, **M&S** and a host of local traders. Blackburn lies on the main A666 midway between Preston and Burnley, enjoying easy access to the M65 and M6 motorways.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'5"
Internal Width	16'10"
Shop Depth	46'2"
Built Depth	62'2"
Sales Area	Approx 670 sq ft
Store Area	Approx 245 sq ft

First Floor Ancillary

Area	Approx 810 sq ft
2 WCs	

VAT is NOT applicable to this Lot

FREEHOLD



TENANCY

The entire property is let on a full repairing and insuring lease to **Cancer Research UK (having approx. 600 branches)** for a term of 10 years from 20th January 2017 at a current rent of **£10,000 per annum** exclusive.

Rent Review and Tenant's Break 2022

£10,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

Penman Sedgwick LLP
Tel: 01923 225 212 Ref: Stephen Carew
Email: scarew@penmansedgwick.com

For legal documents, please refer to page 8 of this catalogue
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SITUATION

Located within this gated development, close to the multiple shopping facilities and local amenities on Willesden Green High Road and being within ½ mile of several schools.

Brondesbury Park is a popular suburb approx. 4½ miles north-west of central London benefitting from excellent transport links via Brondesbury Park Station (Overground), Willesden Green Station (Jubilee), both of which are only a 10 minute walk away as well as being close to the Edgware Road (A5) which provides direct road access into the West End.

PROPERTY

A mid terrace building comprising a **4 Bed House** planned over three floors together with a rear garden.

The property includes:

- Double glazing
- Gas central heating
- Oven, hob, dishwasher, washing machine & fridge/freezer
- Video Entry Phone
- Garage ([see Note 1](#)) and off-street parking

In addition, the property benefits from use of a communal gym, swimming pool, jacuzzi and sauna.

VAT is NOT applicable to this Lot

FREEHOLD offered with **VACANT POSSESSION**

ACCOMMODATION (measurements to maximum points)

Ground Floor

Kitchen/Diner	15'6"	×	12'7"
Utility Room	5'8"	×	6'4"
Conservatory	8'11"	×	9'9"
Integral Garage	8'6"	×	19'10"

WC

First Floor

Bedroom 1	15'7"	×	10'9"
with Ensuite Shower/WC	5'6"	×	8'5"
Living Room	5'7"	×	16'5"

