

**Barnett
Ross**

Auctioneers

**Note change
of venue**

Auction

Tuesday 29th October 2019
commencing at 12pm

Venue:

The Montcalm Hotel
34–40 Great Cumberland Place
Marble Arch
London W1H 7TN

Auctioneers:

John Barnett FRICS
Jonathan Ross MRICS

T: 020 8492 9449

Current Auction:

Tuesday 29th October 2019

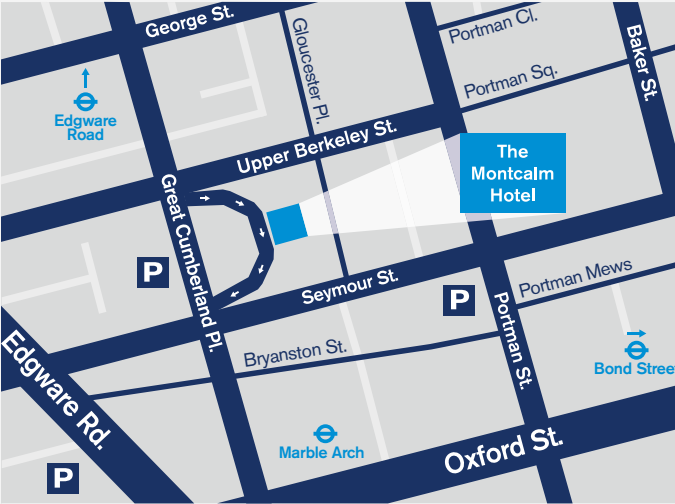
Forthcoming Auctions:

Tuesday 17th December 2019

Thursday 27th February 2020

Thursday 14th May 2020

Tuesday 29th October 2019



The Montcalm Hotel
34–40 Great Cumberland Place
Marble Arch
London W1H 7TN

commencing at 12pm

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Notice to all Bidders

1. **Please note the General Conditions of Sale which are included with this catalogue and the Special Conditions of Sale which are available on request.** An Addendum will be made available on the Auction Day and the bidder should check whether the lot which he/she is interested in bidding for is included.
2. Prospective purchasers are assumed to have inspected the properties in which they are interested and to have made all usual pre-contract searches and enquiries.
3. The successful Bidder is **Bound under Contract as soon as the Auctioneer's gavel falls** on his/her final bid. Immediately thereafter the successful Bidder will be handed a Form to fill out supplying details of his/her name and address together with (if different) the name and address of the purchaser and those of his/her solicitors. He/she must also supply a **cheque for the deposit**, which we will hold at our office. **The bidder will be given our bank account details and must arrange to transfer the deposit monies to our client bank account the following day by way of a 'same day CHAPS payment.'** Once these funds are received we will shred your cheque.
4. The information from the Form will be used to complete a **memorandum of contract** similar to the one at the back of this catalogue which the **purchaser must sign and hand to the Auctioneer's staff prior to leaving the room.**
5. If the Purchaser's memorandum of contract is not signed, the Auctioneer, or any person authorised by them, will sign the memorandum of contract on behalf of the Bidder/Purchaser.
6. The Auctioneers endeavour to have copies of title documents, leases, licences etc. and a local search available for inspection at their offices and in the auction room. It is recommended that anyone wishing to inspect such documents should telephone first to ensure that the required documents are available.
7. **If any Bidders are intending to come to the Auction for a specific lot they are advised to check with the Auctioneers on the morning of the sale to ensure that the particular lot will be offered at the Auction as a lot can be sold or withdrawn at any time prior to being offered.**
8. Some plans or extracts from plans in this catalogue are based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office Crown Copyright reserved.
9. **Reserve**
The 'Reserve' is the minimum figure for which a property can be sold as agreed between the Seller and the Auctioneer. The 'Reserve' is not disclosed and remains confidential between the Seller and the Auctioneer.

Guide

Where a 'Guide' is stated, it is an indication of the Seller's current minimum acceptable price ('Reserve') at auction. A 'Guide' is published to assist prospective buyers in deciding whether or not to pursue a purchase. A 'Guide' does not represent an anticipated sale price or a valuation and the eventual sale price may be higher or lower. The sale price is determined at auction and as such cannot be predicted in advance.

The 'Guide' can be published as follows:

- a. 'Reserve below' which means the 'Reserve' will be below the shown amount.
 - b. A single price figure where the 'Reserve' is not to exceed it.
 - c. A single price figure with a + symbol where the 'Reserve' is not to exceed that figure by more than 10%.
 - d. A minimum and maximum price range where the 'Reserve' is to be within that range.
- The Seller's expectation as to the sale price may change during the marketing period as a result of interest received from prospective Buyers. Therefore, the Seller may increase or decrease the 'Reserve' at any time up to just before bidding commences. If the 'Reserve' becomes fixed at a level that makes the 'Guide' misleading, the Auctioneers will subsequently issue a revised 'Guide' as soon as is practicable. Accordingly, prospective bidders should monitor the 'Guide' with the Auctioneers prior to the Auction taking place via our website at **barnettross.co.uk**
10. In addition to the purchase price the Buyer or Bidder will be liable to pay Barnett Ross Ltd a non-refundable administration fee as specified on the Particulars of Sale and there may also be additional non-optional fixed or variable fees and costs. To establish the full cost of purchasing a property please inspect the special conditions of sale and all other documentation in the legal pack. Please also refer to the addendum at **barnettross.co.uk** for updates.
 11. **If a Bidder cannot attend the Auction and wishes to make a telephone or proxy bid, then arrangements should be made on a form available from the Auctioneers prior to the sale.**
 12. The purchaser is usually responsible for insurance on the property as and from exchange of contracts. We are usually aware of the existing cover and can often arrange cover immediately on the day at attractive rates.
 13. **Energy Performance Certificates (EPCs)** – The Asset Rating for the EPCs that were available for lots at the time the catalogue was printed are displayed in the 'EPC Appendix' at the rear of the catalogue. EPCs for all lots can be viewed by accessing the 'Request Legal Pack & EPC' facility displayed on each lot page on our On-line Catalogue.
 14. 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**
 15. **Please refer to page 5 in this catalogue for 'Proof of Identity' requirements.**



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 October 2019 Auction.

We are delighted to offer for sale 51 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 **Tuesday 29th October** at the **The Montcalm Hotel**.

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
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Auctioneer and Director
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Steven Grossman MRICS
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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 Tuesday 29th October 2019

Commencing 12.00pm

Lot

A	Unit 1, 375 Kensington High Street	Kensington	London W14
B	Unit 2, 375 Kensington High Street	Kensington	London W14
C	Unit 5, 375 Kensington High Street	Kensington	London W14
D	Unit 4A, 375 Kensington High Street	Kensington	London W14
1	6a The Parade, Trumpsgreen Road	Virginia Water	Surrey
2	125 Windmill Road	Croydon	Surrey
3	121 High Street, Gorleston	Great Yarmouth	Norfolk
4	126 Malden Road	New Malden	Surrey
5	27/27A Fairlight Road	Tooting	London SW17
6	29/29a Fairlight Road	Tooting	London SW17
7	59A Heath Road	Hounslow	Middlesex
8	458 Alexandra Avenue, Rayners Lane	Harrow	Middlesex
9	21 Church Street	Storrington	West Sussex
10	10C East Street	Epsom	Surrey
11	7/7a/7b Masons Avenue, Wealdstone	Harrow	Middlesex
12	1 & 3 Swan Square & 2 & 4 Moorland Road, Burslem	Stoke-on-Trent	Staffordshire
13	2/2a Holbrook Lane	Coventry	West Midlands
14	7 Booth Road	Colindale	London NW9
15	7 Queens Parade, Wolverhampton Road	Bloxwich	West Midlands
16	219 Old Christchurch Road	Bournemouth	Dorset
17	1 Broadway	West Ealing	London W13
18	10 Victoria Street	Wolverhampton	West Midlands
19	122/124 High Road	Willesden	London NW10
20	The Community Centre, Peacock Court, Ringlet Road	Hemel Hempstead	Hertfordshire
21	124–126 Station Road, Hadfield	Glossop	Derbyshire
22	110 Latchmere Road	Wandsworth	London SW11

Lot

23	35/37 Great Underbank	Stockport	Greater Manchester
24	9 & 10 Electric Parade	Surbiton	Surrey
25	25 & 35 High Street	Stanford-Le-Hope	Essex
26	582/582a & 582b Kingston Road	Raynes Park	London SW20
27	400/400A Ewell Road	Tolworth	Surrey
28	153 Avon Road	Cannock	Staffordshire
29	33–34 Fore Street	Trowbridge	Wiltshire
30	590, 590a & 590b Kingston Road	Raynes Park	London SW20
31	128 Hartley Brook Road	Sheffield	South Yorkshire
32	7–8 High Street	Wisbech	Cambridgeshire
33	248 Wickham Road, Shirley	Croydon	Surrey
34	21 Bridge Street	Llangefni	Isle of Anglesey
35	592/592a Kingston Road	Raynes Park	London SW20
36	594/596, 594a & 596a Kingston Road	Raynes Park	London SW20
37	7 Braddons Hill Road West	Torquay	Devon
38	64 King William Street	Blackburn	Lancashire
39	65 Front Street	Sacrison	County Durham
40	32 Bath Street	Bolton	Lancashire
41	4A Victoria Place	St. Austell	Cornwall
42	19 Commercial Street	Aberdare	Mid Glamorgan
43	10/12 Shropshire Street	Market Drayton	Shropshire
44	29 Reading Road, Pangbourne	Reading	Berkshire
45	3/3b Ocean Parade, Ocean Drive, Ferring	Worthing	West Sussex
46	4/4a Ocean Parade, Ocean Drive, Ferring	Worthing	West Sussex
47	Roadway & Land, Hallowell Gardens	Thornton Heath	Surrey

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.



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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Address

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

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Expiry date /

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Annual success rate in 2018

100%

100% auction in May 2018

£20.425m

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

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

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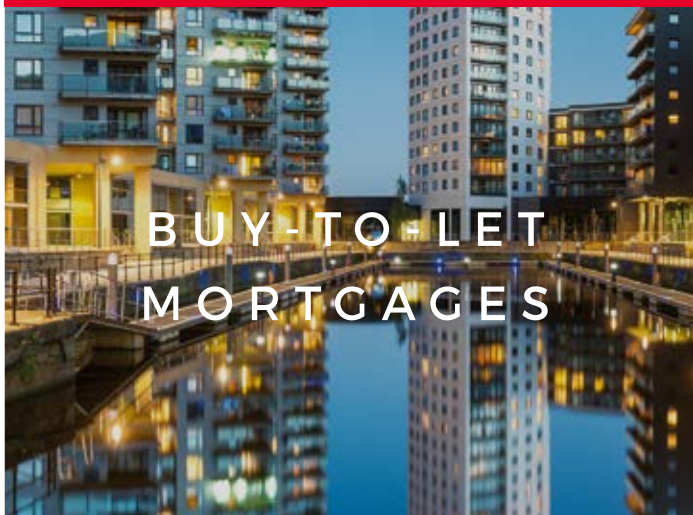
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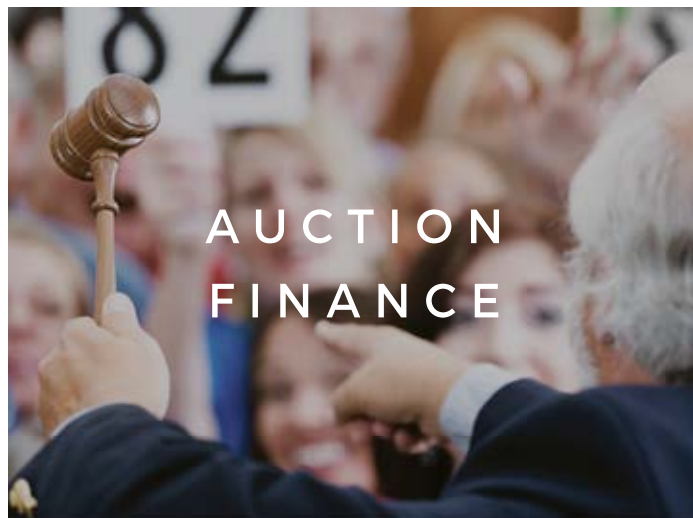
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Units 1, 2, 4A & 5,
375 Kensington High Street, Kensington, London W14 8QJ



4 Central London Commercial Investments
To be offered as 4 separate Lots
Each 999 year leasehold at a peppercorn ground rent

For sale by Public Auction

Date: To be offered at 1 pm on Tuesday 29th October 2019 (unless sold prior)
(Main Auction commences at 12 pm)

Venue: The Montcalm Hotel, 34-40 Great Cumberland Place, Marble Arch, London W1H 7TN

**Barnett
Ross**

Auctioneers

Auctioneers:

7 Cadbury Close,
Whetstone, London N20 9BD
Tel: 020 8492 9449

John Barnett FRICS: jbarnett@barnettross.co.uk

Steven Grossman: sgrossman@barnettross.co.uk



SITUATION

Located in the Royal Borough of Kensington and Chelsea, 375 Kensington High Street is situated in a prominent position on the south side of Kensington High Street at its junction with Warwick Road. The units serve an affluent residential population at the west end of Kensington High Street between Earls Court and Holland Park to the south and north respectively while also being situated opposite the London Olympia Hilton Hotel. The Olympia London Events Centre, which attracts 1.6m visitors annually has released proposals for a £700m investment programme to create 70,000 sq ft of co-working space and 600,000 sq ft of creative offices, is also within close proximity to the property.

