

**Barnett
Ross**

Auctioneers

**Note change
of venue**

Auction

Tuesday 17th December 2019
commencing at 12pm

Venue:

Churchill Hyatt Regency London
30 Portman Square
London W1H 7BH

Auctioneers:

John Barnett FRICS
Jonathan Ross MRICS

T: 020 8492 9449

Current Auction:

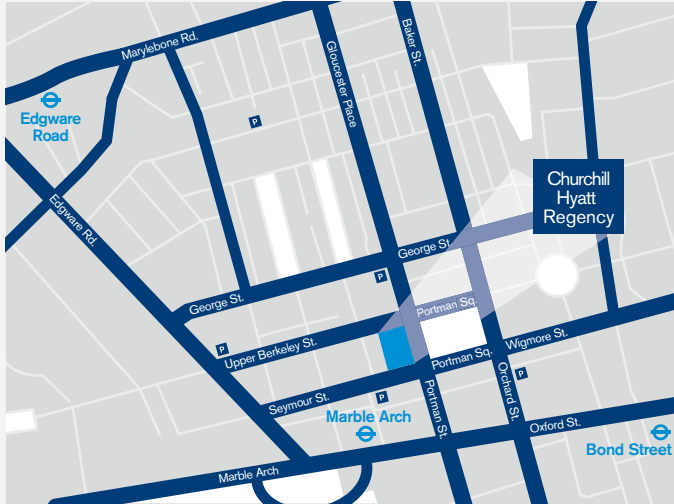
Tuesday 17th December 2019

Forthcoming Auctions:

Thursday 27th February 2020

Thursday 14th May 2020

Tuesday 17th December 2019



Churchill Hyatt Regency London
30 Portman Square
London W1H 7BH

commencing at 12pm

Contents

Notice to all Bidders	2
Important information	3
Meet the Team	4
Proof of Identity	5
Order of Sale	6–7
Lots 1–42	19–53
EPC Appendix	54
General Conditions of Sale	58–59
Barnett Ross Results	60
Memorandum	61

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 December 2019 Auction.

We are delighted to offer for sale 42 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 17th December** at the **Churchill Hyatt Regency London**.

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

Meet the team.



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



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



Steven Grossman MRICS
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W: barnettross.co.uk



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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 17th December 2019

Commencing 12.00pm

Lot

1	158–158a Station Road	Harrow	Middlesex
2	34 Farm Drive, Cyncoed	Cardiff	South Glamorgan
3	42 Farm Drive, Cyncoed	Cardiff	South Glamorgan
4	16/16a Botwell Lane	Hayes	Middlesex
5	18/18a Botwell Lane	Hayes	Middlesex
6	30/30a Countisbury Avenue, Llanrumney	Cardiff	South Glamorgan
7	44 Bridge Street	Worksop	Nottinghamshire
8	5 & 5a The Broadway, Forty Avenue	Wembley	Middlesex
9	21–25 Boothferry Road	Goole	North Humberside
10	295 Watling Street	Radlett	Hertfordshire
11	53 High Street	Shanklin	Isle of Wight
12	35 Cedar Avenue	Mexborough	South Yorkshire
13	123/125 High Street	Sheerness	Kent
14	21 Bridge Street	Newton-le-Willows	Merseyside
15	81 & 83 High Street	Mexborough	South Yorkshire
16	Bridge House, Chamberlayne Road	Kensal Rise	London NW10
17	16 Vardon Close	Acton	London W3
18	61 & 62 Main Street	Egremont	Cumbria
19	22 Castle Road	Scarborough	North Yorkshire
20	26a-32 Market Street, Wellington	Telford	Shropshire
21	34–40 Market Street, Wellington	Telford	Shropshire

Lot

22	433/433a Endike Lane	Hull	East Riding of Yorkshire
23	265 Holderness Road	Hull	East Riding of Yorkshire
24	6 Cromwell Road	Ellesmere Port	Cheshire
25	20–24 Tolworth Broadway	Tolworth	Surrey
26	4 Victoria Place	St. Austell	Cornwall
27	11 Prospect Road	New Barnet	Hertfordshire
28	20 High Street	South Norwood	London SE25
29	248 Wickham Road, Shirley	Croydon	Surrey
30	50 Ridingleaze	Lawrence Weston	Bristol
31	52 Ridingleaze	Lawrence Weston	Bristol
32	54 Ridingleaze	Lawrence Weston	Bristol
33	56 Ridingleaze	Lawrence Weston	Bristol
34	58 Ridingleaze	Lawrence Weston	Bristol
35	60 Ridingleaze	Lawrence Weston	Bristol
36	62 Ridingleaze	Lawrence Weston	Bristol
37	64 Ridingleaze	Lawrence Weston	Bristol
38	66 Ridingleaze	Lawrence Weston	Bristol
39	68 Ridingleaze	Lawrence Weston	Bristol
40	70 Ridingleaze	Lawrence Weston	Bristol
41	72 Ridingleaze	Lawrence Weston	Bristol
42	74 Ridingleaze	Lawrence Weston	Bristol

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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**Barnett
Ross**

Auctioneers

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

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

jbarnett@barnettross.co.uk
jross@barnettross.co.uk
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Contact John Barnett FRICS
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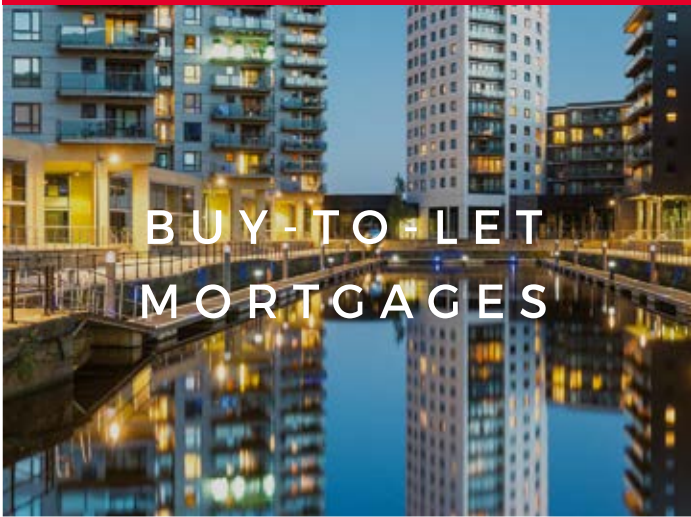
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SITUATION

Located in a prominent trading position amongst such multiples as **William Hill** and **Tesco** and opposite a **Travel Lodge** and a host of local traders. The property is very close to the pedestrianised precinct of Harrow Town Centre with Harrow and Wealdstone Station (Bakerloo and Overground Lines) being only a ½ mile away. Harrow is a popular residential and commercial area which lies approximately 11 miles north-west of central London

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES AND ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'2" Internal Width 18'6" Shop Depth 38'9" Built Depth 47'1" 2 WCs	Shires Property and Management Ltd (with guarantor) t/a Hunters Estate Agents (see Note)	10 years from 16th October 2012	£20,500	FRI Note: Hunters is one of the UK's leading estate agents with over 200 branches in England and Wales – visit www.hunters.com
First and Second Floor Flat	6 Rooms, Kitchen, Bathroom/WC ¹	Individual	125 years from 25th March 1988	£50	FRI Rent rising to £100 p.a. in 2021 and then by £100 p.a. every 33 years thereafter.
				Total: £20,550	

¹Not inspected by Barnett Ross

£20,550 per annum

The Surveyors dealing with this property are
John Barnett and **Nathan Schindler**

Vendor's Solicitors

Sinclair's Solicitors
Tel: 020 8202 8222 Ref: Hannah Michaelis
Email: hannah@sinclairssolicitors.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 a popular residential area within this quiet cul-de-sac and in close proximity to Roath Park Lake and various primary and secondary schools.