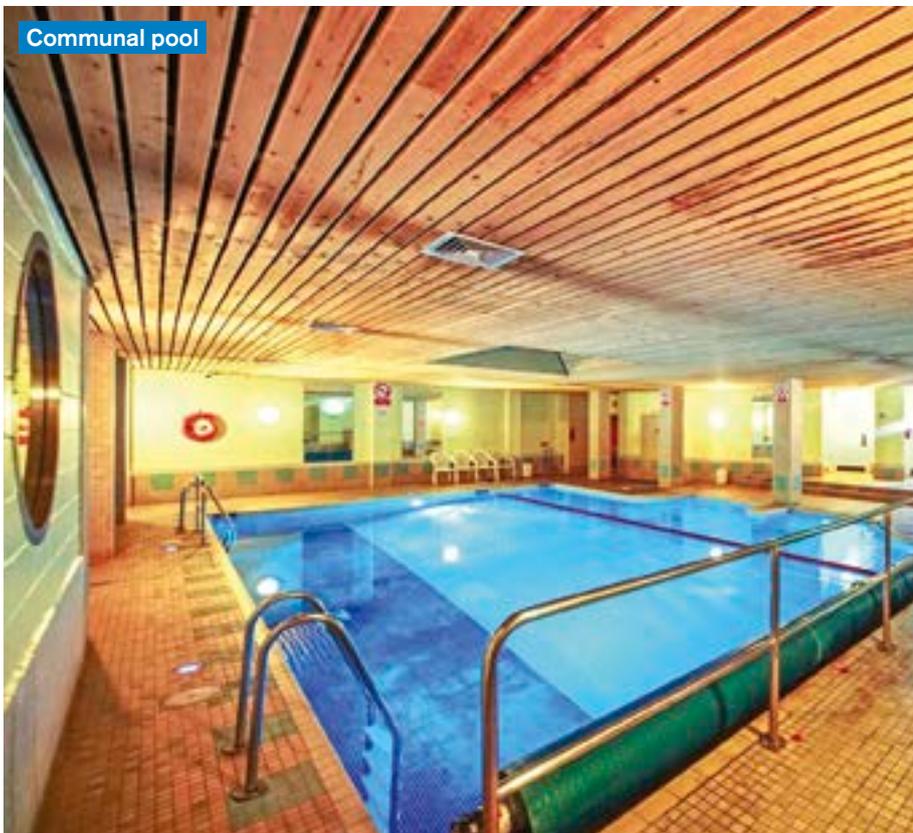
Second Floor

Bedroom 2	9'1"	×	16'8"
with Ensuite Bathroom/WC	6'1"	×	8'9"
Bedroom 3	12'8"	×	6'5"
Bedroom 4	12'8"	×	8'10"
Bathroom/WC	6'1"	×	6'5"

GIA Approx. 1,695 sq ft

Note 1: As per other houses in this development, there is potential to convert the garage into additional living accommodation, subject to obtaining the necessary consents.

Note 2: A similar size house at no. 12 Honeyman Close is currently on the market for £1,025,000.



Communal pool



Communal gym

Vacant 4 Bed House

The Surveyors dealing with this property are
Joshua Platt and **Steven Grossman**

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Vendor's Solicitors

GD Property Solicitors

Tel: 0161 952 4290 Ref: Anita Halai

Email: anita@gdlegal.co.uk



SITUATION

Occupying a busy pedestrianised trading position, opposite **Savers** and close to **Poundland, Sainsbury's, Pizza Express, Ladbrokes, Barclays** and many others.

Poole is located approx. 30 miles south-west of Southampton, 5 miles west of Bournemouth and benefits from good road links via the A35 and Ringwood Road which links with the A31 and M27.

PROPERTY

Comprising a **Ground Floor Shop** with separate rear access via a front passageway to a **Self-Contained Flat** above. There is a rear service road via Prosperous Street.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'4" Internal Width 15'6" Shop Depth 57'7" Built Depth 74'6" Sales Area Approx. 890 sq ft WC	D. T. Husband t/a Frontline (Army Surplus Store having 2 branches)	5 years from 27th May 2012 (In occupation for over 30 years)	£14,000	FRI (subject to a schedule of condition). Holding over. A new 10 year lease agreed (subject to contract) at £14,000 p.a. with review and break at end of year 5 awaiting signature.
First Floor Flat	3 Rooms, Kitchen, Bathroom/WC Plus Attic Room	Individual	1 year from 31st March 2014	£7,800	AST Holding over. £750 Rent Deposit held.
				Total: £21,800	

Joint Auctioneers

Brickman Yale
Tel: 020 369 5640 Ref: Jonathan Brickman
Email: jbrickman@brickman-yale.co.uk

Vendor's Solicitors

OGR Stock Denton LLP
Tel: 020 8349 0321 Ref: Clive Waller
Email: cwall@ogrstockdenton.com

£21,800 per annum

The Surveyors dealing with this property are
John Barnett and Joshua Platt

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SITUATION

Located close to the junction with Glovers Lane in this busy local trading position amongst such multiples as **Lidl, Co-Op Funeralcare, McColls, Post Office** and **Betfred** and serving the surrounding residential area only 1 mile north of Bexhill Town Centre.

Bexhill-on-Sea is a popular coastal town approx. 5 miles west of Hastings and 12 miles east of Eastbourne.

PROPERTY

Forming part of a terraced parade comprising a **Ground Floor Shop**. There is a rear service road with vehicular access for unloading.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'0"
Internal Width	17'0"
Shop Depth	22'11"
Built Depth	30'7"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 22nd January 2016 at a peppercorn ground rent.

View towards the property



TENANCY

The property is let on a full repairing and insuring lease to **Ms E. Serra as a Bakery/Sandwich Bar** for a term of 15 years from 1st June 2018 at a current rent of **£8,000 per annum** exclusive.

Rent Reviews 2021 and 3 yearly

£8,000 per annum

The Surveyors dealing with this property are **Jonathan Ross** and **Zac Morrow**

Vendor's Solicitors

Metcalf Copeman & Pettefar
Tel: 01733 865 880 Ref: Jonathan Burton
Email: jonathan.burton@mcp-law.co.uk

For legal documents, please refer to page 8 of this catalogue
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No. 12 - Rear first floor flat

SITUATION

Located in this highly sought after residential area close to Gladstone and Roundwood Parks being under 100 yards from the multiple shopping and restaurant facilities on the High Road which include **Barclays, Sainsbury's, Domino's, Costa Coffee, Paddy Power, Ladbrokes** and many others.