Kensington Olympia Station (District Line and Overground) is just 5 minutes' walk away, with High Street Kensington Station (District & Circle Lines) approx. $\frac{3}{4}$ mile distant.

The properties are situated within the Award Winning 375 Kensington High Street Development, one of Berkeley Groups' most luxurious and premium developments.

Units 1, 2 & 4A offer frontage to Kensington High Street with Unit 5 fronting Radnor Terrace to the side of the development.

Occupiers in the vicinity of the property include Pizza Express, Costa Coffee and Sainsbury's with further established occupiers such as Waitrose, Nandos, Byron and Starbucks a short walk east up Kensington High Street.

The final phase of the St Edward Masterplan, Royal Warwick Square, is expected to further improve the vibrancy of the area. In addition, the redevelopment of the former Odeon Cinema, The Kensington, at the junction with Earls Court Road will deliver a new cinema, retail units, offices and residential apartments which will further enhance the west of Kensington High Street.



PROPERTY

Unit 1 (also known as Unit 1 Wolfe House, 389 Kensington High Street, London W14 8AZ) comprises an attractive glazed **Ground Floor Commercial Unit** (see Note 1) fronting Kensington High Street within this luxurious and premium award winning development.

Note 1: The Permitted Use in the 999 year lease includes Use Class A1, A2, A3, A4, A5, B1, B2, D1 & D2 (subject to certain excluded uses).

ACCOMMODATION

Ground Floor Commercial Unit

Gross Frontage	28'0"
Return Window Frontage	11'3"
Internal Width	24'6" narrowing to 20'6"
Unit Depth	21'6" (max)
Area	Approx. 406 sq ft incl. WC

VAT is applicable to this Lot

TENURE

Leasehold for a term of approx. 999 years from 10th June 2019 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease (by way of service charge) to **Fitaly Limited (Speciality Food Café – see Tenant Profile)** for a term of 10 years from 7th July 2017 (see Note 2) at a current rent of **£26,000 per annum** exclusive.

Rent Review (linked to RPI) and Tenant's Break 2022

Interior of Unit 1



Note 2: The lease excludes s.24–28 of the Landlord & Tenant Act 1954.

Note 3: There is a £15,600 (incl. VAT) Rent Deposit held.

TENANT PROFILE

Fitaly specialises in healthy, allergen-free whole foods based on the cuisine of Abruzzo in Italy, and serves a selection of healthy food, baked goods, coffee and smoothies.

Visit: www.fitalyfood.com

£26,000 per annum

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

Vendor's Solicitors

Brecher
Tel: 020 7563 1000 Ref: Peter Richards
Email: prichards@brecher.co.uk

For legal documents, please refer to page 8 in the main 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 in the main catalogue**



PROPERTY

Unit 2 (also known as Unit 2, Block D, 375 Kensington High Street, London W14 8QH) comprises an attractive glazed **Ground Floor Corner Commercial Unit** (see Note) fronting Kensington High Street within this luxurious and premium award winning development.

Note: The Permitted Use in the 999 year lease includes Use Class A1, A2, A3, A4, A5, B1, B2, D1 & D2 (subject to certain excluded uses).

ACCOMMODATION

Ground Floor Commercial Unit

Gross Frontage	42'0"
Return Window Frontage	14'8"
Internal Width	40'10"
Unit Depth	24'0" (max)
Area	Approx. 833 sq ft incl. Kitchenette & WC

VAT is applicable to this Lot

TENURE

Leasehold for a term of approx. 999 years from 10th June 2019 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease (by way of service charge) to **Jones Lang Lasalle Limited (Real Estate Services – see Tenant Profile)** for a term of 20 years from 30th November 2013 at a current rent of **£37,500 per annum** exclusive.

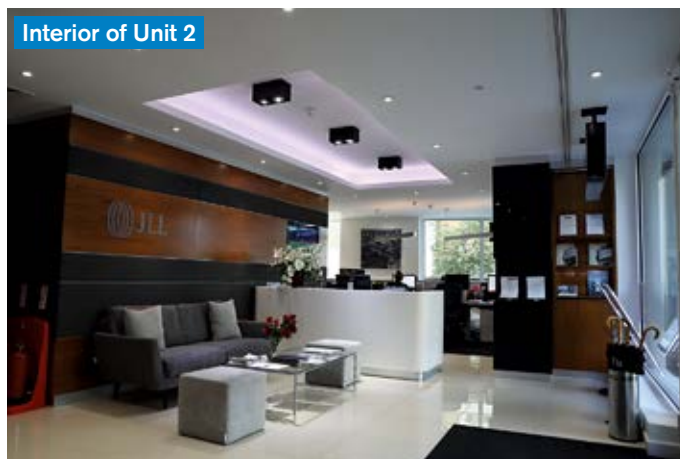
Rent Reviews 2023 and 2028

Tenant's Break 2023

£37,500 per annum

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

Interior of Unit 2



TENANT PROFILE

Jones Lang Lasalle are a world leader in real estate services. They buy, build, occupy and invest in a variety of assets including industrial, commercial, retail, residential and hotel real estate. From tech startups to global firms, JLL's clients span industries including banking, energy, healthcare, law, life sciences, manufacturing and technology. For Y/E 31/12/17, JLL reported a T/O of £404.3m, Pre-Tax Profits of £54.6m and Shareholders' Funds of £271.8m.

Visit: www.jll.co.uk

Vendor's Solicitors

Brecher
Tel: 020 7563 1000 Ref: Peter Richards
Email: prichards@brecher.co.uk

For legal documents, please refer to page 8 in the main 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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PROPERTY

Unit 5 (also known as Unit 5 Bridgeman House, 1A Radnor Terrace, London W14 8AZ) comprises an attractive glazed **Ground Floor Corner Commercial Unit** (see [Note 1](#)) which overlooks Radnor Terrace and adjacent to an attractive landscaped walk-way leading from Kensington High Street within this luxurious and premium award winning development.

Note 1: The Permitted Use in the 999 year lease includes Use Class A1, A2, A3, A4, A5, B1, B2, D1 & D2 (subject to certain excluded uses).

ACCOMMODATION

Ground Floor Commercial Unit

Gross Frontage	37'0"
Return Frontage	25'5"
Internal Width	35'6"
Unit Depth	23'5"
Area	Approx. 825 sq ft incl. WC

VAT is applicable to this Lot

TENURE

Leasehold for a term of approx. 999 years from 10th June 2019 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease (by way of service charge) to **Core Kensington Limited (Premium Pilates – see Tenant Profile)** for a term of 10 years from 5th January 2018 (see [Note 2](#)) at a current rent of **£35,000 per annum** exclusive.

Rent Review (linked to RPI) and Tenant's Break 2023

Interior of Unit 5



Note 2: The lease excludes s.24–28 of the Landlord & Tenant Act 1954.

Note 3: There is a £21,000 (incl. VAT) Rent Deposit held.

TENANT PROFILE

Core Kensington is a premium Pilates training company whose unique design embodies Joseph Pilates' philosophy of wellness and fitness. Their studio offers personal training sessions and small Pilates reformer classes powered by all-new, highest-calibre STOTT PILATES® equipment.

Visit: www.corekensington.co.uk

£35,000 per annum

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

Vendor's Solicitors

Brecher
Tel: 020 7563 1000 Ref: Peter Richards
Email: prichards@brecher.co.uk

For legal documents, please refer to page 8 in the main catalogue

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PROPERTY

Unit 4A (also known as Unit 4A Trinity House, 383 Kensington High Street, London W14 8AZ) comprises an attractive deep **Ground Floor Commercial Unit** (see [Note 1](#)) fronting Kensington High Street and within this luxurious and premium award winning development.

Note 1: The Permitted Use in the 999 year lease includes Use Class A1, A2, A3, A4, A5, B1, B2, D1 & D2 (subject to certain excluded uses).

ACCOMMODATION

Ground Floor Commercial Unit

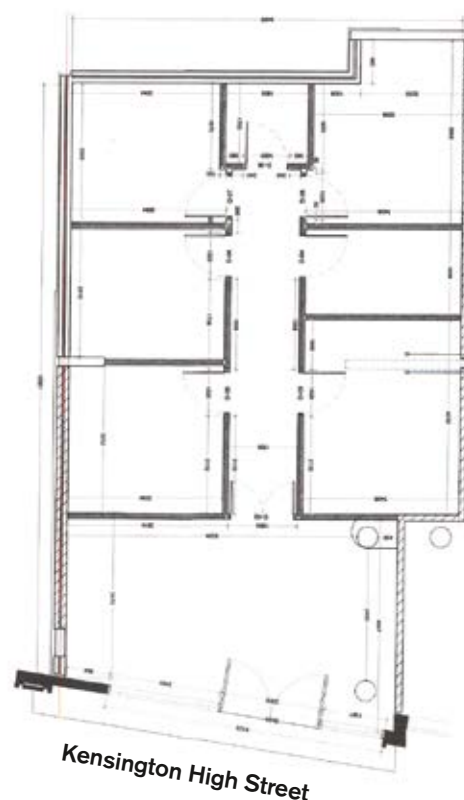
Gross Frontage	26'1"
Internal Width	23'7"
widening to	27'10"
Unit Depth	47'4"
Area	Approx. 1,205 sq ft incl. WC

VAT is applicable to this Lot

TENURE

Leasehold for a term of approx. 999 years from 10th June 2019 at a peppercorn ground rent.

Unit 4A Floor Plan:





TENANCY

The property is let on a full repairing and insuring lease (by way of service charge) to **Beyond Med Centre Ltd (Cosmetic Clinic – see Tenant Profile)** for a term of 25 years from 1st February 2018 (see Note 2) at a current rent of **£60,000 per annum** exclusive.

Rent Reviews (linked to RPI) and Tenant's Breaks 2023 and 5 yearly

Note 2: The lease excludes s.24–28 of the Landlord & Tenant Act 1954.

Note 3: There is a £36,000 (incl. VAT) Rent Deposit held.

TENANT PROFILE

The Beyond Med Centre is a family run cosmetic and plastic surgery group that has clinics in London, Dubai, Jeddah and Istanbul. The clinic was founded by consultant Otolaryngologist and ENT specialist Dr Bashar Bizrah, an internationally renowned expert in cosmetic treatment who has published works on facial plastic surgery. Dr Bizrah still guides the treatment approach as global head of all BMC services.

Visit: www.beyondmedcentre.co.uk

Interior of Unit 4A



£60,000 per annum

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

Vendor's Solicitors

Brecher

Tel: 020 7563 1000 Ref: Peter Richards

Email: prichards@brecher.co.uk

For legal documents, please refer to page 8 in the main catalogue

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Location Plan for each unit:



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SITUATION

Located close to the junction with Beechmont Avenue in this retail parade serving the surrounding residential area, approximately 1/2 a mile from Virginia Water Rail Station.

Virginia Water is a sought-after Surrey commuter town which is home to the prestigious Wentworth Estate and Wentworth Club, enjoying easy access to the M3 (Junction 2) and M25 (Junction 12) and lying approx. 20 miles south-west of central London.

PROPERTY

Forming part of a retail parade comprising a **2 Bed Flat** on the first floor, accessed at the rear via a communal balcony. In addition the property includes hatch access to a **Loft**, gas central heating (not tested) and a **Garage**.

VAT is NOT applicable to this Lot

ACCOMMODATION (measurements to maximum points)

First Floor Flat

Bedroom 1	14'2"	×	10'0"
Bedroom 2	10'5"	×	7'8"
Living Room	15'5"	×	13'8"
Kitchen	14'1"	×	7'1"
Bathroom/WC	8'1"	×	5'0"

GIA Approx. 630 sq ft plus Loft and Garage

TENURE

Leasehold for a term of 125 years from 25th December 2008 (thus having approx. 114 years unexpired) at a current ground rent of £100 p.a. rising by £25 every 25 years.

Offered with Vacant Possession

Vacant 2 Bed Flat

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

Joint Auctioneers

Chancellors, 11 Station Parade, Virginia Water,
GU25 4AB Tel: 01344 843 555 Ref: S.Aldridge
Email: steven.aldrige@chancellors.co.uk

Vendor's Solicitors

Taylor Walton Solicitors
Tel: 01582 731 161 Ref: Steve Griffiths
Email: steve.griffiths@taylorwalton.co.uk

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

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SITUATION

Located in this retail parade, opposite Croydon Police Centre, amongst a host of local traders and adjoining Wilford Road Recreation Ground. Croydon centre is less than a mile to the south. Croydon is a principal retail centre approx. 10 miles to the south of central London being adjacent to the A23 which gives direct access to the National Motorway Network via the M23 and M25.

PROPERTY

A corner building comprising a **Ground Floor Shop** (originally a Fish and Chips, more recently a Takeaway) with separate side access to a **Self-Contained Flat** at ground and first floor levels. In addition, there is a rear pre-fabricated double garage now used for storage. There is gas central heating (not tested).