The property lies approx. 2 miles north of Cardiff city centre and benefits from good road links via the M4.

PROPERTY

Comprising an end of terrace **3 Bed House** planned on first and second floors with integral garage and front off-street parking.

ACCOMMODATION¹

Ground Floor

Reception Room with rear extension

Kitchen

Integral Garage

External WC

First Floor

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Sep. WC

¹ Not 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 **2 Individuals** for a term of 99 years from 7th January 1965 at a ground rent of **£22 per annum** exclusive.

Note 1: Valuable Reversion in approx. 44 years.

Note 2: No. 9 Farm Drive (3 Bed House) sold in June 2018 for £267,000.

Note 3: 6 Week Completion.

3 Bed House with Valuable Reversion in 44 years

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

Vendor's Solicitors

Debenhams Ottaway Solicitors

Tel: 01923 857 171 Ref: Kat McDonagh

Email: khm@debenhamsottaway.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 a popular residential area within this quiet cul-de-sac and in close proximity to Roath Park Lake and various primary and secondary schools.

The property lies approx. 2 miles north of Cardiff city centre and benefits from good road links via the M4.

PROPERTY

Comprising a mid terrace **3 Bed House** planned on first and second floors with integral garage and front off-street parking.

ACCOMMODATION¹

Ground Floor

Reception Room
Kitchen
Integral Garage
External WC

First Floor

Bedroom 1
Bedroom 2
Bedroom 3
Shower Room (previously a Bathroom)
Sep. WC

¹ Not 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 an **Individual** for a term of 99 years from 25th March 1961 at a ground rent of **£20 per annum** exclusive.

Note 1: Valuable Reversion in approx. 40¼ years.

Note 2: No. 9 Farm Drive (3 Bed House) sold in June 2018 for £267,000.

Note 3: 6 Week Completion.

3 Bed House with Valuable Reversion in 40¼ years

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

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

Vendor's Solicitors

Debenhams Ottaway Solicitors
Tel: 01923 857 171 Ref: Kat McDonagh
Email: khm@debenhamsottaway.co.uk



SITUATION

Close to the junction with Station Road, opposite **Carphone Warehouse** and **Cash Converters** and amongst such multiples as **Ladbroke's**, **Specsavers** and **HSBC**.

Hayes & Harlington Train Station (Mainline) is just a short walk away. Hayes lies approx. 4 miles from Heathrow Airport and 13 miles west of central London and benefits from good transport links via the A40 and M4 (Junction 3).

PROPERTY

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

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 16 (Ground Floor Shop)	Gross Frontage 16'1" Internal Width 14'10" Shop Depth 37'11" Built Depth 47'10" WC	K M Abdi (Travel Agency & Internet Café)	20 years from 23rd August 2012	£20,000	FRI Rent Reviews 2020 and 4 yearly
No. 16a (First and Second Floor Flat ¹)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	6 months from 26th May 2017	£13,800	AST. Holding Over.
				Total: £33,800	

¹Not inspected by Barnett Ross



View towards Station Road

£33,800 per annum

The Surveyors dealing with this property are
Jonathan Ross 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
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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Hayes & Harlington Train Station (Mainline) is just a short walk away. Hayes lies approx. 4 miles from Heathrow Airport and 13 miles west of central London and benefits from good transport links via the A40 and M4 (Junction 3).

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** 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
No 18 (Ground Floor Shop)	Gross Frontage 16'0" Internal Width 14'8" widening to 21'3" (max) Shop Depth 49'8" Built Depth 71'0" WC	R Bajaj (Halal Butcher & Grocers)	15 years from 29th September 2016	£19,000	FRI Rent Reviews Sept 2019 (Outstanding) and 3 yearly
No 18a (First and Second Floor Flat ¹)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	2 Individuals	2 years from 11th October 2019	£12,669	AST
				Total: £31,669	

¹Not inspected by Barnett Ross



£31,669 per annum

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

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

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



SITUATION

Located in this well established parade amongst multiple retailers including **Co-operative Supermarket, Greggs, William Hill, Iceland, Betfred, Co-op Funeralcare, Tesco Express, Boots Pharmacy, Post Office** and a variety of independent traders, all serving the surrounding residential population.

Llanrumney is a suburb of Cardiff which lies approximately 4 miles north-east of the City centre.

PROPERTY

A mid terrace building comprising a **Deep Ground Floor Shop** with separate rear access via a front communal staircase and balcony to a **Self-Contained Flat** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 30 (Ground Floor Shop)	Gross Frontage	18'0"	Barnardo's (Having over 700 branches)	10 years from 5th May 2015	£20,000	FRI Rent Review May 2020 (linked to RPI – collared & capped between 1% & 4%)
	Internal Width	17'2"				
	Shop Depth	69'8"				
	Built Depth	76'4"				
	Sales Area Approx. WC	1,170 sq ft				
No 30a (First & Second Floor Flat)	Not inspected		Individual	125 years from 23rd November 2015	£50	FRI
					Total: £20,050	

£20,050 per annum

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

Vendor's Solicitors

Sherrards

Tel: 01727 832 830 Ref: Alasdair McMillin

Email: alasdair.mcmillan@sherrards.com

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

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

Located in the heart of the town centre within this busy pedestrianised thoroughfare amongst such multiples as **Greggs, Holland & Barrett, Boots, Barclays, HSBC, Poundstretcher** and many others. Worksop is located approx. 15 miles east of Sheffield and 23 miles north of Nottingham, enjoying excellent road access to the M1 (Junction 31) via the A57.

PROPERTY

An attractive mid-terraced building comprising a **Deep Ground Floor Shop** with separate front access to **Self-Contained Offices** at first floor level. In addition the property includes a garden/yard area at the rear.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 25'3" Internal Width 22'3" (max) Shop Depth 69'0" Built Depth 83'7" Area Approx. 1,480 sq ft incl. 3 WCs	Done Brothers (Cash Betting) Ltd t/a Betfred (Having over 1,300 branches)	10 years from 28th October 2013	£22,250	FRI Rent Review 2018 (Outstanding). The tenant did not exercise their 2018 Break Clause.
First Floor Offices & Rear Yard	2 Offices & Storage Area Approx. 1,255 sq ft WCs	M. Coe (Photographic Studio)	3 years from 27th October 2014 (Holding Over.)	£4,800 (see Note)	Repairing and Insuring subject to a photographic schedule of condition. Note: Currently paying a personal concessionary rent of £960 p.a. which can be revoked.
Total Area Approx. 2,735 sq ft				Total: £27,050	

¹ Not inspected by Barnett Ross. Area taken from VOA.



£27,050 per annum

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

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

Integral Law Ltd
Tel: 020 3926 8080 Ref: Rafael Feigenblatt
Email: rafael.feigenblatt@integrallaw.co.uk



SITUATION

Occupying a prominent trading position in this well established local shopping parade at the corner of the busy junction with Preston Road, only ½ a mile from Wembley Park Underground Station (Jubilee & Metropolitan Lines) and Wembley Stadium.