The property is also just a short walk from Willesden Green Station (Jubilee Line) and lies approx. 5 miles north-west of central London.

PROPERTY

Forming part of an attractive semi-detached house comprising an unmodernised **Self-Contained 1 Bed Flat** at rear first floor level with uPVC windows and gas central heating (not tested).

ACCOMMODATION (measurements to maximum points)

First Floor Flat

Bedroom	11'1"	×	10'2"
Living Room	12'6"	×	11'0"
Kitchen	9'1"	×	5'11"
Bathroom/WC	9'4"	×	4'8"

GIA Approx. 400 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of approx. 158½ years from 3rd June 2019 (expiring 31st December 2177) at a peppercorn ground rent Plus a share of Freehold.

Offered with Vacant Possession

Vacant 1 Bed Flat

The Surveyors dealing with this property are **Jonathan Ross** and **Joshua Platt**

Vendor's Solicitors

Seddons LLP
Tel: 020 7725 8000 Ref: Paul Pierides
Email: paul.pierides@seddons.co.uk

For legal documents, please refer to page 8 of this catalogue
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***Refer to points 9 and 10 in the 'Notice to all Bidders' page**



SITUATION

Close to the junction with Burnett Avenue, nearby a **Tesco Express** and amongst a host of local traders all serving the surrounding residential area. Christchurch is an attractive coastal town lying approx. 5 miles east of Bournemouth.

VAT is NOT applicable to this Lot

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to **2 Self-Contained Flats** at rear ground and first floor level. There is also front forecourt parking for 1 car.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 15'2" Internal Width 10'8" Built Depth 14'7" Kitchenette, WC	Blue Homes (Poole) Ltd (Property Developers)	5 years from 1st May 2019	£4,200	FRI – Law Society Lease
Rear Ground Floor Flat	Bedroom, Living Room/Kitchen, Shower/WC	Individual	125 years from 1st January 2017	£200	FRI Rent increases 10 yearly by RPI
First Floor Flat	Bedroom, Living Room/Kitchen, Bathroom/WC	Barton Estates UK Ltd	125 years from 1st January 2017	£150	FRI Rent increases 10 yearly by RPI
				Total: £4,550	

Note: In accordance with s.5A of the Landlord & Tenant Act 1987, Notices have been served on the lessees at £39,750 and they have not reserved their rights of first refusal.

£4,550 per annum

The Surveyors dealing with this property are **Jonathan Ross** and **Steven Grossman**

Vendor's Solicitors

Aldridge Brownlee Solicitors LLP
Tel: 01202 526 343 Ref: Owen Baker
Email: owen.baker@absolicitors.com

For legal documents, please refer to page 8 of this catalogue
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SITUATION

Located just off the A4 Bath Road at the end of a cul-de-sac backing onto the Laggar Sports Ground within this residential area. Corsham lies approx. 3 miles west of Chippenham and 8 miles east of Bath.

PROPERTY & ACCOMMODATION

Comprising **43 lock-up Garages** arranged in 4 rows on a site of approx. **0.53 acres**.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: There may be potential for residential redevelopment, subject to planning.



43 Vacant Garages

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

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Vendor's Solicitors

Marsden Rawsthorn
Tel: 01772 799 600 Ref: Nicola Fairhurst
Email: nfairhurst@marsdenrawsthorn.com



SITUATION

Located in a rear service road, accessed off Westpole Avenue, serving this well-known retail parade on the east side of Cockfosters Road in this affluent and highly sought-after suburb of north London. Cockfosters is located some 10 miles north of central London enjoying good transport links via Cockfosters Underground Station (Piccadilly Line) which lies some 400 yards from the subject property.