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'0"		
Internal Width	15'3"		
Shop Depth	27'8"		
Prep Room	21'0"	×	15'0"
WC			
Rear Store	16'4"	×	15'3"

Ground & First Floor Flat

Ground Floor: Kitchen, Bathroom/WC
First Floor: 3 Rooms



VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: There is potential to add a second floor, subject to obtaining the necessary consents.

Note 2: The side parking area to Windmill Grove is not included in the Title, but has been used for parking for many years.

Vacant Shop and Flat

The Surveyors dealing with this property are
John Barnett and Zac Morrow

For legal documents, please refer to page 8 of this catalogue
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Vendor's Solicitors

Kirk & Partners
Tel: 020 8850 2484 Ref: Hugh Lewis
Email: hughlewis@kirkandpartners.co.uk



SITUATION

Located in the main retail thoroughfare of the town centre, adjacent to **McCol's**, opposite **Boot's Pharmacy** and **Iceland** and amongst such multiples as **Barclays**, **Superdrug**, **Costa**, **Greggs**, **Peacocks**, **KFC** and a host of local traders.

Gorleston lies approx. 3 miles south of Great Yarmouth and benefits from good road links via the A47.

PROPERTY

A semi-detached building comprising a **Ground Floor Café** with separate rear access via a side alleyway from the front of the property to a **Self-Contained Flat** at first floor level.

ACCOMMODATION

Ground Floor Café (50 covers)

Gross Frontage	16'2"
Internal Width	15'0"
Shop Depth	32'1"
Built Depth	55'1"
WC	

First Floor Flat

1 Bedroom, Living Room, Kitchen, Bathroom/WC
(GIA Approx. 500 sq ft)

VAT is NOT applicable to this Lot



FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **C. Kaya and B. Torbas as a Café** for a term of 15 years from 15th June 2011 at a current rent of **£12,000 per annum** exclusive.

Rent Review 2021

£12,000 per annum

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

Vendor's Solicitors

Raymond Saul Solicitors
Tel: 020 7480 5840 Ref: Jeremy Blain
Email: jeremy@rslaw.co.uk

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

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SITUATION

Located within this retail parade near to the junction with the High Street which houses a variety of national multiple retailers including **Wilko, Costa, Greggs** and many others, all serving the surrounding residential area. New Malden Railway Station (South Western Railway) is less than a ½ mile away.

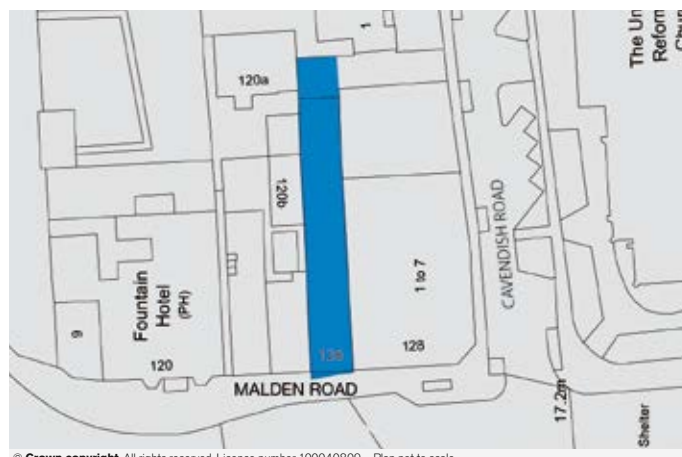
New Malden is a prosperous suburb approx. 9 miles south-west of central London, benefiting from good transport links via the A3.

PROPERTY

A deep mid-terrace building comprising a **Ground Floor Shop with a Rear Restaurant (28 covers)** together with separate rear access to a **Self-Contained Flat** on the first and second floor levels with uPVC double glazing. In addition, the property benefits from 1 parking space at the rear of the property which is accessed via a service road.

VAT is NOT applicable to this Lot

FREEHOLD



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***Reserve below £580,000**

On behalf of Executors
6 week completion

View towards High Street

The Property



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Rear Restaurant	Gross Frontage 18'3" Internal Width 16'4" Shop Depth 57'10" Restaurant Depth 23'8" Built Depth 118'2" Sales Area Approx. 795 sq ft Store Area Approx. 65 sq ft Restaurant/Kitchen/ Ancillary Area Approx. 745 sq ft WC Plus 1 Parking Space Total Area Approx. 1,605sq ft	Korea Foods Company Limited (See Tenant Profile)	15 years from 1st February 2015 (Renewal of a previous lease)	£19,550	FRI Rent Reviews February 2020 and 2025. Note: The tenants did not exercise their February 2020 Break Clause.
First and Second Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 1,145 sq ft)	Royal Borough of Kingston upon Thames	3 years from 25th September 2019 (Renewal of a previous lease)	£13,500	Internal repairing (subject to a schedule of condition)
				Total: £33,050	

TENANT PROFILE

Established in 1999, Korea Foods have since grown to become the leading importer of Korean food in the UK and offer the widest range of Korean products in the UK and have a growing range of Japanese, Chinese and Thai products.

Their main warehouse is in New Malden.

Under the retail name of 'Seoul Plaza' they can be found in 9 locations. They also trade under the 'Korea Foods' banner. (Source: www.koreafoods.co.uk).

For Y/E 30/06/18, Korea Foods reported a T/O of £28.7m, Pre-Tax Profits of £528,046 and Shareholders' Funds of £688,327.

£33,050 per annum

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

Vendor's Solicitors

Stone Rowe Brewer LLP

Tel: 020 8891 6141 Ref: Deepak Shergill

Email: d.shergill@srb.co.uk

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

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SITUATION

Located in this sought-after residential area, less than 500 yards from Tooting High Street & Tooting Broadway which houses such multiples as **Sainsbury's, Primark, HSBC, TK Maxx, Poundland, Wilko** and **McDonald's**. The property is only a 2 minute walk from **St. George's Hospital** and Tooting Gardens as well as being within close proximity to several schools.

Tooting is a popular residential and commercial centre approx. 6 miles south-west of central London with good transport links via Tooting Broadway Station (Northern Line) and the A24.

PROPERTY

A mid-terraced property comprising **2 Self-Contained Maisonettes** on ground and first floors each with its own section of rear garden. Each maisonette has Gas CH and uPVC windows.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 27a (Ground Floor Maisonette)	1 Bedroom, Living Room, Kitchen, Dining Room, Bathroom/WC Plus Garden GIA Approx 608 sq ft	Individual	1 year from 1st December 2004	£10,800	AST – Holding Over £900 Rent Deposit held.
No. 27 (First Floor Maisonette)	2 Bedrooms, Living Room, Kitchen, Dining Room, Bathroom/WC Plus Garden GIA Approx 667 sq ft	2 Individuals	1 year from 1st April 2005	£11,400	AST – Holding Over £450 Rent Deposit held.
				Total: £22,200	

Note: We understand that a 1 bed maisonette at no 47a Fairlight Road has just sold for £415,000.

£22,200 per annum

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

Vendor's Solicitors

Russell Cooke LLP
Tel: 020 8789 9111 Ref: Harriet Frisell
Email: harriet.frisell@russell-cooke.co.uk

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SITUATION

Located in this sought-after residential area, less than 500 yards from Tooting High Street & Tooting Broadway which houses such multiples as **Sainsbury's, Primark, HSBC, TK Maxx, Poundland, Wilko** and **McDonald's**. The property is only a 2 minute walk from **St. George's Hospital** and Tooting Gardens as well as being within close proximity to several schools.

Tooting is a popular residential and commercial centre approx. 6 miles south-west of central London with good transport links via Tooting Broadway Station (Northern Line) and the A24.

PROPERTY

A mid-terraced property comprising **2 Self-Contained Maisonettes** on ground and first floors each with its own section of rear garden. Each maisonette has Gas CH and uPVC windows.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 29 (Ground Floor Maisonette)	1 Bedroom, Living Room, Kitchen, Dining Room, Bathroom/WC Plus Garden GIA Approx 609 sq ft	2 Individuals	1 year from 5th November 2010	£11,400	AST - Holding over. £1,315 Rent Deposit held.
No. 29a (First Floor Maisonette)	2 Bedrooms, Living Room, Kitchen, Dining Room, Bathroom/WC Plus Garden GIA Approx 659 sq ft	2 Individuals	1 year from 27th May 2005	£10,800	AST - Holding over. In occupation for over 14 years. £1,100 Rent Deposit held.
				Total: £22,200	

Note: We understand that a 1 bed maisonette at no 47a Fairlight Road has just sold for £415,000.

£22,200 per annum

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

Vendor's Solicitors

Russell Cooke LLP
Tel: 020 8789 9111 Ref: Harriet Frisell
Email: harriet.frisell@russell-cooke.co.uk

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

Located close to the junction with Central Avenue in this established shopping parade nearby a **Post Office** and a host of local traders all serving the surrounding residential area.

Hounslow is one of the major outer London retail centres, only 3 miles east of Heathrow Airport and approx. 10 miles west of central London.

PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with separate front access to **2 Self-Contained Flats** on first and second floor levels.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 21'5" Internal Width 16'2" (max) Shop Depth 28'3" Built Depth 37'1" WC	P. Singh (Off Licence & Convenience Store)	10 years from 24th March 2016	£10,000	FRI Rent Reviews March 2019 (Not actioned) and 2023. £2,500 Rent Deposit held.
First & Second Floor (2 flats)	Not inspected	Various	Each 999 years from 2nd June 2004	£200	Each FRI
				Total: £10,200	

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.

£10,200 per annum

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

Vendor's Solicitors

Axiom Stone
Tel: 020 8951 6935 Ref: Ebru Yuruk
Email: ey@axiomstone.co.uk

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

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SITUATION

Occupying a prominent trading position opposite **Subway** and **KFC** in this busy residential and commercial centre within close proximity to Rayners Lane Station (Metropolitan & Piccadilly Lines) and amongst such other multiples as **Wenzels**, **Costa**, **Sainsburys Local**, **Iceland** and **Dominos** as well as a host of local traders. Rayners Lane is a popular suburb situated approx. 9½ miles north-west of central London.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 20'6" Internal Width 22'9" (max) Shop Depth 28'4" Built Depth 43'0" WC Basement Area Approx 600 sq ft External WC	K. Rajamanoharan, S. Ponnambalam and S. Rajamanoharan t/a as a Grocers/ Internet Café	12 years from 22nd May 2009	£16,000	FRI (by way of service charge) Rent Review May 2017 (Not actioned)
First Floor Flat	Not inspected	Individual(s)	125 years from 24th June 2012	£150	FRI (by way of service charge). Rent doubles every 25 years.
Second Floor Flat	Not inspected	Individual(s)	125 years from 25th December 2012	£200	FRI (by way of service charge). Rent doubles every 25 years.
				Total: £16,350	

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.

£16,350 per annum

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

Vendor's Solicitors

Bude Nathan Iwanier LLP
Tel: 020 8456 5656 Ref: Daniel Homburger
Email: dh@bnilaw.co.uk

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SITUATION

Located directly off West Street and the High Street amongst a host of local traders all serving the surrounding residential area. Storrington is an attractive and affluent village located on the main A283 between Pulborough and Washington within easy reach of the A24, approximately 8 miles north of Worthing.

PROPERTY

Forming part of a detached building comprising a **Ground Floor Shop**.

Note: The first floor is not included with the property as it is a flying freehold that forms part of the adjoining property to the rear.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'1"
Internal Width	15'4"
Shop Depth	14'3"

VAT is NOT applicable to this Lot

FREEHOLD



TENANCY

The property is let on a full repairing and insuring lease to **D. A. Peck as a Barbers** for a term of 10 years from 1st January 2019 (**renewal of a previous lease**) at a current rent of **£4,800 per annum** exclusive.

Rent Reviews 2022 and 3 yearly

£4,800 per annum

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

Joint Auctioneers

Mcdowalls
Tel: 020 8472 4422 Ref: Owen Smith
Email: owen.smith@mcdowalls.com

Vendor's Solicitors

W T Jones
Tel: 020 7405 4631 Ref: Peter Hambleton
Email: pch71gir@gmail.com

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

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SITUATION

Located in a busy main road position in the Office Sector of the town, adjacent to **Mail Boxes Etc** and close to a **Majestic Wine Warehouse** and **Office Outlet** and only a minute's walk from the intersection with High Street with its multiple shopping facilities.

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

PROPERTY

Forming part of this established parade comprising a **Ground Floor Unit with D1 Use**.

ACCOMMODATION

Ground Floor Unit

Internal Width	12'0"
Shop Depth	28'8"
WC	

VAT is NOT applicable to this Lot

TENANCY

The property is let on a full repairing and insuring lease to **G. P. Pacheco as a Kumon Educational Centre** (see [Tenant Profile](#)) for a term of 10 years from 14th November 2018 at a current rent of **£13,000 per annum** exclusive.

Rent Review and Tenant's Break 2023



TENURE

Leasehold for a term of 999 years from 5th March 2019 at a peppercorn ground rent.

TENANT PROFILE

The tenant operates a Kumon franchise which is the UK's largest supplementary education provider, offering individualised Maths and English programmes to help any child of any ability. Kumon currently operate from over 600 Study Centres in the UK (source: www.kumon.co.uk).