Wembley lies some 7 miles north-west of central London and benefits from good road links via the North Circular Road (A406) and the M1 (Junction 1).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Maisonette** with gas fired central heating on the first and second floors. There is vehicular access to the rear via a communal service road.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 5 (Ground Floor Shop)	Gross Frontage 26'10" Shop: Internal Width 19'0" Rear Width 9'6" Shop Depth 28'0" WC	K. S. Limbani (Hairdresser's)	20 years from 25th March 2011 (by way of a reversionary lease) (excl. s.24-28 of L & T Act 1954)	£10,000	FRI Rent Reviews 2021 and 2026
No. 5a (Maisonette)	1st Floor – 3 Rooms plus WC and Shower 2nd Floor – 3 Rooms plus WC and Shower (GIA Approx. 805 sq ft)			VACANT	Note: These 6 rooms were previously let as 6 HMO units and each is fitted with a sink.
				Total: £10,000 Plus Vacant Maisonette	

**£10,000 p.a. Plus
Vacant Maisonette**

The Surveyors dealing with this property are
John Barnett and Nathan Schindler

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

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

Located in the heart of the town centre within one of the main pedestrianised retail thoroughfares amongst such multiples as **Domino's, Iceland, Nationwide, Halifax, EE, Shoezone, NatWest, Subway** and within easy reach of the **Wesley Square Shopping Centre**. Goole Railway Station is just a short walk away. Goole lies on the A614 approx. 20 miles south east of York and 23 miles west of Hull and benefits from excellent road access via the M62 (Junction 36) and the M18 (Junction 7).

VAT is NOT applicable to this Lot

FREEHOLD

PROPERTY

A mid-terrace building comprising a **Ground Floor Banking Hall** with separate front access to a newly converted **Self Contained-Flat** at first floor level. There is rear off street parking for approx. 5 cars.

Note 1: The opportunity exists to negotiate a reverse premium with Barclays for them to surrender their lease.

Note 2: Plans have been drawn up to convert the bank into 2 x 2 bed flats – No Planning Application has been submitted – Refer to Auctioneers.

TENANCIES & ACCOMMODATION

Property	Accommodation ¹		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 25 (Ground Floor Banking Hall plus 4 car spaces)	Gross Frontage Built Depth WC	29'5" 69'10"	Barclays Bank Plc (not in occupation) (Having approx. 1,600 branches) (T/O for Y/E 31/12/18 £19.7bn, Pre-Tax Profit £1.3bn and Shareholders' Funds £47.7bn)	5 years from 29th September 2017	£21,000	FRI
No 21 (First Floor Flat plus 1 car space)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC		Individual	999 years from completion	Peppercorn	FRI
¹ Not inspected by Barnett Ross.					Total: £21,000	

¹Not inspected by Barnett Ross.

£21,000 per annum

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

Vendor's Solicitors

Hillyer McKeown
Tel: 0151 647 6000 Ref: Wesley Heath
Email: wxh@law.uk.com

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



SITUATION

Located in a prime position in this popular shopping centre serving the surrounding affluent and sought after residential area and amongst such multiple retailers as **Pizza Express, Wenzels, Coral, HOB** and **Costa Coffee**.

Radlett Station (Main Line Thameslink) is within a few hundred yards of the property and central London is approx. 15 miles to the south.

PROPERTY

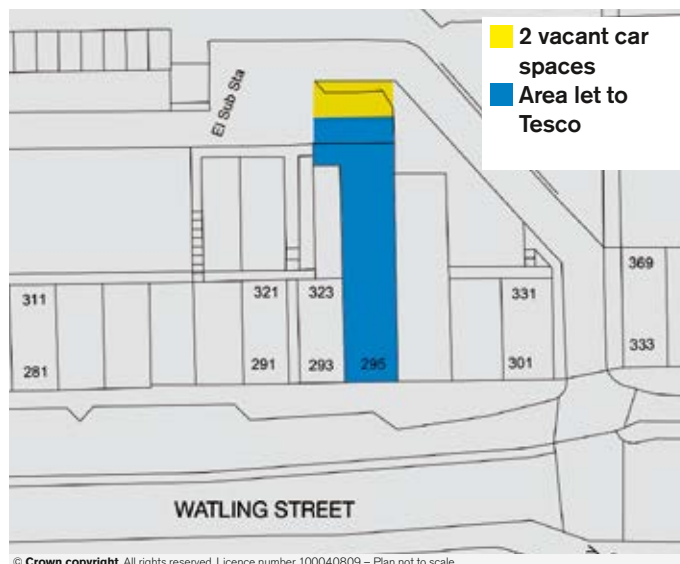
Part of a Post World War II development comprising a **Deep Ground Floor Shop** with separate rear entrance to a **Self-Contained Former Office/Kitchen** on the first floor and a **Self-Contained Flat** on the second floor.

In addition, the property includes **4 Car Spaces** at the rear.

Note: The property used to be the larger part of a Woolworths which included the adjoining property (No. 297) which is not included in the sale.

VAT is NOT applicable to this Lot

FREEHOLD



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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement & 2 Car Spaces	Ground Floor Shop Gross Frontage 20'9" Internal Width 19'10" Shop Depth 48'0" Built Depth 90'9" Area Approx. 1,571 sq ft Basement Area Approx. 1,633 sq ft Total Area Approx 3,204 sq ft Plus 2 car spaces	Tesco Stores Limited (T/O for Y/E 23/02/19 £42.2bn, Pre-Tax Profit £737m and Shareholders' Funds £5.6bn)	From 7th June 2019 to 4th December 2031 (Renewal of a previous lease)	£35,000 (see Note)	FRI Rent Reviews 2021 (see Note) and 2026. Tenant's Break 2024.
First Floor Former Office/ Kitchen	GIA Approx. 460 sq ft incl. WC	VACANT (Ideal to convert to a Self-Contained Flat comprising 2 Rooms, Kitchen, Bathroom/WC as per the second floor, subject to obtaining the necessary consents)			
Second Floor Flat	2 Rooms, Kitchen, Bathroom/WC GIA Approx. 485 sq ft	Individual	1 year from 10th August 2018	£9,600	AST. Holding over. £900 Rent Deposit held.
2 Car Spaces	32'8" Deep	VACANT			
Note: The lease of the adjoining unit (No.297) was renewed at £50 ZA therefore the Vendor believes the current rent on No.295 is reversionary – Refer to Auctioneers.				Total: £44,600 plus Vacant First Floor & 2 Vacant Car Spaces	

£44,600 p.a. Plus Vacant first floor & 2 Vacant Car Spaces

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

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

Macrory Ward

Tel: 020 8440 3258 Ref: Martina Ward

Email: martina@macroryward.co.uk



SITUATION

Occupying a prominent trading position within the main High Street close to the intersection with Regent Street and amongst such multiples as **Boots Pharmacy, Lloyds Bank, Spar, Nationwide, Domino's** and a host of local traders.

Shanklin is located on the A3055 and is one of the main seaside towns on the Isle of Wight which runs regular ferry services to Portsmouth.

PROPERTY

A mid terrace building comprising a **Large Ground Floor Banking Hall** with **Ancillary Lower Ground Floor Accommodation** plus separate front access to **4 Self-Contained Flats** at first and second floor level and in addition **8 Garages** at the rear.

VAT is NOT applicable to this Lot

FREEHOLD





TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 53 (Ground & Lower Ground Floor Bank plus 1 Garage)	Ground Floor Bank Internal Width 24'8" Net Frontage 19'10" widening to 23'10" Bank Depth 79'8" Built Depth 124'8" Banking Hall Area Approx. 1,685 sq ft Ancillary Area Approx. 1,050 sq ft Lower Ground Floor Vault/Storage/ Ladies & Gents WCs Area Approx. 1,260 sq ft 1 Rear Garage Total Area Approx. 3,995 sq ft	Barclays Bank Plc (See Note 1) (Having approx. 1,600 branches) (T/O for Y/E 31/12/18 £19.7bn, Pre-Tax Profit £1.3bn and Shareholders' Funds £47.7bn)	20 years from 15th June 2007	£18,600	FRI (subject to a schedule of condition) Rent Review March 2024 Tenant's Break June 2022
Nos 53A-D & Garages	4 Flats and 7 Garages	Individuals	Each sold on long leases expiring 24th December 2129	Peppercorn	Each FRI
				Total: £18,600	

Note 1: Barclays Bank have sublet the ground and lower ground floors to Bournhomes Ltd (with guarantor) until 14th April 2022 at a rent of £18,600 p.a. exclusive.