PROPERTY & ACCOMMODATION

Comprising a **Lock-up Garage** and a **Single Storey Store Building** on a **Site Area of approx. 900 sq ft.**

Garage

External Width 9'1"
External Depth 15'9"

Store Building

External Width 9'8" (max)
External Depth 22'2"

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION



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Vacant Garage & Vacant Store Building

The Surveyors dealing with this property are
Elliott Greene and **Jonathan Ross**

For legal documents, please refer to page 8 of this catalogue

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Vendor's Solicitors

Cavendish Legal Group
Tel: 020 8340 0091 Ref: N. Pelmont
Email: n.pelmont@clglaw.co.uk



SITUATION

Located in this quiet residential street, running between Old Church Lane and Lansdowne Road, less than 3/4 of a mile from Stanmore town centre and within close proximity to Stanburn Primary School. Stanmore is a prosperous suburb of north London, located between Edgware and Hatch End enjoying excellent transport links via Stanmore and Canons Park Underground Stations (Jubilee Line) and nearby the A41 and the M1 (Junction 4), approximately 10 miles from central London.

PROPERTY

Comprising a mid-terrace **2 Bed House** planned on ground and first floors. The property includes **Front and Rear Gardens** and a separate **Garage**.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Living/Dining Room	13'2"	×	16'3"
Kitchen	8'11"	×	10'7"

First Floor

Bedroom 1	13'2"	×	10'10"
Bedroom 2	13'2"	×	9'4"
Bathroom/WC	7'0"	×	5'6"

GIA Approx. 715 sq ft plus Garage



VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: The house is currently let on an AST but the tenants will be vacating prior to completion – refer to the Special Conditions of Sale.

Vacant 2 Bed House

The Surveyors dealing with this property are
Elliott Greene and Joshua Platt

Vendor's Solicitors

Humfrys & Symonds
Tel: 01432 276 276 Ref: Sally Watkins
Email: sally.watkins@hslaw.legal

For legal documents, please refer to page 8 of this catalogue
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SITUATION

Located on the south side of Whitchurch Lane, close to the junction with Winton Gardens in this popular residential area, less than 1/2 a mile from the shopping facilities of Edgware town centre. Edgware lies approximately 10 miles north-west of central London with good access to the M1 and M25 motorways.

PROPERTY

A Semi-Detached House comprising **2 Self-Contained Flats** with a **Garden** at the rear and a **Garage**.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 128a (First Floor Flat)	Not inspected – Believed to be 3 Rooms, Kitchen, Bathroom/WC and part of Garden	Individual(s)	99 years from 25th March 1971	£30	FRI Valuable Reversion in approx. 50¾ years.
No. 128b (Ground Floor Flat)	Not inspected – Believed to be 2 Rooms, Kitchen, Bathroom/WC and part of Garden	Individual(s)	99 years from 25th March 1971	£15.75	FRI Valuable Reversion in approx. 50¾ years.
				Total: £45.75	

Note: In accordance with section 5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees – refer to Auctioneers.

£45.75 p.a. **Plus 2 Valuable Reversions**

The Surveyors dealing with this property are
Elliott Greene and **Steven Grossman**

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Vendor's Solicitors

Macrory Ward
Tel: 020 8440 3258 Ref: Martina Ward
Email: martina@macroryward.co.uk

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 'Online Catalogue' at barnettross.co.uk