£13,000 per annum

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

In the heart of this busy commercial centre close to the junction with the High Street, amongst a variety of multiple retailers including **Sainsbury's Local, Specsavers, Ladbroke's** and many more as well as being opposite Harrow and Wealdstone Station (Mainline and Bakerloo Line), which benefits from a 12 minute fast train to London Euston.

In addition, High Street Wealdstone is due to benefit from improvements from the Government's Future High Streets Fund.

Wealdstone is a popular area approx. 11 miles north-west of central London and less than 1 mile from Harrow town centre.

PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with separate rear access via Palmerston Road to **2 Self-Contained Flats** planned on first, second and third floor levels.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 7 (Ground Floor Shop)	Gross Frontage 17'2" Internal Width 15'9" (max) Shop & Built Depth 73'0" Office, WC Area Approx. 1,035 sq ft	V. Mathivathanan t/a Pillayar Food and Wine	20 years from 7th March 2012	£16,500	FRI (by way of service charge) Rent Reviews 2022 & 2027. £5,500 Rent Deposit held.
No. 7A (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 545 sq ft)	Westfield Estates Ltd	1 year from 1st May 2019	£16,560	AST
No. 7B (Second & Third Floor Flat)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹	Westfield Estates Ltd	1 year from 1st June 2019	£17,760	AST
				Total: £50,820	

¹Not inspected by Barnett Ross

£50,820 per annum

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

Vendor's Solicitors

Solomon Taylor & Shaw
Tel: 020 7431 1912 Ref: Barry Shaw
Email: barry@solts.co.uk

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 Swan Square and Moorland Road in this retail thoroughfare, nearby branches of **B&M Bargains** and **Tax Assist Accountants** and a variety of local traders.

Burslem lies approx. 3 miles north of Stoke-on-Trent and benefits from good road links via the A53 and the A500.

ACCOMMODATION

Ground Floor Former Bank

Total Gross Frontage	78'8"
Internal Width	46'10"
Shop & Built Depth	51'4"
Sales Area	Approx. 1,165 sq ft

Basement

Area	Approx. 370 sq ft
------	-------------------

First Floor Ancillary

Area	Approx. 820 sq ft plus WCs
------	----------------------------

Second Floor Ancillary

Area	Approx. 360 sq ft
------	-------------------

Second Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC¹

Area	Approx. 620 sq ft ¹
------	--------------------------------

Total Area	Approx. 3,335 sq ft
-------------------	----------------------------

¹Not inspected by Barnett Ross. Area provided by Vendor.

PROPERTY

A substantial corner building comprising a **Ground Floor Former Bank** with internal access to **Ancillary Accommodation** at basement, first and second floor levels. In addition, there is separate front access from Moorland Road to a **Self-Contained Flat** on second floor level

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: There may be potential to convert the commercial element to alternative uses including Residential use, subject to obtaining the necessary consents.



Vacant Former Bank

The Surveyors dealing with this property are
John Barnett and Elliott Greene

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

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Vendor's Solicitors

Axiom Stone

Tel: 020 8951 6989 Ref: Jaymini Ghelani

Email: jg@axiomstone.co.uk



SITUATION

Located in this retail parade, close to the junction with Yelverton Road, amongst a variety of local traders all serving the surrounding residential and commercial area, approximately 1 1/2 miles north of Coventry City Centre.

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

PROPERTY

Forming part of terraced building **in need of complete refurbishment** comprising a **Ground Floor Shop** with separate front access to a **3 Bed Flat** on part ground and first floor levels.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	24'0"
Internal Width	11'5" (max)
Shop & Built Depth	29'4"
2 WCs	

Part Ground & First Floor Flat

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



VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years (less 1 day) from 29th September 1933 at a fixed ground rent of £0.50 p.a.

Offered with VACANT POSSESSION

Note: There is a lower ground floor in the building accessed from the rear which is not included in the sale.

Vacant Shop & Flat

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

Joint Auctioneers

Course & Shelton
Tel: 02476 641 199 Ref: Daniel Greenway
Email: sales@course-shelton.co.uk

Vendor's Solicitors

Rotherham Solicitors
Tel: 02476 227 331 Ref: David Dumbleton
Email: d.dumbleton@rotherham-solicitors.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 in this quiet residential street close to the junction with Colindale Avenue, less than 250 yards from Colindale Underground Station (Northern Line) and less than half a mile from the Royal Air Force Museum.

Colindale is a popular and sought after north-west London suburb currently benefitting from a major regeneration building programme, approx. 8 miles from central London and with easy access to the M1 (Junction 2) and the A406 North Circular Road.

PROPERTY

Comprising a **3 Bed end of terrace House** planned on the ground and first floors. The property has a small side entrance to the kitchen, includes a rear garden and benefits from gas central heating (not tested) and uPVC windows.

VAT is NOT applicable to this Lot

ACCOMMODATION

Ground Floor

Front Living Room	12'7" x 11'10"
Rear Living Room	13'8" x 13'0"
Kitchen with sliding doors to garden	
Kitchen	10'1" x 9'0"
Pantry	3'0" x 3'0"

First Floor

Bedroom 1 (Front)	16'6" x 12'2"
Bedroom 2 (Centre)	10'4" x 9'0"
Bedroom 3 (Rear)	7'8" x 16'4"
Shower Room/WC (ex-bathroom)	7'4" x 5'4"

GIA Approx. 1,240 sq ft

FREEHOLD offered with VACANT POSSESSION

Note: Two Airmen from the Royal Flying Corps, who were awarded Victoria Crosses during World War I, lived in this house when they were learning to fly at Hendon Aerodrome.

Vacant 3 Bed House

The Surveyors dealing with this property are
John Barnett and Elliott Greene

For legal documents, please refer to page 8 of this catalogue
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Vendor's Solicitors

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



SITUATION

Occupying a prominent trading position in the town centre, on the junction with the High Street nearby multiples such as **Ladbrokes**, **Lloyds Pharmacy**, **Cooperative Travel**, **Savers**, **Home Bargains** and a host of local traders.

Bloxwich lies on the main A34 just north of Walsall enjoying easy access to the M6 (Junction 10) and approximately 10 miles north of Birmingham City Centre.

PROPERTY

Forming part of a retail parade comprising a **Ground Floor Shop** with internal access to **Ancillary Office/Storage** at first floor level.

The property benefits from a rear service road allowing vehicular access for unloading and parking.

VAT is applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'6"
Internal Width	15'9"
narrowing at the rear to	7'9"
Shop & Built Depth	40'0"

First Floor Ancillary

Area	Approx. 240 sq ft
WC, Kitchenette	

TENANCY

The entire property is let on a full repairing and insuring (Law Society) lease to **G. Marahwa as a Motor Spares & Accessories Shop** for a term from 7th September 2017 to 30th September 2020 at a current rent of **£8,000 per annum** exclusive.

Note: There is a £2,400 Rent Deposit held.

£8,000 per annum

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

Vendor's Solicitors

Burnetts Solicitors
Tel: 01228 552 222 Ref: Rebecca Davidson
Email: rd@burnetts.co.uk

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

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SITUATION

Occupying a busy trading position just off the Lansdowne Roundabout in the heart of the A3 Restaurant and Bar circuit, close to branches of **Revolution**, **O'Neills**, **Walkabout Bar**, **McColls** and **Betfred** and amongst a variety of local retailers only a few minutes' walk from the prime centre of the town.

Bournemouth is a popular seaside resort situated on the south coast approximately 30 miles south-west of Southampton and just under 6 miles east of Poole, enjoying excellent road access via the A31 to the M27.

PROPERTY

A mid-terrace building comprising a **Ground Floor and Basement Bar** (see Notes 1 & 2) with separate front access to **2 large Self-Contained Flats** on first, second & third floor levels.

In addition, there is a small, gated rear yard with a secondary access to the basement.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

ACCOMMODATION

Ground Floor Bar

Gross Frontage	25'1"
Internal Width	18'0"
Bar Depth	40'2"
Built Depth	48'0"
Bar Area	Approx. 675 sq ft
Kitchen Area	Approx. 130 sq ft
Disabled WC	

Basement

Bar Area	Approx. 425 sq ft
Store Area	Approx. 115 sq ft
Ladies and Gents WC's	

First Floor Flat

2 Bedrooms, Living Room, Kitchen/Diner, Shower Room/WC (GIA Approx. 700 sq ft)

Second & Third Floor Flat

4 Bedrooms, Living Room, Kitchen/Diner, Bathroom/WC, Sep WC (GIA Approx. 1,175 sq ft)

Note 1: We understand the property holds a Premises Licence granted by Bournemouth Borough Council which expires in November 2019.

Note 2: The Bar will include all fixtures and fittings currently on-site such as refrigerators, ice machine, bar equipment, etc.

Vacant Bar and 2 Flats

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

Joint Auctioneers

Enfields, 56 Holdenhurst Rd, Bournemouth BH8 8AQ
Tel: 01202 635 877 Ref: Jonathan Thomas
Email: jonathanthomas@enfields.co.uk

Vendor's Solicitors

Blake Morgan LLP
Tel: 02380 908 090 Ref: Gemma Smith
Email: gemmaj.smith@blakemorgan.co.uk

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

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SITUATION

Occupying a prominent trading position close to the junction with Leeland Terrace and amongst such multiples as **Subway, British Heart Foundation, Iceland, Costa, Boots, William Hill** and a host of local traders. There is also a public car park to the rear.

In addition, the property is just 1/3 mile from West Ealing Train Station (Chiltern Railways, GWR, TfL Rail lines) which is due to be served by Crossrail and it should provide a direct rail service westbound to Heathrow and eastbound to Bond Street in 15 minutes and Canary Wharf in 29 minutes.

West Ealing is a popular suburb which lies some 8 miles west of central London and 7 miles from Heathrow airport via the M4.

PROPERTY

An end of terrace building comprising a **Ground Floor Restaurant** (currently with an ATM) with internal and separate side access to **Ancillary Accommodation** at rear first floor level.

ACCOMMODATION

Ground Floor Restaurant (approx. 50 covers)

Gross Frontage	21'10"
Internal Width	18'9"
widening at rear to	23'10"
Restaurant Depth	52'7"
Built Depth	68'4"
Kitchen/Prep/Store Area	Approx. 400 sq ft
2 WCs	

First Floor Ancillary

Area	Approx. 555 sq ft incl. Bath/WC
------	---------------------------------

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **H. J. Butt & B. Hussain as a Punjabi Restaurant/Takeaway** (visit: tasteoflahore.co.uk) for a term of 20 years from 25th December 2009 at a current rent of **£35,500 per annum** exclusive.

Rent Reviews 2021 and 4 yearly

Tenant's Break at anytime on 12 months prior notice.

There is a £7,500 Rent Deposit held.

Note: There may be potential for the development of a 4 storey block of flats to include commercial use on the ground floor, subject to obtaining possession and the necessary consents.

£35,500 per annum

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

Vendor's Solicitors

Solomon Taylor & Shaw
Tel: 020 7431 1912 Ref: Barry Shaw
Email: barry@solts.co.uk

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

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SITUATION

Occupying a busy trading position in this city centre retail thoroughfare, opposite **Beatties** and amongst such multiples as **Betfred**, **British Heart Foundation**, **Oxfam**, **Slug & Lettuce**, **Waterstones**, **HSBC** and many more. In addition, the property is adjacent to the rear entrance to the **Mander Centre Shopping Precinct**, which also hosts a variety of established retailers including **Matalan** and **Debenhams**.

The City of Wolverhampton is located approximately 12 miles north-west of Birmingham city centre and enjoys good road links via the M6 (Junction 10) and M54 (Junction 2).

PROPERTY

A mid-terraced building comprising a **Ground Floor Restaurant** with internal access to **Ancillary Accommodation** at first floor level. In addition, there is a Deed of Grant that enables the property to use a communal service area in the basement of the adjoining Mander Centre Shopping Precinct for the purposes of loading/unloading (refer to Legal Pack).

VAT is applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **D. A. Pawelski as a Polish Restaurant** for a term of 5 years from 1st February 2019 at a current rent of **£16,000 per annum** exclusive.

Tenant's Break 2022



ACCOMMODATION

Ground Floor Restaurant (68 Covers)

Gross Frontage	33'11"
Internal Width	28'8" (max)
Shop & Built Depth	66'10"
Area	Approx. 1,515 sq ft

Disabled WC

First Floor Ancillary

Area	Approx. 1,060 sq ft ¹
Male & Female WCs	

Total Area

Approx. 2,575 sq ft

¹Area from VOA

£16,000 per annum

The Surveyors dealing with this property are
Zac Morrow and **Joshua Platt**

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Vendor's Solicitors

FBC Manby Bowdler Solicitors
Tel: 01902 578 085 Ref: David Grove
Email: d.grove@fbcmb.co.uk



SITUATION

Occupying a prominent trading position at the junction with Sandringham Road in this residential and commercial area, nearby the **Willesden Medical Centre** and amongst a host of local eateries and amenities.

Willesden is a popular and sought after suburb approximately 5½ miles north-west of central London, benefitting from excellent transport links via the Edgware Road (A5) and Willesden Green Underground Station (Jubilee Line).