Note 2: There is potential to convert the rear ground and lower ground floors to residential, subject to planning.

£18,600 per annum

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

Vendor's Solicitors

Richard Pearlman LLP

Tel: 020 7739 6100 Ref: Richard Pearlman

Email: rkp@rpandco.com

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

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SITUATION

Located in a suburb of this market town serving the surrounding residential population.

Mexborough lies approx. 5 miles north of Rotherham and 7 miles west of Doncaster, benefitting from good road links being only 4 miles east of the A1(M) via the A6023.

PROPERTY

A single storey building comprising a **Ground Floor Convenience Store with onsite parking for 5-6 cars**. In addition, there is also roadside parking available opposite.

ACCOMMODATION

Ground Floor Convenience Store

Gross Frontage	87'8"
Internal Retail Width	56'8"
Shop & Built Depth	33'7"
Sales Area	Approx 1,870 sq ft
Store Area	Approx 730 sq ft
Office, Chiller Cabinets, Kitchen, WC	

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Martin McColl Limited** (see [Tenant Profile](#)) for a term of 20 years from 11th January 2010 at a current rent of **£27,427 per annum** exclusive (see [Note 1](#)).

Rent Review 2025



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Note 1: The current rent is £24,842 p.a. which increases to £27,427 p.a. on 11th January 2020 which is prior to completion of this sale.

Note 2: 6 Week Completion

TENANT PROFILE

McColl's trade from over 1,600 stores throughout the UK with approximately three quarters of those being convenience stores and the remainder trading as newsagents. Their brands include McColl's, Martin's and R. S. McColl.

For the Y/E 25/11/18, Martin McColl Ltd reported a T/O of £835.3m, Pre-Tax Profits of £34.7m and Shareholders' Funds of £218.3m.

The combined group has a turnover in excess of £1.1bn. It employs over 22,000 full and part-time staff and is visited by over 5 million customers every week. The group company floated on the London Stock Exchange in 2014 and further information can be found at: www.mccollsplc.co.uk/investors

£27,427 p.a. (see Note 1)

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

Joint Auctioneers

Savoy Stewart
Tel: 020 7478 9112
Ref: Michael Braier
Email: mb@savoystewart.co.uk

Vendor's Solicitors

Stephen Goldberg
Tel: 020 8457 3250
Email: stephen@nandmh.com

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

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

Located in this main retail parade, amongst such multiples as **Greggs, Boots, TUI, Superdrug, Subway, Iceland** and a host of local traders. Sheerness lies some 15 miles north-east of Maidstone and benefits from good road links via the A249 and M2 (Junction 5).

PROPERTY

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

There is a rear service road allowing vehicular access for unloading.

ACCOMMODATION

Ground Floor Betting Shop

Gross Frontage	36'9"
Internal Width	35'3"
Shop Depth	42'10"
Built Depth	49'0"
Area	Approx 1,666 sq ft
Including 3 WCs	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 15th January 2002 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **William Hill Organization Limited (having over 1,600 branches)** for a term of 10 years from 24th June 2016 at a current rent of **£22,500 per annum** exclusive.

Rent Review and Tenant's Break 2021



£22,500 per annum

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

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

Carter Bells Solicitors

Tel: 020 8939 4022 Ref: Justin Pinches

Email: justin.pinches@carterbells.co.uk



SITUATION

Located in the town centre amongst a variety of local traders as well as **Lloyds Bank** and just a few yards away from Market Street that houses such multiple retailers as **Heron Frozen Foods**, **Card Factory** and **Betfred**. In addition, there is a **Royal Mail Delivery Office** nearby and Earlestown Rail Station is just a short walk away. Newton-le-Willows lies on the main A49 midway between Manchester and Liverpool.

PROPERTY

A mid-terraced building comprising a **Ground Floor Bank** with internal access to **Ancillary Accommodation** at first floor level. In addition, there is a service road to the rear of the property.

ACCOMMODATION¹

Ground Floor Bank

Gross Frontage	23'5"
Internal Width	21'11"
Built Depth	70'0"
Area	Approx. 1,138 sq ft

First Floor Ancillary

Area	Approx. 576 sq ft plus 2 WCs
------	------------------------------

¹Not inspected by Barnett Ross. Areas and measurements provided by the Vendor

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 1st July 1860 at a fixed ground rent of £1.69 p.a.

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Barclays Bank Plc (not in occupation)** having approx. 1,600 branches (T/O for Y/E 31/12/18 £19.7bn, Pre-Tax Profit £1.3bn and Shareholders' Funds £47.7bn) for a term of 20 years from 7th July 2008 at a current rent of **£14,500 per annum** exclusive.

Rent Review March 2024

Tenant's Break July 2024

Note: The opportunity exists to negotiate a reverse premium with Barclays for them to surrender their lease.



£14,500 per annum

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

Vendor's Solicitors

Hillyer McKeown

Tel: 0151 647 6000 Ref: Wesley Heath

Email: wxh@law.uk.com

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

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7 YEARS UNEXPIRED TO CORAL RACING WITH NO BREAKS



SITUATION

Located in the town's principle pedestrianised shopping thoroughfare, amongst a host of multiple occupiers such as **Halifax, Post Office, Card Factory, Superdrug, Greggs, Specsavers, Domino's, Poundland** and **TUI Travel Agents** and in close proximity to Mexborough Mainline Station.

Mexborough is a market town located 5 miles north of Rotherham and 7 miles west of Doncaster, benefitting from good road links being only 4 miles east of the A1(M) via the A6023.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** and **Basement** with internal and separate side and rear access to **Ancillary Accommodation** (previously a flat & photography studio) at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	27'11"
Return Frontage	45'9"
Internal Width	30'1"
Shop Depth	33'2"
Built Depth	43'5"
Sales Area	Approx. 998 sq ft plus WCs

Basement Area Approx. 392 sq ft

First Floor Ancillary

3 Rooms, Kitchen, 4 WCs Approx. 628 sq ft

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Coral Racing Ltd (see Tenant Profile)** for a term of 16 years from 3rd February 2011 at a current rent of **£20,139 per annum** exclusive (see Note 1).

Rent Review 2021 to greater of Open Market Rental Value or 2.5% p.a. compounded. Therefore, the minimum rent in 2021 will be £22,785.43, p.a.

TENANT PROFILE

Ladbrokes and Coral merged in 2016 to create Ladbrokes Coral Group Ltd, the largest bookmakers in the UK with some 3,500 stores. For Y/E 31/12/17, Coral Racing Limited reported a T/O of £598.4m, Pre-Tax Profit of £7.6m and Shareholders' Funds of £237.5m.

Note 1: The Freeholder received a letter from the tenant dated 22nd November 2019 requesting a 20% rent reduction to which the Freeholder has not agreed.

Note 2: 6 Week completion

£20,139 per annum
with Minimum Rental Uplift in 2021

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

Vendor's Solicitors

Stanmore Law Practice
Tel: 020 8420 7950 Ref: David Eder
Email: deder@slp.uk.com

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

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SITUATION

Located opposite Kensal Rise (Overground) Station and close to the junction with Wrentham Avenue in this busy retail thoroughfare nearby such multiples as **Costa** and **WHSmith Local** and a host of independent retailers.

Kensal Rise is a popular and fast developing residential area situated less than 5 miles north-west of central London.