Lot	Address	EPC Asset Rating
1	64 The Broadway, Stoneleigh, Surrey KT17 2HS	D (Shop)
2	87 & 89 Magdalen Way, Gorleston-on-Sea, Norfolk NR31 7AA	D, C, F
3	3 Russell Parade, Russell Hill Road, Purley, Surrey CR8 2LE	D, D
5	3, 4, 5 & 6 Harley Place, Marylebone, London W1G 8QD	G
6	17/17a Tolworth Broadway, Tolworth, Surrey KT6 7DJ	D
7	19/19a Tolworth Broadway, Tolworth, Surrey KT6 7DJ	D, C
8	5a Bank Street, Newquay, Cornwall TR7 1EP	F, C
9	27/27a Tolworth Broadway, Tolworth, Surrey KT6 7DJ	G
10	29/29a Tolworth Broadway, Tolworth, Surrey KT6 7DJ	E
11	137 High Street, Poole, Dorset BH15 1AS	C
12	112–114 High Street, Edgware, Middlesex HA8 7HF	C, B, D, D, D, E
13	11 High Street, Godstone, Surrey RH9 8LS	D, C, C, D, C
14	61 High Street, Willington, Crook, County Durham DL15 0PF	C
15	123 Abbey Street, Nuneaton, Warwickshire CV11 5BZ	E
16	32 Bowsher Court, Ware, Hertfordshire SG12 7EB	B
17	704 High Road, North Finchley, London N12 9QL	D
18	2, 4, 6, 8, 10 & 12 Boar Lane & 21/21a Castle Gate, Newark, Nottinghamshire NG24 1AJ	G, G, F, D
19	10a, 10b & 10c Earlham House, Earlham Road, Norwich, Norfolk NR2 3PD	D
20	39 & 39a High Street, Littlehampton, West Sussex BN17 5EG	E
21	103A & B Rosendale Road, West Dulwich, London SE21 8EZ	C, D
22	314 Oxford Road, Reading, Berkshire RG30 1AD	D
23	21 Crouch Hill, Stroud Green, London N4 4AB	C
24	1a Belmont Buildings, High Street, Crowborough, East Sussex TN6 2QB	D
25	103 & 103A Station Road, Birchington, Kent CT7 9RE	C, E
26	376 Shirley Road, Shirley, Southampton, Hampshire SO15 3HY	C
27	8 Market Street, Guildford, Surrey GU1 4LB	E
29	62/62a Devonshire Road, Bexhill-on-Sea, East Sussex TN40 1AX	D
31	1 Waterloo Road, Epsom, Surrey KT19 8AY	D
32	16/18 Laburnum Avenue, Wallsend, Tyne & Wear NE28 8HQ	C
33	81 Liverpool Road, Crosby, Liverpool, Merseyside L23 5TD	C, G, F
35	39 Honeyman Close, Brondesbury Park, London NW6 7AZ	C
37	48 Ninfield Road, Sidley, Bexhill-on-Sea, East Sussex TN39 5AB	F
39	246 Barrack Road, Christchurch, Dorset BH23 2BH	D
42	12 Alcuin Court, Old Church Lane, Stanmore, Middlesex HA7 2RU	D

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email info@barnettross.co.uk.

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 7 Cadbury Close, Whetstone, London, N20 9BD.
- 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/offeror 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/offeror 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'.