PROPERTY

A substantial corner building comprising **2 interconnecting Ground Floor Shops** with separate side access to **3 Self-Contained Flats** on the first and second floors benefitting from double glazing and gas central heating (not tested).

In addition, there is vehicular access from Sandringham Road to a rear service area.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: Part of the roof is being repaired and these works are expected to be completed prior to the auction.

Note 2: There may be potential to add a second floor above No.124, subject to obtaining the necessary consents.



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***Reserve below £1,300,000**

By order of Administrators
6 week completion



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 122 (Shop)	Gross Frontage 19'0" Internal Width 14'0" (max) Shop Depth 48'6" Built Depth 57'7" Rear Store Area Approx. 105 sq ft Store Room Area Approx. 55 sq ft			VACANT	
No. 124 (Corner Shop)	Gross Frontage 24'6" Return Window Frontage 9'9" Internal Width 21'2" (max) Shop Depth 34'4" Built Depth 47'7" Rear Store Area Approx. 185 sq ft WC			VACANT	
No. 122A (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 555 sq ft)	2 individuals	1 year from 30th August 2010	£16,380	AST. Holding over. £1,000 Rent Deposit held.
No. 122B (Second Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 575 sq ft)	Individual	6 months from 24th March 2013	£11,440	AST. Holding over. £953.33 Rent Deposit held.
No. 124A (First Floor Flat)	1 Bedroom, Living Room, Kitchen, Bathroom/WC (GIA Approx. 570 sq ft)	2 individuals	from 25th April 2012 to 30th January 2013	£10,660	AST. Holding over.
				Total: £38,480 plus 2 Vacant Shops	

**£38,480_{p.a.} Plus
2 Vacant Shops**

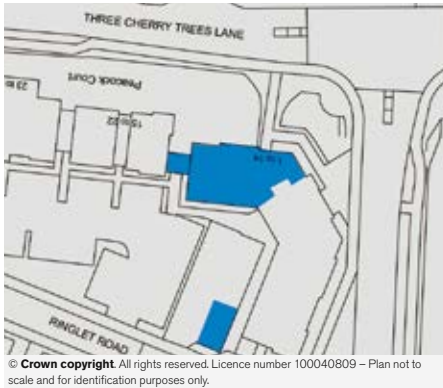
The Surveyors dealing with this property are
Joshua Platt and **Steven Grossman**

Vendor's Solicitors

Clifton Ingram LLP
Tel: 0118 957 3425 Ref: Tim Read
Email: timread@cliftoningram.co.uk

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

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SITUATION

Located just off Three Cherry Trees Lane in the Barratt Homes Swallow Fields Development which comprises approx. 400 homes, opposite a **One-Stop Convenience Store** and being approx. 2½ miles from the Town centre.

Hemel Hempstead lies approx. 3 miles from St Albans and is close to the M1 (Junction 8) being approx. 25 miles north-west of central London.

PROPERTY

Built in 2018, the property forms part of a purpose built 4 storey building comprising a **Ground Floor Commercial Unit with D1 Use (see Note)** in shell condition which has frontages/entrances on both Ringlet Road and Three Cherry Trees Lane.

In addition, the property includes **4 Parking Spaces**.

Note: D1 Use (Non-residential Institutions) includes clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court and non-residential education and training centres.

ACCOMMODATION

Ground Floor Commercial Unit

GIA Approx. 1,990 sq ft

VAT is applicable to this Lot

The Three Cherry Trees Lane frontage



TENURE

Leasehold for a term of 199 years from 6th December 2018 at a peppercorn ground rent.

Offered with VACANT POSSESSION

Vacant 1,990 sq ft D1 Unit

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

Vendor's Solicitors

R. R. Sanghvi & Co

Tel: 020 8515 0490 Ref: Shamez Velji

Email: shamez@rrsanghvi.co.uk

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

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SITUATION

Occupying a prominent trading position within this local shopping parade, adjacent to **The Post Office**, nearby a **Boots Pharmacy** and amongst a variety of local traders, all serving the surrounding residential population.

Hadfield is a popular town located approx. 11 miles east of Manchester and is in the High Peak of Derbyshire and is one of the gateways to the Peak District.

PROPERTY

A mid-terrace building comprising a **Ground Floor Double Fronted Shop** with separate rear access to a **Self-Contained Flat** on the first and attic floors. In addition, the property includes a rear yard.

VAT is applicable to this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage Internal Width Shop Depth Built Depth WC	32'6" 29'11" 28'0" 53'0"	Martin McColl Limited (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)	15 years from 21st November 2006	£12,850
First & Attic Floor Flat	Not Inspected	Individual	999 years from 21st November 2006	Peppercorn	FRI
				Total: £12,850	

£12,850 per annum

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

Vendor's Solicitors

Spire Solicitors LLP

Tel: 01953 453 143 Ref: Colin Wright

Email: colin.wright@spiresolicitors.co.uk

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

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SITUATION

Located in this highly sought-after area between Battersea Park and Clapham Common, a short walk from Lavender Hill with its excellent local shopping and restaurants, within close proximity to Clapham Junction Station (Overground and National Rail) and just 2 miles south of central London.

PROPERTY

A mid-terraced house converted to provide a **1 Bed Flat** on ground floor level **with a 16'7" deep rear garden** and a **3 Bed Flat** on the first and second floors.

ACCOMMODATION (measurements to maximum points)

Ground Floor Garden Flat

Living Room	13'9"	×	12'0"
Bedroom	11'6"	×	10'6"
Kitchen	11'7"	×	10'0"
Bathroom/WC	6'2"	×	6'9"

(GIA Approx. 505 sq ft plus Rear Garden)

First and Second Floor Flat

Living Room	14'1"	×	16'4"
Kitchen	9'9"	×	9'11"
Bedroom 1	11'7"	×	10'8"
Bedroom 2	10'0"	×	6'9"
Bedroom 3	7'9"	×	10'0"
Bathroom/WC	7'11"	×	5'8"

(GIA Approx. 770 sq ft)

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Optivo Housing Association** for a term of 25 years from 25th March 1997 at a current rent of **£21,000 per annum** exclusive.

Note 1: Valuable Reversion and chance of possession in 2022.

Note 2: A 1 Bed Flat at No.14b Latchmere Road sold in December 2018 at £350,000.

Note 3: A 3 Bed Flat at No.211a Latchmere Road sold in April 2019 at £610,000.

£21,000 per annum

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

Vendor's Solicitors

Russell Cooke LLP

Tel: 020 8789 9111 Ref: Harriet Frisell

Email: harriet.frisell@russell-cooke.co.uk

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

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SITUATION

Occupying a prominent trading position in the heart of the town centre, adjacent to **St Anns Hospice**, opposite **Yorkshire Building Society**, being some 50 yards away from the entrance to Merseyway Shopping Centre and amongst a host of multiple retailers such as **Primark**, **Boots**, **EE**, **Specsavers**, **Virgin Money**, **NatWest**, **Costa** and **HSBC**. Stockport is a busy commercial centre approximately 6 miles south-east of Manchester.

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop with Ancillary Accommodation** at basement, first and second floor levels (see Note). In addition, there is rear pedestrian access via a gated alleyway between 43 & 45 Great Underbank as well as vehicular access via Royal Oak Yard.

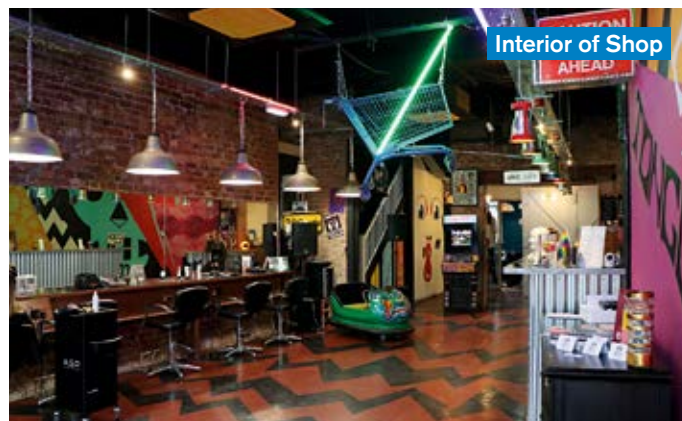
ACCOMMODATION

Ground Floor Shop

Gross Frontage	25'4"
Internal Width	20'1"
Shop & Built Depth	63'8"
Sales Area	Approx 855 sq ft plus WC
Basement Ancillary Area	Approx 1,170 sq ft
First Floor Ancillary Area	Approx 985 sq ft
Second Floor Ancillary Area	Approx 1,160 sq ft
Total Area	Approx. 4,170 sq ft

VAT is NOT applicable to this Lot

FREEHOLD



TENANCY

The entire property is let on a full repairing and insuring lease to **Tramp Hair Boutique Ltd** as a **Hairdresser** (this is their **second salon in Stockport** and the tenants were awarded 'Most Promising Young Business 2018' by Stockport Business Awards) for a term of 10 years from 14th January 2019 at a current rent of **£15,000 per annum** exclusive.

Rent Review & Tenant's Break 2024

Note: The tenants have advised they are spending approx. £250,000 on refurbishing the whole building to make way for other projects including a hairdressing academy and a vintage clothes store.

£15,000 per annum

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

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Vendor's Solicitors

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



SITUATION

Located to the rear of the well established retail thoroughfare of Brighton Road and linking Balaclava Road with Victoria Avenue in this sought after residential and commercial area. Surbiton lies nearby the A3 approx. 1 1/4 miles south of Kingston-upon-Thames and approx. 11 miles south-west of central London.

PROPERTY & ACCOMMODATION

A **Single Storey Loft Building** currently used for **Sales and Storage** (see Note 1) with sliding loading doors directly on to Electric Parade.

GIA Approx. 1,240 sq ft.

VAT is NOT applicable to this Lot

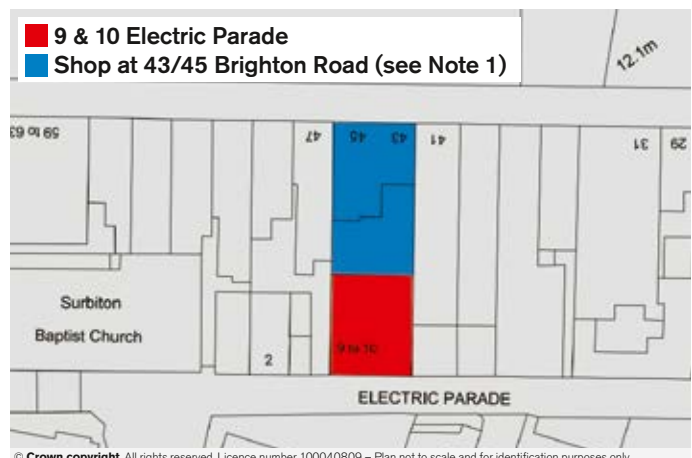
FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring to **L. Mead and L. E. Mead** (see Note 1) for a term of 10 years from 29th September 2018 (excl. s.24-28 of L&T Act 1954 – renewal of previous lease – in occupation since at least 1998) at a current rent of **£14,000 per annum** exclusive rising to **£15,000 p.a. in September 2022**.

Note 1: The tenants use the property for sales and storage of items in conjunction with their bed business that trades from the interconnecting shop located directly in front of the property at 43/45 Brighton Road. For the avoidance of doubt, 43/45 Brighton Road is not included in the Freehold Title being offered.

Note 2: There may be potential to convert the property to office or residential use, subject to obtaining possession and the necessary consents.



**£14,000 p.a. rising to
£15,000 p.a. in 2022**

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

Joint Auctioneers

Wallakers Commercial
Tel: 020 8399 5381 Ref: Seamus Mullaney
Email: smullaney@wallakerscommercial.com

Vendor's Solicitors

Russell-Cooke Solicitors
Tel: 020 8546 6111 Ref: Roger Ford
Email: roger.ford@russell-cooke.co.uk

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Rear view of the property

SITUATION

Occupying a prominent trading position in this retail parade (see Note 2), adjacent to **Coral**, amongst a host of local traders, close to a **Co-op supermarket** and being a few minutes walk from Stanford-le-Hope Rail Station. There is also a public car park to the rear. Stanford-le-Hope is located approx. 27 miles from central London and enjoys excellent road access via A13 within easy reach of the M25 (Junction 30) and the Lakeside Shopping Centre.

PROPERTY

An attractive mid-terraced property comprising a **Ground Floor Shop** with a **Lower Ground Floor Storage** area having rear vehicular access plus communal rear access to a **Self-Contained Flat** at first and second floor levels.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 25 (Shop & Lower Ground Floor)	Ground Floor Shop Gross Frontage 19'0" Internal Width 16'7" Shop Depth 41'11" Built Depth 48'11" WC Lower Ground Floor Store Area Approx. 315 sq ft	Local Tools Ltd (Tool Shop) (See Note 1)	10 years from 31st July 2019	£10,000	FRI Rent Reviews and Tenant's Breaks 2022 and 3 yearly. Note 1: The shop has been trading as a retail tool business since approx. 2007 and the tenant also operates an e-commerce business model – visit: www.on-sitetools.co.uk
No 35 (First & Second Floor Flat)	Not Inspected	Individual	125 years from 2nd August 2007	£250	FRI Rent rises to £400p.a. in 2032, £500p.a. in 2057, £700p.a. in 2082 and £1,000p.a. in 2107
				Total: £10,250	

Note 2: The adjoining shop (No. 23) has now been let to an Opticians who is expected to open in the next few months.