VAT is NOT applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 1 Bridge House (Ground Floor Shop)	Internal Width 14'1" Shop Depth 24'5" Built Depth 28'6" WC	Kensal Eyes Opticians Ltd (with Guarantor)	15 years from 24th December 2007	£18,500	FRI £6,258 Rent Deposit held.
No. 2 Bridge House (Ground Floor Shop)	Internal Width 14'4" Shop Depth 23'9" Built Depth 28'6" WC	BAZ Trading & Investments Ltd (t/a Winkworth Estate Agents)	10 years from 16th May 2010	£15,500	FRI £3,268 Rent Deposit held.
No. 3 Bridge House (Ground Floor Shop)	Internal Width 15'0" Shop Depth 23'11" Built Depth 28'6" WC	BAZ Trading & Investments Ltd (t/a Winkworth Estate Agents)	10 years from 25th December 2015	£17,000	FRI Rent Review 2020
No. 4 Bridge House (Ground Floor Shop)	Internal Width 15'6" Shop Depth 24'2" Built Depth 28'6" WC	Cable Co Ltd (Coffee Shop)	10 years from 28th October 2013	£18,750	FRI
No. 6 Bridge House (First Floor Office)	Area Approx. 665 sq ft ¹ WC	Cyron Housing Co-operative	10 years from 4th September 2011	£17,000	FRI
First & Second Floor Flats	1st Floor – 1 Flat 2nd Floor – 2 Flats	Various	Each for 119 to 126 years from between 2006 & 2009	Peppercorn	Each FRI
				Total: £86,750	

¹Not inspected by Barnett Ross. Area taken from VOA.

£86,750 per annum

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

PROPERTY

An attractive mid terrace building comprising **4 Ground Floor Shops** with separate front access to a **Self-Contained Office** on the first floor and **3 Self-Contained Flats** on the first and second floors.

TENURE

Leasehold for a term of 99 years from 8th June 1936 (thus having approx. 15½ years unexpired) at a fixed ground rent of £270 p.a.

Vendor's Solicitors

Sheridans
Tel: 020 7079 0100 Ref: Tafazzul Ali
Email: tali@sheridans.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 Friary Road in this rapidly improving residential area, less than a mile from Acton Main Line and North Acton Railway Stations as well as East Acton Underground Station (Central Line). The property also benefits from excellent road links via the A40. Acton lies approx. 1½ miles north of Chiswick and 6 miles west of central London.

PROPERTY

Forming part of a purpose built apartment block comprising a **Self-Contained Studio Flat** on the third floor with hatch access to a **Loft**. The property includes **1 Parking Space** and benefits from electric storage heating and an entry phone system.

TENURE

Leasehold for a term of 125 years from 1st July 1989 at a peppercorn ground rent.

ACCOMMODATION

Third Floor Studio Flat

Living Room/Bedroom	15'6" x 10'8"
Kitchen	7'7" x 7'4"
Shower Room/WC	7'4" x 4'5"

GIA Approx. 300 sq ft

VAT is NOT applicable to this Lot

TENANCY

The property is let to an **Individual** on an AST for a term of 1 year from 15th October 2019 at a current rent of **£10,200 per annum** exclusive.

Note 1: There is a £980.77 Rent Deposit held.

Note 2: A similar studio flat on the second floor is currently on the market at £245,000.

£10,200 per annum

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

Vendor's Solicitors

HCB Park Woodfine LLP
Tel: 020 8907 4366 Ref: Peter Francis
Email: peterfrancis@hcbgroup.com

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

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SITUATION

Located in the heart of the town centre, opposite **Heron Foods** and **Co-op Supermarket** amongst such multiples as **Greggs**, **Boots Pharmacy**, **McColl's & Post Office** and a host of local traders. Egremont lies on the main A595 approx. 5 miles south of Whitehaven and approx. 11 miles south of Workington.

PROPERTY

A semi-detached building comprising a **Ground Floor Double Betting Shop** with internal access to **Ancillary Accommodation** on first floor level.

ACCOMMODATION

Ground Floor Betting Shop

Gross Frontage	28'5"
Internal Width	23'10"
Shop Depth	22'6"
Built Depth	38'9"
Customer WCs	

Part First Floor Ancillary (see Note)

Area	Approx 78 sq ft plus Staff WC
------	-------------------------------

Note: Only part of the first floor is used as ancillary accommodation, the remainder of the upper floors have been sealed off and are not currently used by the tenant.

VAT is NOT applicable to this Lot

FREEHOLD



[View opposite](#)

TENANCY

The entire property is let on a full repairing and insuring lease (limited repairing liability to the upper parts) to **Coral Racing Ltd** (see [Tenant Profile](#)) for a term of 20 years from 24th September 2011 at a current rent of **£8,501 per annum** exclusive.

Rent Review September 2021 to the greater of OMV or 2% p.a. compounded. Therefore, the minimum rent in 2021 will be £9,385.79 p.a. Further Rent Review September 2026 to OMRV only.

TENANT PROFILE

Ladbrokes and Coral merged in 2016 to create Ladbrokes Coral Group Ltd, the largest bookmakers in the UK with some 3,500 stores. For Y/E 31/12/17, Coral Racing Limited reported a T/O of £598.4m, Pre-Tax Profit of £7.6m and Shareholders' Funds of £237.5m.

£8,501 per annum
with Minimum Rental Uplift in 2021

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

Vendor's Solicitors

Anthony Gold Solicitors
Tel: 020 8765 2700 Ref: Spencer Mcguire
Email: spencer.mcguire@anthonygold.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 close to the junction with Dean Road, directly opposite **Tesco Express** and **Domino's** and amongst a variety of independent retailers.

Scarborough is a major seaside resort and tourist town which lies approximately 40 miles north-east of York and 42 miles north of Hull.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** on the first, second and third floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'5" Internal Width 12'0" widening to 16'2" Shop Depth 45'2" Built Depth 51'11" 2 WCs	Ganton House Investments Ltd (t/a Ladbrokes - see Tenant Profile)	15 years from 1st April 2007	£5,750	FRI
First, Second & Third Floor Flat	Not inspected	Individual	125 years from 25th December 2003	£25	FRI
				Total: £5,775	

TENANT PROFILE

Ladbrokes and Coral merged in 2016 to create Ladbrokes Coral Group Ltd, the largest bookmakers in the UK with some 3,500 stores. For Y/E 31/12/17, Coral Racing Limited reported a T/O of £598.4m, Pre-Tax Profit of £7.6m and Shareholders' Funds of £237.5m.



[View opposite](#)

£5,775 per annum

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

Vendor's Solicitors

Rice Jones & Smith

Tel: 020 7831 2506 Ref: Steven Hayward

Email: sh@londonrjs.co.uk

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

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Lots 20 & 21

26a–32 AND 34–40 Market Street,
Wellington, Telford, Shropshire TF1 1DT



SITUATION

Located in the town centre, opposite **Wellington Market** and **Wilko** and amongst multiples such as **Your Move**, **Cake Box** and **Post Office** as well as a host of local traders. In addition, the entrance to the town's main car park is located virtually adjacent to the properties. Wellington forms part of the new town of Telford, located north of the M54 Motorway (Junctions 6 & 7) and being approx. 10 miles east of Shrewsbury.

PROPERTIES

Lot 20 – Nos. 26a–32: Forming part of a retail parade comprising **4 Ground Floor Shops** with separate front entrance to **5 Self-Contained Flats** at first floor level.

Lot 21 – Nos. 34–40: Forming part of a retail parade comprising **3 Ground Floor Shops** with separate front entrance to **5 Self-Contained Flats** at first floor level.