July 2018

Barnett Ross Results 16th May 2019

Lot	Property	Sale Price	Available Price (Subject to contract)	Lot	Property	Sale Price	Available Price (Subject to contract)
1	136 Shenley Road, Borehamwood, Hertfordshire WD6 1EF	£556,000		26	55 High Street, Woburn Sands, Buckinghamshire MK17 8QY	£190,000	
2	287 Wood Lane, Dagenham, Essex RM8 3NH	£178,000		27	177A-179 High Street, Erdington, West Midlands, B23 6SY	£660,000	
3	141/141A Deans Lane, Edgware, Middlesex HA8 9NY	£425,000		28	3 & 3A High Street, Ware, Hertfordshire SG12 9BP		£349,000
4	2-4 Crayford High Street, Crayford, Kent DA1 4HG		£67,500	29	McColl's, Lakeland Avenue, Seacliffe, Whitehaven, Cumbria CA28 9PR	£133,000	
5	124-126 Station Road, Hadfield, Glossop, Derbyshire SK13 1AJ		£140,000	30	1 & 3 Mill Street and 7 & 9 Duke Street, Congleton, Cheshire CW12 1AP	Sold Prior	
6	Tonge Bridge Garage & Adjoining Land, Hypatia Street, Bolton, Lancashire BL2 6AA	Sold After		31	62 King Street & 34-36 Lowther Street, Whitehaven, Cumbria CA28 7JS	Sold Prior	
7	Land at Tonge Bridge Industrial Estate, Tonge Bridge Way, Bolton, Lancashire BL2 6BD	Sold After		32	17 Briar Crescent, Northolt, Middlesex UB5 4NB	£376,000	
8	Unit 47 Tonge Bridge Industrial Estate, Tonge Bridge Way, Bolton, Lancashire BL2 6BD		£170,000	33	74 & 75 London Road, King's Lynn, Norfolk PE30 5EU	£225,000	
8A	Unit 49 Tonge Bridge Industrial Estate, Tonge Bridge Way, Bolton, Lancashire BL2 6BD		£220,000	34	Flat 13, Fortis Court, Fortis Green Road, Muswell Hill, London N10 3BH	Sold Prior	
9	Unit 51 & Land, Tonge Bridge Industrial Estate, Tonge Bridge Way, Bolton, Lancashire BL2 6BD		£270,000	35	1-2 Ivy Close, South Harrow, Middlesex HA2 8RX	£15,500	
10	Kendal Court, 63 The Ridgeway, Chingford, London E4 6RA	£55,000		36	3-4 Ivy Close, South Harrow, Middlesex HA2 8RX	£90,000	
11	74A Elm Park Road, Finchley, London N3 1EB	£350,000		37	5-6 Ivy Close, South Harrow, Middlesex HA2 8RX	£13,000	
12	Unit B, Salt Walk, Union Court, Union Street, Burton-on-Trent, Staffordshire DE14 1AA	£183,000		38	7-8 Ivy Close, South Harrow, Middlesex HA2 8RX	£2,600	
13	32 Bethcar Street, Ebbw Vale, Blaenau Gwent NP23 6HQ	£350,000		39	9-10 Ivy Close, South Harrow, Middlesex HA2 8RX	£35,000	
14	32 Caerphilly Road, Cardiff, South Glamorgan CF14 4AF	£100,000		40	11-12 Ivy Close, South Harrow, Middlesex HA2 8RX	£75,000	
15	4 & 4b High Street, Lye, Stourbridge, West Midlands DY9 8JT	Sold After		41	13-14 Ivy Close, South Harrow, Middlesex HA2 8RX	£15,000	
16	314 Whitehorse Road, Croydon, Surrey CR0 2LE	£263,000		42	15-16 Ivy Close, South Harrow, Middlesex HA2 8RX	£35,000	
17	62/62a Devonshire Road, Bexhill-on-Sea, East Sussex TN40 1AX		Refer	43	17-18 Ivy Close, South Harrow, Middlesex HA2 8RX	£16,000	
18	109 High Street, Barnet, Hertfordshire EN5 5UZ	£736,000		44	19-20 Ivy Close, South Harrow, Middlesex HA2 8RX	£52,000	
19	51 High Street, Spilsby, Lincolnshire PE23 5JH	£99,000		45	21-22 Ivy Close, South Harrow, Middlesex HA2 8RX	Sold Prior	
20	44 Oldhill Street, Stamford Hill, London N16 6NA	Sold After		46	23-24 Ivy Close, South Harrow, Middlesex HA2 8RX	£44,000	
21	435 & 437 Hornsey Road, Upper Holloway, London N19 4DX		£440,000	47	25-26 Ivy Close, South Harrow, Middlesex HA2 8RX	£39,000	
22	111 Blackheath Road, London SE10 8PD	Sold After		48	27-28 Ivy Close, South Harrow, Middlesex HA2 8RX	Sold Prior	
23	Flat 7, Vicarage Court, 38-40 Holden Road, Woodside Park, London N12 7DN		£522,500	49	29-30 Ivy Close, South Harrow, Middlesex HA2 8RX	£14,250	
24	352 Lordship Lane, Dulwich, London SE22 8LZ	£245,000		50	31-32 Ivy Close, South Harrow, Middlesex HA2 8RU	£13,000	
25	15 Hall Gate, Doncaster, South Yorkshire DN1 3NA	Sold Prior		51	315-317 Eastcote Lane, South Harrow, Middlesex HA2 8RU	£39,000	
				52	319-321 Eastcote Lane, South Harrow, Middlesex HA2 8RU	£20,000	
				53	323-325 Eastcote Lane, South Harrow, Middlesex HA2 8RU	£65,000	

83%
sale

54 lots offered / 45 lots sold / Total raised £8,159,850

Memorandum

Auction 17th July 2019

LOT	.....	Date	.....
Property	..... .....	
Vendor	.....	
Purchaser	.....	
Address	..... .....	
Postcode	.....	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 **Purchase Price**.
This Agreement is subject to the General 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

.....

Contact Name

.....

If signing on behalf of the **Purchaser**, please complete the following:

Name of Bidder

.....

Address

.....
.....

Telephone

.....

Capacity

.....

Following auction

Tuesday 29th October 2019

To enter your lots, please contact

John Barnett FRICS	jbarnett@barnettross.co.uk
Jonathan Ross MRICS	jross@barnettross.co.uk
Steven Grossman MRICS	sgrossman@barnettross.co.uk
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**Barnett
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