£10,250 per annum

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

Vendor's Solicitors

Harrison Drury Solicitors
Tel: 01200 422 264 Ref: Ms Wendy Newbury
Email: wendy.newbury@harrison-drury.com

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SITUATION

Located close to the junction with Vernon Avenue amongst a host of local traders all serving the surrounding residential area and within close proximity to Raynes Park Railway Station (South Western Railway). Raynes Park is a popular suburb located between Wimbledon and Kingston-upon-Thames approx. 8 miles south-west of central London and enjoying easy access to the A3.

PROPERTY

A substantial corner building comprising a **Deep Ground Floor Shop** with separate side access to **2 Self-Contained Flats** on first and second floors, both with Gas CH and uPVC windows.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 582 (Ground Floor Shop)	Gross Frontage 18'7" Return Frontage 26'11" Internal Width 17'0" Shop Depth 57'9" Built Depth 67'1" Sales Area Approx. 870 sq.ft. Storage Area Approx. 160 sq.ft. WC	Cakeology Ltd (Bespoke Cake Shop – visit www.cakeology.net)	5 years from 1st January 2016 (Renewal of a previous lease - in occupation for 8 years)	£16,500	FRI (subject to a schedule of condition) Rent Review January 2021 Note: A 2 bed flat at 538a Kingston Road sold in October 2018 for £470,000.
Nos. 582a & 582b (2 Flats)	No. 582a – Rear First Floor Flat 1 Bedroom, Living Room/Kitchen, Bathroom/WC GIA Approx. 442 sq.ft. No. 582b – First and Second Floor Flat 2 Bedrooms, Living Room, Kitchen, Bathroom/WC GIA Approx. 870 sq.ft.	Optivo Housing Association	25 years from 29th September 1996	£17,500	FRI Valuable Reversion 2021 Note: A 2 bed flat at 538a Kingston Road sold in October 2018 for £470,000.
				Total: £34,000	

***Reserve below £550,000**

In same family ownership for 65 years
6 week completion



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£34,000 per annum

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

Vendor's Solicitors

Russell Cooke LLP

Tel: 020 8789 9111 Ref: Harriet Frisell

Email: harriet.frisell@russell-cooke.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 close the junction with Princes Avenue in this well established retail parade amongst such multiple traders as **Ladbroke's, William Hill, Iceland, Esso/Tesco** as well as being approx. 350 yards from the Tolworth Tower complex which includes a **Mark & Spencer Food Hall**. 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 to a **Self-Contained Flat** at first floor level which includes hatch access to a **Loft** (see Note 1). In addition, the property includes a **Rear Garage** and use of a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'9"
Internal Width	19'9"
Shop Depth	39'9"
Built Depth	69'5"
Rear Store Area	Approx. 270 sq ft
WC	
Garage	12'7" x 21'6"

First Floor Flat

1 Bedroom, Living Room, Kitchen, Bathroom/WC plus Loft¹
(GIA Approx. 600 sq ft)

¹The loft has not been inspected by Barnett Ross.



VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **L. K. Saleh as a Dry Cleaners** for a term of 15 years from 24th June 2007 at a current rent of **£20,000 per annum** exclusive.

Note 1: There is potential to create additional living accommodation in the Loft similar to other neighbouring properties, subject to obtaining the necessary consents.

Note 2: The tenant advised the flat is currently sublet.

£20,000 per annum

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

Joint Auctioneers

Wallakers Commercial
Tel: 020 8399 5381 Ref: Seamus Mullaney
Email: smullaney@wallakerscommercial.com

Vendor's Solicitors

Russell-Cooke Solicitors
Tel: 020 8546 6111 Ref: Roger Ford
Email: roger.ford@russell-cooke.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 near to the junction with Church Street, diagonally opposite an **Asda Supermarket** and within close proximity to a variety of multiple retailers including **Yorkshire Bank, Boots, Poundland, Lloyds Bank, Iceland** and **WH Smith**.

Cannock is a popular market town approximately 9 miles south-east of Stafford and 16 miles north-west of Birmingham benefitting from good road links via the A5 and M6 (Junction 11).

PROPERTY

An end of terrace building forming part of this established local parade comprising a **Ground Floor Shop** with internal access to **Offices** at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	24'6"
Return Frontage	10'9"
Internal Width	23'1"
Shop Depth	29'2"
Built Depth	33'4"

First Floor Offices

Area	Approx. 540 sq ft
Kitchen, Ladies & Gents WCs	

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **J. Webb as Webbs Estate Agents (having 3 branches)** for a term of 29 years from 5th November 1997 (by way of a Deed of Variation) at a current rent of **£17,500 per annum** exclusive.

Rent Reviews 2021 and 2024

Note: The tenant uses the first floor offices for their Financial Services business.



£17,500 per annum

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

Vendor's Solicitors

Burnetts Solicitors
Tel: 01228 552 222 Ref: Rebecca Davidson
Email: rd@burnetts.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 close to the junction with Market Street, in this busy retail pedestrianised thoroughfare adjacent to **Santander**, opposite **Paddy Power** and amongst such multiples as **Costa**, **HSBC**, **Monsoon**, **Boot's Opticians** and **WH Smith**.

Trowbridge is the county town of Wiltshire, located on the main A361 some 11 miles south of Chippenham, 8 miles south-east of Bath and 8 miles north of Warminster with access to the M4 (Junction 17) via the A350.

PROPERTY

Forming part of a substantial mixed use building comprising a newly fitted out **Large Ground Floor Retail Unit** with rear servicing via Market Street.

ACCOMMODATION

Ground Floor Retail Unit

Gross Frontage	42'1"
Internal Width	38'6"
widening at rear to	47'4"
Shop Depth	80'3"
Built Depth	93'3"
Area	Approx 4,100 sq ft
Incl. WC	

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 (by way of service charge) to **Savers Health and Beauty Limited** ([See Tenant Profile](#)) for a term of 10 years from 26th July 2019 at an initial rent of **£45,000 per annum exclusive** (**rising to £47,500 p.a. in 2021 and £50,000 p.a. in 2022**) – see Note.

Rent Review and Tenant's Break 2024

Note: There is currently a rent free period which expires in April 2020 and the Vendor will make up this rent shortfall on completion.

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 £525,000**

6 week completion



View along Fore Street



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**£45,000_{p.a.} rising to
£50,000 by 2022 (see Note)**

The Surveyors dealing with this property are
Jonathan Ross 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

Solomon Taylor & Shaw

Tel: 020 7431 1912 Ref: Barry Shaw

Email: barry@solts.co.uk



SITUATION

Located close to the junction with Vernon Avenue amongst a host of local traders all serving the surrounding residential area and within close proximity to Raynes Park Railway Station (South Western Railway). Raynes Park is a popular suburb located between Wimbledon and Kingston upon Thames approx. 8 miles south west of central London and enjoying easy access to the A3.

VAT is NOT applicable to this Lot

PROPERTY

A mid-terrace building comprising a smartly fitted out **Ground Floor Office** with separate front access to **2 Self-Contained Flats** on first and second floors both with Gas CH and uPVC windows.

FREEHOLD

Note 1: There may be potential to extend further at second floor level in order to incorporate a roof terrace subject to planning.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 590 (Ground Floor Office)	Gross Frontage 16'10" Internal Width 11'9" Office Depth 29'1" Built Depth 54'3" Area Approx. 582 sq.ft. WC	Firma W Anglii Ltd t/a Offshore Business Solutions Ltd (Accountants)	9 years from 8th January 2019 (excl. s.24-28 of L & T Act 1954)	£13,200	FRI by way of service charge. Rent Reviews and Tenant's Breaks 2022 and 2025
Nos. 590a & 590b (2 Flats)	No 590a – Part First Floor Flat Not inspected - Believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC No 590b – Part First and Second Floor Flat 1 Bedroom, Living Room, Kitchen, Bathroom/WC GIA approx. 585 sq.ft.	Optivo Housing Association	25 years from 29th September 1996	£16,500	FRI Valuable Reversion in 2021. Note 2: A 1 bed flat at 366a Kingston Road sold in April 2019 for £340,000.
				Total: £29,700	

£29,700 per annum

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

Vendor's Solicitors

Russell Cooke LLP
Tel: 020 8789 9111 Ref: Harriet Frisell
Email: harriet.frisell@russell-cooke.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

Occupying a prominent trading position adjacent to **Rowlands Pharmacy** and close to **Betfred, GoLocalExtra** and **Premier**, in this retail circle serving the local residential area, some 3½ miles north of Sheffield city centre.

PROPERTY

A mid terraced building comprising a **Large Ground Floor Shop** with separate front access to a **Self-Contained Flat** on two upper floors. To the rear of the property is a **Deep Yard/Garden** and a **Brick-built Store**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	27'8"
Internal Width	20'0" (max)
Shop & Built Depth	60'10"
Sales Area	Approx 910 sq ft
Store Area	Approx 135 sq ft
Outside WC	

First & Second Floor Flat

4 Rooms, Kitchen, Bathroom/WC
(GIA Approx. 960 sq ft)

VAT is applicable to this Lot

TENURE

Leasehold for a term of 200 years from 30th November 1932 (thus having approximately 113 years unexpired) at a fixed ground rent of £24.60 p.a.



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TENANCY

The entire property is let on a full repairing and insuring lease to **S. Kumar & V. Avula (with 2 personal guarantors)** as a **Post Office & Off Licence/Convenience Store** for a term of 15 years from 7th May 2015 at a current rent of **£11,500 per annum** exclusive.

Rent Review 2020

Tenant's Break 2025

Note 1: The lessees occupy the flat.

Note 2: £5,750 Rent Deposit held.

£11,500 per annum

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

Vendor's Solicitors

Jay Vadher & Co
Tel: 020 8549 3000 Ref: Raj Vadher
Email: r.vadher@jayvadher.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
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SITUATION

Occupying a prominent trading position within the part pedestrianised town centre, adjacent to **Bonmarché** and amongst multiples such as **Poundland, Costa, Co-op Funeralcare, TUI, WHSmith** and **Savers**. Furthermore, there is a daily **Outdoor Market** along Market Place. Wisbech is an attractive Fenland market town, located approx. 32 miles north of Cambridge and 18 miles east of Peterborough benefitting from good road links via the A47.

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop with Lower Ground Floor Rear Store and Basement**. In addition, there is separate rear access from Castle Mews to **2 Self-Contained Flats** on the first and second floor levels.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop, Lower Ground Floor Store & Basement	Ground Floor Shop Gross Frontage 29'8" Internal Width 25'1" (max) Shop Depth 71'10" Built Depth 98'2" Sales Area Approx. 1,430 sq ft Kitchen Lower Ground Floor Store Area Approx. 230 sq ft plus WC Basement Area Approx. 1,485 sq ft Total Area Approx. 3,145 sq ft	Royal Mencap Society (see Tenant Profile)	10 years from 8th March 2017	£20,000	IRI (subject to a schedule of condition) Rent Review 2023. Tenant's Break 2022.
First and Second Floors	2 Flats – Not inspected	2 individuals	999 years from 15th June 2010	£250	FRI
				Total: £20,250	

TENANT PROFILE

Royal Mencap Society is a registered charity and the leading voice of learning disability and currently operate 32 charity shops.
Visit: www.mencap.org.uk

***Reserve below £250,000**

6 week completion



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£20,250 per annum

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

Vendor's Solicitors

Mayo Wynne Baxter

Tel: 01342 310 600 Ref: Hilary White

Email: hwhite@mayowynnebaxter.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
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SITUATION

Occupying a prominent corner position within this local shopping centre on the main Wickham Road, opposite a **Co-Op** and a number of established local traders all serving the surrounding residential area. Shirley lies approx. 2 miles east of Croydon town centre and just over 3 miles south-west of Bromley with good transport links via the M25 (Junction 6) to the south.

PROPERTY

A corner building comprising a **Ground Floor Take-Away** benefitting from rear access to a rear hard standing area that could provide parking for a small vehicle.

ACCOMMODATION

Ground Floor Take-Away

Gross Frontage	19'11"
Internal Width	18'10"
narrowing at rear to	11'11"
Shop Depth	25'4"
Built Depth	27'0"
WC	

VAT is NOT applicable to this Lot

TENURE

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



Interior view

TENANCY

The property is let on an effectively full repairing and insuring lease to **Sweet Beans Limited as a Takeaway** for a term of 5 years from 12th April 2019 at a current rent of **£15,000 per annum** exclusive.

Note: There is a £7,500 Rent Deposit held.

£15,000 per annum

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

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

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 close to the junction with New Road serving the surrounding residential area and within close proximity to the main High Street which hosts such multiples as **William Hill, Boots Pharmacy, Spar, HSBC, Iceland, Rowlands Pharmacy** and a variety of local traders. Llangefni lies approx. 5 miles east of Anglesey and benefits from good road links via the A55.

The Isle of Anglesey is a popular tourist destination with its coastal sands and near Snowdonia National Park.