VAT is applicable to these Lots

FREEHOLD



TENANCIES & ACCOMMODATION

Lot & Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 20 Nos 26a–32 Market Street (4 Ground Floor Shops & 5 First Floor Flats) *Reserve below £400,000 Gross Yield 14.1%	No 26a – Ground Floor Shop Internal Width 13'7" widening at rear to 20'9" Shop & Built Depth 34'11"	J. Singh (Indian Food)	2 years from November 2019	£8,000	FRI Note: Tenant currently fitting out.
	No 28a – Ground Floor Shop Internal Width 12'7" widening at rear to 16'5" Shop & Built Depth 39'5"	K. Farmer & P. Lamb (Barbers)	5 years from 24th June 2016	£8,000	FRI Rent Review June 2019 (Outstanding) The Tenants did not exercise their 2019 Break Clause.
	No 30 – Ground Floor Shop Internal Width 16'2" widening at rear to 19'6" Shop & Built Depth 39'4"	D B Roberts & Partners Limited (Estate Agents having 8 branches)	3 years from 24th January 2017	£10,750	FRI The tenant has offered to take a new 5 year lease with a 3 year break at £10,750p.a. providing the landlord pays for a new shop front.
	No 32 – Ground Floor Shop Internal Width 16'2" narrowing at rear to 12'0" Shop Depth 31'6" Built Depth 38'1"	A. Losonczi & L. Koroknai (Clothes alterations)	3 years from 1st January 2018	£8,000	FRI The Tenant did not exercise their 2019 Break Clause.
	No 28a – First Floor Flat¹ 1 Bedroom, Living Room, Kitchen, Bathroom/WC	Individual	1 year from 23rd April 2015	£4,500	AST. Holding Over. £375 Rent Deposit held.
	No 28b – First Floor Flat¹ Studio Room, Kitchen, Bathroom/WC	Individual	6 months from 24th June 2019	£4,320	AST £360 Rent Deposit held.
	No 28c – First Floor Flat¹ Studio Room, Kitchen, Bathroom/WC	Individual	1 year from 1st August 2014	£3,960	AST. Holding Over. £325 Rent Deposit held.
	No 28d – First Floor Flat¹ Studio Room, Kitchen, Bathroom/WC	Individual	6 months from 21st May 2018	£4,200	AST. Holding Over. £360 Rent Deposit held.
	No 28e – First Floor Flat¹ 1 Bedroom, Living Room, Kitchen, Bathroom/WC	Individual	1 year from 26th August 2015	£4,800	AST. Holding Over. £395 Rent Deposit held.
	Total: £56,530				
Lot 21 Nos 34–40 Market Street (3 Ground Floor Shops & 5 First Floor Flats) *Reserve below £350,000 Gross Yield 8.6 % with 4 Vacant Flats	No 34 – Ground Floor Shop Internal Width 20'8" widening at rear to 24'6" Shop & Built Depth 33'5"	G. Vincent (Party Accessories)	3 years from 1st January 2019	£10,500 (see Note 1)	FRI Rent Review Jan 2022 Tenant's Breaks Jan 2020 & 2021 Note 1: The current rent is £10,000 p.a. rising to £10,500 p.a. from 1st Jan 2020 which is prior to completion. The rent rises to £11,000 p.a. from 1st Jan 2021.
	No 38 – Ground Floor Shop Internal Width 14'3" widening to 18'7" Shop & Built Depth 33'8"	Biddle Optical Limited (with Surety) (Opticians having 3 branches)	3 years from 19th May 2015	£8,100	FRI Holding Over
	No 40 – Ground Floor Shop Internal Width 15'3" Shop & Built Depth 33'10"	C. Boyes (Coffee Shop)	3 years from 24th February 2017	£8,500	FRI The Tenant did not exercise his 2018 Break Clause.
	Nos 36a, 36b, 36d, 36e – 4 First Floor Flats Each Studio, Kitchen, Bathroom/WC (in need of modernisation)	4 VACANT FLATS			
	No 36c – First Floor Flat Studio Room, Kitchen, Bathroom/WC	Individual	6 months from 25th July 2019	£3,120 (see Note 2)	AST. Note 2: The rent is concessionary in lieu of tenant undertaking refurbishment works.
	Total: £30,220 plus 4 Vacant Flats				

¹ Not inspected by Barnett Ross

Vendor's Solicitors

Solomon Taylor Shaw
 Tel: 020 7431 1912 Ref: Ari Bloom
 Email: ari@solts.co.uk



SITUATION

Located within this local shopping parade, amongst such multiples as **Iceland, Boot's Pharmacy, Heron Foods, Coral** and a host of local traders all serving the surrounding residential area. Hull lies approx. 50 miles east of Leeds and approx. 33 miles south-east of York.

PROPERTY

A semi-detached building comprising a **Ground Floor Shop** (refurbished in 2017 to include new shop front and shutters) with separate side access to a **Self-Contained Flat** at first floor level. In addition, the property includes a cash machine and a rear garden.

VAT is NOT applicable to this Lot

FREEHOLD

View of parade



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Garden	Gross Frontage 19'7" Internal Width 18'9" Shop Depth 35'9" Built Depth 45'4" WC	D. Orwin (Mini market)	15 years from 1st January 2017	£10,000	FRI Rent Reviews 2020 and 3 yearly
First Floor Flat	Not inspected	Individual	125 years from 8th March 2012	£150	FRI
				Total: £10,150	

£10,150 per annum

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

Vendor's Solicitors

Harrison Drury Solicitors
Tel: 01772 258 321 Ref: Rhian Hawkins
Email: rhian.hawkins@harrison-drury.com

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

Located in a prominent trading position opposite **Boots** and amongst a variety of multiple occupiers including **Betfred, Barclays, Card Factory, Lloyds Bank, Peacocks, One Stop, Age UK** and **Ladbroke's** as well as being just yards from the **Kingston Shopping Centre**.

Hull lies approx. 50 miles east of Leeds and approx. 33 miles south-east of York. The Humberside city benefits from good road links via the A63 which connects to the M62 Trans-Pennine motorway.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'10"
Internal Width	15'7"
Shop Depth	52'7"
Built Depth	58'10"
Sales Area	Approx. 735 sq ft
WC	

First Floor Ancillary

Area	Approx. 790 sq ft
------	-------------------

VAT is applicable to this Lot

FREEHOLD

View diagonally opposite



TENANCY

The entire property is let on a full repairing and insuring lease to **G. Chiru as a Household Goods & Toys Store** for a term of 15 years from 1st August 2019 at a current rent of **£10,200 per annum** exclusive.

Rent Reviews 2022 and 3 yearly

Tenant's Breaks 2021 and 2 yearly

£10,200 per annum

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

Vendor's Solicitors

Jeffries Essex LLP

Tel: 01702 332 311 Ref: Mark Hidveghy

Email: mjh@jefferieslaw.co.uk

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

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SITUATION

Located in this residential area, opposite a new housing development and just a 2 minute walk from Ellesmere Port Railway Station. Ellesmere Port is located on the Wirral Peninsula some approx. 6 miles north of Chester and 10 miles south of Liverpool and enjoys easy access to the M53 (Junctions 7 to 10) which links with the M56 motorway.

PROPERTY

Forming part of a commercial and residential mixed use Art Deco building comprising a **recently converted Ground Floor Convenience Store with an external ATM and onsite parking for 10 cars.**

ACCOMMODATION

Ground Floor Convenience Store

Gross Frontage	49'8" (Cromwell Road)
Internal Width	40'9"
Shop Depth	47'8"
Built Depth	74'8"
Sales Area	Approx. 1,880 sq ft
Ancillary Area	Approx. 925 sq ft
WC	

Total Area **Approx. 2,805 sq ft**

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 28th May 2019 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Martin McColl Limited (see Tenant Profile)** for a term of 16.5 years from 28th May 2019 at a current rent of **£29,359 per annum** exclusive (see Note).

The rent increases to **£32,415 p.a. in 2025** and to **£35,789 p.a. in 2030.**

Note: The current rent is £28,500 p.a. rising to £29,359 p.a. on 28th November 2020 and the Vendor will top up this rent shortfall on completion.