PROPERTY

A semi-detached building comprising a **Ground Floor Restaurant** with **3 Self-Contained Flats** on first and second floor levels in need of modernisation. Flats 1 and 2 benefit from separate front access and Flat 3 has separate rear access.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant and First Floor Flat	Ground Floor Restaurant (44 covers) Gross Frontage 28'5" Internal Width 24'5" (max) Restaurant Depth 39'2" Built Depth 84'1" 2 WCs First Floor Flat (Flat 2) 3 Rooms, Kitchen, Bathroom/WC (GIA Approx. 610 sq ft)	Mr M.A. Ali (Indian Restaurant and Takeaway)	5 years from 1st January 2019	£12,000	FRI
Flat 1 (First & Second Floor Flat)	3 Rooms, Kitchen, Bathroom/WC (GIA Approx. 775 sq ft)			VACANT	
Flat 3 (Rear First Floor Flat)	4 Rooms, Kitchen, Bathroom/WC (GIA Approx. 730 sq ft)			VACANT	

**Total: £12,000 plus
2 Vacant Flats**

£12,000 p.a. Plus 2 Vacant Flats

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

For legal documents, please refer to page 8 of this catalogue
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Vendor's Solicitors

Black Stone Solicitors

Tel: 020 8971 9520 Ref: Fraz Hussain

Email: f.hussain@blackstonesolicitors.com



SITUATION

Located close to the junction with Vernon Avenue amongst a host of local traders all serving the surrounding residential area and within close proximity to Raynes Park Railway Station (South Western Railway). Raynes Park is a popular suburb located between Wimbledon and Kingston-upon-Thames approx. 8 miles south-west of central London and enjoying easy access to the A3.

PROPERTY

A mid-terrace building comprising a **Ground Floor Takeaway** with separate front access to a **Large Self-Contained Flat** on first and second floors with Gas CH, uPVC windows and private Roof Terrace. There is a rear service road with off street parking for 1 car.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 592 (Ground Floor Takeaway)	Gross Frontage 16'10" Internal Width 11'10" Shop Depth 29'3" Built Depth 53'8" WC	M. Uddin t/a The Cinnamon Tree (Indian Takeaway)	20 years from 19th December 2003	£10,000 (Original Rent)	FRI Rent Review December 2021

No. 592a
(First and
Second Floor
Flat)
3 Bedrooms, Living Room, Kitchen/Diner,
Bathroom, Sep WC, Shower/WC
Plus Roof Terrace 11'11" x 24'3"
GIA Approx. 1,143 sq.ft.

VACANT

Note 1: The flat was previously let at £15,600 per annum.
Note 2: A 2 bed flat at 538a Kingston Road sold in October 2018 for £470,000.

**Total: £10,000
Plus Vacant
3 Bed Flat**

£10,000 p.a. **Plus Vacant 3 Bed Flat**

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

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Vendor's Solicitors

Russell Cooke LLP
Tel: 020 8789 9111 Ref: Harriet Frisell
Email: harriet.frisell@russell-cooke.co.uk



SITUATION

Located close to the junction with Vernon Avenue amongst a host of local traders all serving the surrounding residential area and within close proximity to Raynes Park Railway Station (South Western Railway). Raynes Park is a popular suburb located between Wimbledon and Kingston-upon-Thames approx. 8 miles south-west of central London and enjoying easy access to the A3.

PROPERTY

A mid-terrace building comprising **2 Ground Floor Shop/Office Units with A2 Use** which connect internally at the rear, together with separate front access to **2 Self-Contained Flats** on first and second floors each with Gas CH, uPVC windows and a private Roof Terrace. There is a rear service road with off-street parking for 2 cars.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 594 & 596 (Ground Floor Offices)	No 594: Internal Width 12'3" Built Depth 53'3" WC 1 Parking space No 596: Internal Width 12'3" Built Depth 53'3" WC 1 Parking space	Howell-Jones LLP Solicitors (having 7 branches)	10 years from 14th November 2014	£20,000	FRI (subject to a schedule condition) Rent Review November 2019. The tenant did not exercise their 2019 Break Clause.
No. 594a (First and Second Floor Flat)	3 Bedrooms, Living Room, Kitchen/Diner, Bathroom, Sep WC, Shower/WC Plus Roof Terrace 11'11" x 24'3" GIA Approx. 1,143 sq.ft.	Individual(s)	6 months from 1st August 2009	£18,000	AST Holding Over £2,076 Rent Deposit held.
No. 596a (First and Second Floor Flat)	3 Bedrooms, Living Room, Kitchen/Diner, Bathroom, Sep WC, Shower/WC Plus Roof Terrace 11'11" x 24'3" GIA Approx. 1,143 sq.ft.				VACANT Note 1: The flat has recently been completely refurbished. Note 2: A 2 bed flat at 538a Kingston Road sold in October 2018 for £470,000.

**Total: £38,000
Plus Vacant Flat**

£38,000 p.a Plus Vacant Flat

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

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Vendor's Solicitors
Russell Cooke LLP
Tel: 020 8789 9111 Ref: Harriet Frisell
Email: harriet.frisell@russell-cooke.co.uk



SITUATION

Occupying a prominent trading position within the heart of the prime town centre retail pitch, overlooking the Fleet Walk Shopping Centre, close to branches of **The Edinburgh Wooden Mill, Lloyds Bank, Santander, Tesco Metro, TK Maxx, Sports Direct** and many others. Torquay is a popular coastal resort, dubbed the 'English Riviera', situated on the south coast of Devon approximately 18 miles south of Exeter and 28 miles east of Plymouth.

PROPERTY

A substantial partly **Grade II Listed** double building comprising a **Ground Floor & Mezzanine Dessert Parlour Restaurant** with a separate front access to **4 Self-Contained Flats** planned on the first & second floors all with Gas CH.

TENANCY

The entire property is let on a full repairing and insuring lease to **C. Solecki, C. Henley & L. Poulter as a Dessert Parlour** for a term of 5 years from 1st February 2018 at a rent of **£35,000 per annum** exclusive.

Note 1: We are informed that the tenant sub-lets the 4 flats on individual ASTs at rents totalling around £22,000 p.a.

Note 2: The tenant has spent a substantial amount fitting out the ground & mezzanine floors.

ACCOMMODATION

Ground Floor Restaurant

Gross Frontage	52'11"
Internal Width	48'6"
Restaurant Depth	44'3"
Built Depth	58'11"
Restaurant Area	Approx 1,925 sq ft
Store Area	Approx 575 sq ft
Disabled WC	

Mezzanine Restaurant

Area	Approx. 1,300 sq ft
------	---------------------

Male & Female WC's

First Floor Flat A

2 Bedrooms, Living Room, Kitchen, Bathroom/WC
(GIA Approx. 545 sq.ft)

First Floor Flat B

1 Bedroom with Kitchenette, Bathroom/WC
(GIA Approx. 445 sq.ft)

Second Floor Flat C

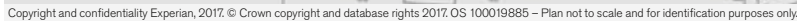
1 Bedroom, Living Room, Kitchen, Shower/WC
(GIA Approx. 440 sq.ft)

Second Floor Flat D

1 Bedroom, Living Room, Kitchen, Shower/WC
(GIA Approx. 440 sq.ft)

VAT is applicable to this Lot

FREEHOLD



Email: info@jslane.co.uk

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

***Refer to points 9 and 10 in the 'Notice to all Bidders' page**



SITUATION

Located in the town centre, within close proximity to The Mall and amongst such multiples as **Subway, M&S, NatWest, Sports Direct, Wilko, Boots, Costa** 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 terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** at basement, first, second and third floor levels. In addition, there is rear vehicular access via Museum Street with parking for 1 car.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'3"
Internal Width	17'7"
Shop Depth	28'10"
Built Depth	48'0"

WC

Basement Ancillary

Area	Approx 575 sq ft
------	------------------

First Floor Ancillary

Area	Approx 600 sq ft plus WC's
------	----------------------------

Second Floor Ancillary

Area	Approx 575 sq ft
------	------------------

Third Floor Ancillary

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



View from the property towards The Mall

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Your-Move.co.uk Limited as an Estate Agent (having over 250 branches)** (T/O for Y/E 31/12/2017 **£86.4m, Pre-Tax Profit £137,000 and Shareholders' Funds £27.3m**) for a term of 5 years from 3rd December 2015 at a current rent of **£10,500 per annum** exclusive.

£10,500 per annum

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

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 mixed commercial and residential thoroughfare, opposite **Tesco Express** and **Heron Foods** and amongst such multiples as **William Hill**, **Post Office** and a host of local traders. Sacriston lies approx. 3 miles north of Durham and 15 miles south of Newcastle-upon-Tyne and benefits from good road links via the A1(M) and the A167.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	14'3"
Internal Width	14'3" (max)
Shop Depth	30'0"
Built Depth	43'10"
WC	

First Floor Ancillary Area Approx. 400 sq ft

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on an internal repairing and insuring lease to **The Salvation Army Trustee Company as a Charity Shop (having over 400 branches)** for a term of 6 years from 21st January 2019 **(in occupation for over 10 years)** at a current rent of **£5,080 per annum** exclusive.

Rent Review and Tenant's Break 2022



View opposite of Tesco & Heron Foods



£5,080 per annum

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

Vendor's Solicitors

Marsden Rawsthorn
Tel: 01772 799 601 Ref: Nicola Fairhurst
Email: nfairhurst@marsdenrawsthorn.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
*Refer to points 9 and 10 in the 'Notice to all Bidders' page



SITUATION

Occupying a prominent trading position in this part pedestrianised section of the town centre, nearby the **Market Place Shopping Centre** and amongst such multiples as **Boots, Caffè Nero, Co-op Bank, Debenhams, Next, Halifax** as well as a host of local traders. Bolton is a major retail and commercial centre enjoying easy access via the M61 & M62 motorways, some 10 miles north-west of Manchester city centre.

PROPERTY

Forming part of a retail parade comprising a single storey **Ground Floor Shop with A3 & A5 Use.**

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 4,900 years from 5th December 1893 at a fixed ground rent of £15 p.a.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'9"
Internal Width	14'1"
Shop & Built Depth	20'7"
WC	

TENANCY

The entire property is let on a full repairing and insuring lease to **Mr & Mrs El-Nawairi as a Take-Away (visit: www.nedsbolton.co.uk)** for a term of 6 years from 21st March 2017 at a current rent of **£7,280 per annum** exclusive.

£7,280 per annum

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

Vendor's Solicitors

Slater Heelis LLP
Tel: 0161 672 1434 Ref: Mike Fox
Email: m.fox@slaterheelis.co.uk

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

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SITUATION

Occupying a corner position in this pedestrianised thoroughfare, opposite **Your Move Estate Agents**, nearby the various shopping facilities on Fore Street and Market Street with multiples including **Iceland, Peacocks, Costa, TKMaxx, Natwest, Barclays, Age UK** as well as a host of local traders.

St. Austell is a coastal town lying approx. 28 miles west of Plymouth and benefiting from good road links via the A390 and the A38.

PROPERTY

Forming part of a corner building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	42'4"
Internal Width	30'7" (max)
Shop & Built Depth	18'2"

VAT is NOT applicable to this Lot

TENURE

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

Note 1: The 999 year lease will permit the shop to be used for A1, A2, A3 & A5 Uses.



TENANCY

The property is let on a full repairing and insuring (by way of service charge) Law Society lease to **D. Delara trading as Daisy Dukes (Thrift Shop)** for a term of 10 years from 31st July 2019 (**renewal of a previous lease**) at a current rent of **£5,500 per annum** exclusive.

Rent Review 2024

Note 2: There is a £1,625 Rent Deposit held.

Note 3: The tenant also occupies the adjoining unit which is interconnecting and is known as 4 Victoria Place.

£5,500 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

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

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SITUATION

Located in the heart of this busy market town within this pedestrianised retail thoroughfare, opposite **Holland & Barrett** and amongst such multiples as **TUI**, **The Works**, **Boots**, **Shoe Zone**, **Iceland**, **B & M Bargains** and **Savers**.

Aberdare is located on the A4059 approximately 20 miles north-west of Cardiff with easy access to the M4 (Junction 32)

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'7"
Internal Width	15'8"
widening at rear to	16'11"
Shop & Built Depth	43'10"

First Floor Ancillary

1 Room Area	Approx 185 sq ft
2 WCs	

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

View from the property



Vacant Shop & Upper

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

Joint Auctioneers

Apex Estate Agents
3 Market Street, Aberdare CF44 7DY
T: 01685 883 163 Ref Martin Challenger

Vendor's Solicitors

Murdochs
Tel: 0118 940 3700 Ref: John Murdoch
Email: john.murdoch@murdochslaw.co.uk

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

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SITUATION

Occupying a prominent trading position close to the junction with the main shopping facilities of High Street within this attractive market town located on the A53 some 20 miles from Shrewsbury and 20 miles from the M54 which leads to the national motorway network.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 25th March 2011 at a peppercorn ground rent.

PROPERTY

Forming part of an attractive property comprising a **Ground Floor Shop**.

TENANCY

The property is let on a full repairing and insuring lease to **K. Salik as an Off Licence & Convenience Store** for a term of 6 years from 2nd July 2018 at a current rent of **£7,200 per annum** exclusive.

Rent Review 2022

ACCOMMODATION

Ground Floor Shop

Gross Frontage	28'7"
Internal Width	27'9"
Built Depth	50'2" (max)
WC	

£7,200 per annum

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

Vendor's Solicitors

Kidd Rapinet LLP

Tel: 01753 532 541 Ref: Kulwinder Dhaliwal

Email: kdhalilwal@kiddrapinet.co.uk

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

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SITUATION

Located opposite the junction with Horseshoe Road in this attractive village, opposite **Londis** and being within a few hundred yards of **Costa, Age UK, Lloyds Pharmacy, WHSmith, Oxfam, The Co-operative Food** and host of independent retailers, restaurants and cafés. In addition, Pangbourne Rail Station (Mainline) is less than ½ mile distant and provides rail services direct to London, Paddington. Pangbourne is a popular and sought-after commuter village, located approx. 5 miles west of Reading town centre, enjoying good access to the M4 (Junction 12) via the A340.

PROPERTY

A mid-terrace building comprising a **Former Ground Floor Betting Shop** with internal access to **Ancillary Accommodation** on the first floor. In addition, the property includes a 15'4" deep front forecourt and a rear Garden.

ACCOMMODATION

Ground Floor Former Betting Shop

Gross Frontage	16'2"
Internal Width	14'0"
Shop & Built Depth	22'5"
GIA	Approx. 315 sq ft

First Floor Ancillary

2 Rooms, 2 WCs	
GIA	Approx. 315 sq ft

Total GIA **Approx. 630 sq ft**

View diagonally opposite Property



VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: There may be potential to convert the property to Residential Use and create off-street parking, subject to obtaining the necessary consents.

Note 2: No. 33 Reading Road (2 bed terraced house) sold for £240,000 in 2015 (Source: Zoopla).

Note 3: The property is adjacent to a former pub which is being converted into residential units.

Vacant Former Betting Shop with Potential

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

For legal documents, please refer to page 8 of this catalogue
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Vendor's Solicitors

Harold Benjamin Solicitors
Tel: 020 8422 5678 Ref: Ms Sarah Paul
Email: sarah.paul@haroldbenjamin.com



SITUATION

Located close to the junction with Beehive Lane in this attractive coastal village lying approx. 4 miles west of Worthing and 9 miles east of Bognor Regis and easily accessible via the A27 and the A259.

PROPERTIES

Forming part of a terraced parade comprising:

Lot 45 – Nos. 3/3b – 2 Self-Contained Flats

Lot 46 – Nos. 4/4a – 2 Self-Contained Flats

VAT is NOT applicable to these Lots

TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Lot 45 *Reserve below £8,000	Nos. 3/3b (2 Flats)	No. 3 – Ground Floor Flat 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	125 years from 21st June 2019	£250	FRI
		No. 3b – First Floor Flat 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	125 years from 17th December 2009	£250	FRI Rent rises to £400 p.a. in 2034 and £600 p.a. in 2059.
		Total: £500				
Lot 46 *Reserve below £8,000	Nos. 4/4a (2 Flats)	No. 4 – Ground Floor Flat 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	125 years from 16th September 2016	£250	FRI Rent rises to £400 p.a. in 2041 and £600 p.a. in 2066.
		No. 4a – First Floor Flat 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	125 years from 23rd August 2007	£250	FRI Rent rises to £400 p.a. in 2032 and £600 p.a. in 2057.
		Total: £500				

FREEHOLD

Note 1: 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. These lots cannot be sold prior to the Auction.

Note 2: The Freeholder insures:

- Nos. 3 & 3b – Current sum insured £372,600 and current premium £483.15 p.a.
- Nos. 4 & 4a – Current sum insured £363,300 and current premium £518 p.a.

Vendor's Solicitors

Burnetts Solicitors

Tel: 01228 552 222 Ref: Rebecca Davidson

Email: rd@burnetts.co.uk

View from Parchmore Road



Photograph taken June 2016

SITUATION

Located directly off Parchmore Road in this well known residential area midway between Streatham to the north and Croydon to the south.

PROPERTY

Comprising a **Roadway together with a Communal Landscaped Area** serving a residential development of 9 houses.

VAT is NOT applicable to this Lot

FREEHOLD subject to any rights of way and easements that may exist thereover from adjoining owners.

Note: The Freeholder is entitled to demand a service charge of £500 p.a. from each of the 9 home owners (total service charge £4,500 p.a.) for the upkeep and management.



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Roadway & Land

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

Vendor's Solicitors

Karis Spyris LLP

Tel: 020 8443 7079 Ref: Terry Spyris

Email: terry@karisspyris.co.uk

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

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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	6a The Parade, Trumpsgreen Road, Virginia Water, Surrey GU25 4EH	D
2	125 Windmill Road, Croydon, Surrey CR0 2XS	D
3	121 High Street, Gorleston, Great Yarmouth, Norfolk NR31 6RE	F
4	126 Malden Road, New Malden, Surrey KT3 6DD	C, D
5	27/27a Fairlight Road, Tooting, London SW17 0JE	D, C
6	29/29a Fairlight Road, Tooting, London SW17 0JE	C, D
7	59A Heath Road, Hounslow, Middlesex TW3 2NP	G
8	458 Alexandra Avenue, Harrow, Middx HA2 9TL	C, C
9	21 Church Street, Storrington, West Sussex RH20 4LA	D
10	10C East Street, Epsom, Surrey KT17 1HH	C
11	7 Masons Avenue, Wealdstone, Harrow, Middlesex HA3 5AH	D, C, E
12	1 & 3 Swan Square and 2 & 4 Moorland Road, Burslem, Stoke-on-Trent, Staffordshire ST6 3EA	E
13	2/2a Holbrook Lane, Coventry, West Midlands CV6 4AB	D, F
16	219 Old Christchurch Road, Bournemouth, Dorset BH1 1JZ	C, E, E
17	1 Broadway, West Ealing, London W13 9DA	C
18	10 Victoria Street, Wolverhampton, West Midlands WV1 3NP	C
19	122/124 High Road, Willesden, London NW10 2PN	C, D, D
20	The Community Centre, Peacock Court, Ringlet Road, Hemel Hempstead, Hertfordshire HP2 7DP	D
21	124-126 Station Road, Hadfield, Glossop, Derbyshire SK13 1AJ	C, G
22	110 Latchmere Road, Wandsworth, London SW11 2JT	D
23	35-37 Great Underbank, Stockport, Greater Manchester SK1 1NE	E
24	9 & 10 Electric Parade, Surbiton, Surrey KT6 5NT	G
25	25 & 35 High Street, Stanford-Le-Hope, Essex SS17 0HD	C
26	582, 582a & 582b Kingston Road, Raynes Park, London SW20 8DN	D, D, D
27	400/400a Ewell Road, Tolworth, Surrey KT6 7HF	E, E
29	33 - 34 Fore Street, Trowbridge, Wiltshire BA14 8EW	C
30	590, 590a & 590b Kingston Road, Raynes Park, London SW20 8DN	E, C, C
31	128 Hartley Brook Road, Sheffield, S Yorkshire S5 0AW	C, F
32	7-8 High Street, Wisbech, Cambridgeshire PE13 1DB	E
33	248 Wickham Road, Shirley, Croydon, Surrey CR0 8BJ	E
34	21 Bridge Street, Llangefni, Isle of Anglesey LL77 7PN	C
35	592/592a Kingston Road, Raynes Park, London SW20 8DN	C, D
36	594/594a and 596/596a Kingston Road, Raynes Park, London SW20 8DN	C, D, D
37	7 Braddons Hill Road West, Torquay, Devon TQ1 1BG	D, D, D, D, D
38	64 King William Street, Blackburn, Lancashire BB1 7DT	G
39	65 Front Street, Sacriston, Co. Durham DH7 6JW	D
40	32 Bath Street, Bolton, Lancashire BL1 2DJ	D
41	4A Victoria Place, St Austell, Cornwall PL25 5PE	C
42	19 Commercial Street, Aberdare, Mid Glamorgan CF44 7RW	E
43	10/12 Shropshire Street, Market Drayton, Shropshire TF9 3BY	D
44	29 Reading Road, Pangbourne, Reading, Berkshire RG8 7HY	D
45	3/3B Ocean Parade, Ocean Drive, Ferring, Worthing, West Sussex BN12 5QQ	C, D
46	4/4a Ocean Parade, Ocean Drive, Ferring, Worthing, West Sussex BN12 5QQ	C, D

Notes

**Barnett
Ross**

Auctioneers

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appraisal, please call us on 020 8492 9449 or
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 occupations 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 17th July 2019

Lot	Property	Sale Price	Available Price (Subject to contract)	Lot	Property	Sale Price	Available Price (Subject to contract)
A	79/81 High Street, Banstead, Surrey SM7 2NL	£1,110,000		22	314 Oxford Road, Reading, Berkshire RG30 1AD	£206,000	
1	64 The Broadway, Stoneleigh, Surrey KT17 2HS	£395,000		23	21 Crouch Hill, Stroud Green, London N4 4AB	£143,000	
2	87 & 89 Magdalen Way, Gorleston-on-Sea, Norfolk NR31 7AA	£330,000		24	1A Belmont Buildings, High Street, Crowborough, East Sussex TN6 2QB	Sold After	
3	3 Russell Parade, Russell Hill Road, Purley, Surrey CR8 2LE	£437,000		25	103/103a Station Road, Birchington, Kent CT7 9RE		£284,000
4	Rear of 165 Copers Cope Road, Beckenham, Kent BR3 1NZ	£29,000		26	376 Shirley Road, Shirley, Southampton, Hampshire SO15 3HY	Sold Prior	
5	3, 4, 5 & 6 Harley Place, Marylebone, London W1G 8QD	£230,000		27	8 Market Street, Guildford, Surrey GU1 4LB	Sold Prior	
6	17/17a Tolworth Broadway, Tolworth, Surrey KT6 7DJ	£278,000		28	308 Oxford Road, Reading, Berkshire RG30 1AD	£170,000	
7	19/19a Tolworth Broadway, Tolworth, Surrey KT6 7DJ	£323,000		29	62/62a Devonshire Road, Bexhill-on-Sea, East Sussex TN40 1AX		£479,000
8	5a Bank Street, Newquay, Cornwall TR7 1EP		Refer	30	61-63 London Road, East Grinstead, West Sussex RH19 1EQ	£962,000	
9	27/27a Tolworth Broadway, Tolworth, Surrey KT6 7DJ	£268,000		31	1 Waterloo Road, Epsom, Surrey KT19 8AY	£282,000	
10	29/29a Tolworth Broadway, Tolworth, Surrey KT6 7DJ	£235,000		32	16/18 Laburnum Avenue, Wallsend, Tyne & Wear NE28 8HQ	£365,000	
11	137 High Street, Poole, Dorset BH15 1AS	£406,000		33	81 Liverpool Road, Crosby, Liverpool, Merseyside L23 5TD	Sold Prior	
12	112-114 High Street, Edgware, Middlesex HA8 7HF	Withdrawn		34	33 Northgate, Blackburn, Lancashire BB2 1JU	£146,000	
13	11 High Street, Godstone, Surrey RH9 8LS	£33,000		35	39 Honeyman Close, Brondesbury Park, London NW6 7AZ	£818,500	
14	61 High Street, Willington, Crook, County Durham DL15 0PF	£51,000		36	67 High Street, Poole, Dorset BH15 1AF	£260,000	
15	123 Abbey Street, Nuneaton, Warwickshire CV11 5BZ	£227,000		37	48 Ninfield Road, Sidley, Bexhill-on-Sea, East Sussex TN39 5AB	£85,500	
16	32 Bowsher Court, Ware, Hertfordshire SG12 7EB	Withdrawn		38	Flat 2, 12 Park Avenue, Willesden Green, London NW2 5AP	£260,000	
17	704 High Road, North Finchley, London N12 9QL	Sold Prior		39	246 Barrack Road, Christchurch, Dorset BH23 2BH	£51,000	
18	2, 4, 6, 8, 10 & 12 Boar Lane & 21/21a Castle Gate, Newark, Nottinghamshire NG24 1AJ	£420,500		40	Garages at Orchard Road, Corsham, Wiltshire SN13 0DJ	£250,000	
19	10A, 10B & 10C Earlam House, Earlam Road, Norwich, Norfolk NR2 3PD	£272,000		41	Garages & Store r/o 148 Westpole Avenue, Cockfosters, Hertfordshire EN4 0AR	£66,000	
20	39 & 39A High Street, Littlehampton, West Sussex BN17 5EG		£399,000	42	12 Alcuin Court, Old Church Lane, Stanmore, Middlesex HA7 2RU	Withdrawn	
21	103A & B Rosendale Road, West Dulwich, London SE21 8EZ	£200,000		43	128a & 128b Whitchurch Lane, Edgware, Middlesex HA8 6QL	Sold Prior	

41 lots offered / 37 lots sold / Total raised £11,653,225

Memorandum

Auction 29th October 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 17th December 2019

To enter your lots, please contact

John Barnett FRICS	jbarnett@barnettross.co.uk
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Steven Grossman MRICS	sgrossman@barnettross.co.uk
Elliott Greene	egreene@barnettross.co.uk
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**Barnett
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