TENANT PROFILE

McColl's trade from over 1,600 stores throughout the UK with approximately three quarters of those being convenience stores and the remainder trading as newsagents. Their brands include McColl's, Martin's and R. S. McColl.

For the Y/E 25/11/18, Martin McColl Ltd reported a T/O of £835.3m, Pre-Tax Profits of £34.7m and Shareholders' Funds of £218.3m.

The combined group has a turnover in excess of £1.1bn. It employs over 22,000 full and part-time staff and is visited by over 5 million customers every week. The group company floated on the London Stock Exchange in 2014 and further information can be found at: www.mccollsplc.co.uk/investors



Interior of Store



£29,359 p.a. (see Note)

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

Joint Auctioneers

Savoy Stewart

Tel: 020 7478 9112 Ref: Michael Braier

Email: mb@savoystewart.co.uk

Vendor's Solicitors

Stephen Goldberg

Tel: 020 8457 3250

Email: stephen@nandmh.com

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SITUATION

Located close to the junction with Oakleigh Way in this well established retail parade, adjacent to **Iceland** and amongst such multiple traders as **Betfred, Costa Coffee, Boots, Subway** and **Post Office** as well as a **Marks & Spencer Food Hall** at the Tolworth Tower complex.

Tolworth Station is only 0.4 miles from the property and offers direct services to London Waterloo in under 35 minutes.

Tolworth lies just off the A3 approx. 3 miles south of Kingston-upon-Thames and 1½ miles south-east of Surbiton, with easy access to the M25 (Junction 10).

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 20 (Ground Floor Shop and entire First Floor Ancillary)	Ground Floor Shop Internal Width 19'2" widening at rear to 35'4" Shop Depth 148'8" Built Depth 165'6" GIA Approx. 3,348 sq ft ¹ First Floor Ancillary GIA Approx. 6,210 sq ft ¹ incl. WCs Total GIA Approx. 9,558 sq ft¹				VACANT (see Note)
No. 24 (Ground Floor Shop)	Internal Width 22'6" (max) Shop Depth 124'10" Built Depth 148'8" WC GIA Approx. 3,002 sq ft¹	Capital Cash Limited t/a Cash Converters (Having 42 branches) (T/O for Y/E 30/09/18 £30.3m, Pre-Tax Profit £401,805 and Shareholders' Funds £2.3m)	10 years from 26th November 2010	£28,000	FRI
Second Floor Flat ²	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Norwood Properties Limited	99 years from 25 March 1985	£150	FRI Rent rises to £200 p.a. in 2051 Valuable Reversion in approx. 64¼ years.
				Total: £28,150 plus vacant retail unit & first floor (see Note)	

¹Area supplied by Vendor.

²Not inspected by Barnett Ross.

PROPERTY

A substantial mid terraced building (ex-Woolworths) comprising **2 Large Ground Floor Shops**, one of which has internal access to **Ancillary/Store on the entire first floor**. In addition, there is separate front access to a **Self-Contained Flat on the entire second floor**.

The property includes a rear hard standing area and a covered area for loading accessed from Burwood Close.

VAT is NOT applicable to this Lot

FREEHOLD

***Reserve below £1,250,000**

Residential Development Potential
6 week completion



NOTE:

The property offers potential for the following:

- Converting the first floor to 2 Self-Contained Flats under Permitted Development Rights.
- Subject to obtaining possession of Shop No. 24 and the necessary consents, there is potential to demolish the existing rear extension and create a new build development of at least 6 Self-Contained Flats fronting Burwood Close. This would be a larger development to the one under construction a few doors away to the rear of No. 10.
- 2 Shops reduced in size from their existing layout.



Residential Development Potential

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

Joint Auctioneers

Kingsbury

Tel: 020 7183 2529 Ref: Chris Incledon

Email: chris.incledon@kingsbury-consultants.co.uk

Vendor's Solicitors

Freemans Solicitors

Tel: 020 7935 3522 Ref: Howard Freeman

Email: hf@freemanssolicitors.net

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

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SITUATION

Occupying a corner position in this pedestrianised thoroughfare, opposite **Your Move Estate Agents**, only a minute's walk from the various shopping facilities on Fore Street, Old Vicarage Place 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	25'7"
Internal Width	38'1" (max)
Shop & Built Depth	29'7"
Area	Approx. 1,050 sq ft
2 WCs	

VAT is 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 lease (by way of service charge) to **D. Delara trading as Daisy Dukes (Thrift Shop)** for a term of 10 years from 31st July 2019 at a current rent of **£9,500 per annum** exclusive.

Rent Review 2024

Note 2: The tenant also occupies the adjoining unit which is interconnecting and is known as 4A Victoria Place.

£9,500 per annum

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

Vendor's Solicitors

SCJ Solicitors

Tel: 01286 677 897 Ref: Samantha Jones

Email: samantha.jones@scjsolicitors.co.uk

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

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SITUATION

Located close to the junction with King Edward Road in this sought after residential neighbourhood, approximately ¾ of a mile from both High Barnet Underground (Northern Line) and New Barnet (National Rail) Stations.

New Barnet is a popular north London suburb located between High Barnet and Whetstone some 11 miles from central London, enjoying easy access to the M25 (Junction 23).

PROPERTY

Comprising a **Detached 3 Bed House** planned on ground and first floors with an attached **Garage**. The property benefits from uPVC windows, gas central heating (not tested), off street parking and a rear garden with a summer house/shed.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Living/Dining Room	12'11"	×	27'2"
Kitchen	11'4"	×	7'11"
Hall	9'2"	×	5'3"
Porch	3'1"	×	7'8"
WC			

First Floor

Bedroom 1	14'2"	×	13'0"
Bedroom 2	7'0"	×	8'0"
Bedroom 3	13'1"	×	10'4"
Bathroom/Shower/WC	8'6"	×	7'11"

GIA Approx. 995 sq ft plus Garage

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

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

Located close to the junction with Portland Road, adjacent to **Betfred** and amongst such multiples as **Costa Coffee, Subway, Post Office, Mama Dough** and **Greggs** as well as a host of local traders. Norwood Junction Station (Thameslink and Overground) is in close proximity. South Norwood lies approx. 10 miles south-east of central London.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate side access to a **Self-Contained Flat** at rear ground and first floor level.

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage	17'0"
Internal Width	14'11"
Shop Depth	25'0"

Flat

Rear Ground Floor:	2 Rooms and 2 Store Cupboards
First Floor:	2 Rooms, Kitchen, Shower Room

¹Not inspected by Barnett Ross

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

PLANNING:

Planning Permission was granted on 29th June 2018 for 'Demolition of a single storey/two storey rear projection, erection of a single/two storey extension to create a 1 bed flat on ground floor and reconfigure the first floor to create a 1 bed flat' Plans and Documentation available from the Auctioneers.



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Vacant Shop with Planning for 2 Flats

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

Joint Auctioneers

Homecastle, 69 High Street, South Norwood,
SE25 6EB Tel: 020 8771 1448 Ref: Angus Smith
Email: info@homecastle.co.uk

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

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

An end of terrace building comprising a **Ground Floor Take-Away** with separate rear access to **2 Self-Contained Flats** on the first and second floors.

In addition, the property includes **2 Car Spaces** at the rear.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Take-Away	Gross Frontage	19'11"	2 Individuals	999 years from December 2019	Peppercorn	FRI
	Built Depth	27'0"				
First and Second Floors	2 Flats – Not inspected		Individual	250 years from 25th March 2018	£350	FRI Rent doubles every 25 years.
2 Rear Parking Spaces					VACANT	
					Total: £350 plus 2 Vacant Car Spaces	



£350_{p.a.} Plus
2 Vacant Car Spaces

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

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Vendor's Solicitors
Penman Sedgwick
Tel: 01923 225 212 Ref: Stephen Carew
Email: scarew@penmansedgwick.com



SITUATION

Located within this local shopping parade amongst such multiples as **Co-Operative Food, Greggs, William Hill** and a host of local traders. Lawrence Weston is a popular residential suburb located to the north-west of Bristol city centre and enjoys easy access to the M5 (Junction 18).

VAT is NOT applicable to these Lots

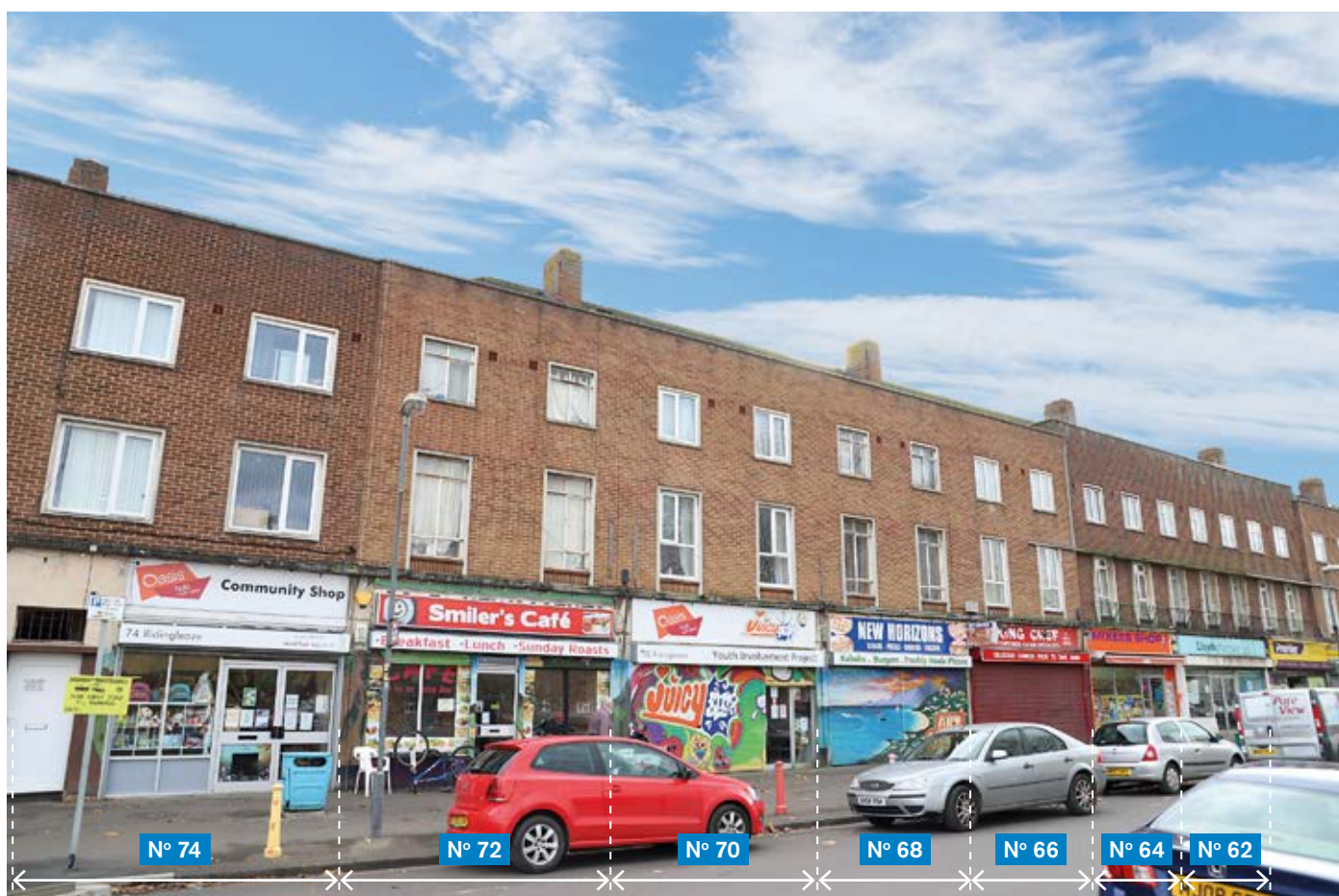
PROPERTIES

Forming part of a terraced parade comprising **13 Ground Floor Shops** and **13 Self-Contained Maisonettes** on first and second floor levels. There is a rear service road allowing vehicular access for unloading.

FREEHOLD

TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 30 *Reserve below £4,000	No. 50 Ridingleaze (t/a Europe Polish Shop)	Shop and Maisonette (Not Inspected)	Oakbarn Ltd	125 years from 15th May 1996	£100	FRI Rent rising by £25 p.a. in 2021 and every 25 years thereafter.
Lot 31 *Reserve below £4,000	No. 52 Ridingleaze (t/a Heads & Tails Dog Grooming)	Shop and Maisonette (Not Inspected)	HY Properties Ltd	125 years from 15th May 1996	£100	FRI Rent rising by £25 p.a. in 2021 and every 25 years thereafter.
Lot 32 *Reserve below £4,000	No. 54 Ridingleaze (t/a Mark Andrews & Co. Solicitors)	Shop and Maisonette (Not Inspected)	Paul Donaldson	125 years from 15th May 1996	£100	FRI Rent rising by £25 p.a. in 2021 and every 25 years thereafter.
Lot 33 *Reserve below £4,000	No. 56 Ridingleaze (t/a Kim's Domestic Appliances)	Shop and Maisonette (Not Inspected)	Oakbarn Ltd	125 years from 15th May 1996	£100	FRI Rent rising by £25 p.a. in 2021 and every 25 years thereafter.
Lot 34 *Reserve below £4,000	No. 58 Ridingleaze (t/a Food Plus)	Shop and Maisonette (Not Inspected)	Neil Watson	125 years from 15th May 1996	£100	FRI Rent rising by £25 p.a. in 2021 and every 25 years thereafter.
Lot 35 *Reserve below £4,000	No. 60 Ridingleaze (t/a Premier Good News)	Shop and Maisonette (Not Inspected)	Oakbarn Ltd	125 years from 15th May 1996	£100	FRI Rent rising by £25 p.a. in 2021 and every 25 years thereafter.



Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 36 *Reserve below £4,000	No. 62 Ridingleaze (t/a Lloyds Pharmacy)	Shop and Maisonette (Not Inspected)	Hootons Commercial Ltd	125 years from 15th May 1996	£100	FRI Rent rising by £25 p.a. in 2021 and every 25 years thereafter.
Lot 37 *Reserve below £4,000	No. 64 Ridingleaze (t/a Mixees Food Shop)	Shop and Maisonette (Not Inspected)	Andrew Mahon Properties Ltd	125 years from 15th May 1996	£100	FRI Rent rising by £25 p.a. in 2021 and every 25 years thereafter.
Lot 38 *Reserve below £4,000	No. 66 Ridingleaze (t/a Peking Chef)	Shop and Maisonette (Not Inspected)	Kwok on Wan	125 years from 15th May 1996	£100	FRI Rent rising by £25 p.a. in 2021 and every 25 years thereafter.
Lot 39 *Reserve below £4,000	No. 68 Ridingleaze (t/a New Horizons)	Shop and Maisonette (Not Inspected)	Farhat y Khan	125 years from 15th May 1996	£100	FRI Rent rising by £25 p.a. in 2021 and every 25 years thereafter.
Lot 40 *Reserve below £4,000	No. 70 Ridingleaze (t/a Juicy Blitz Youth Project)	Shop and Maisonette (Not Inspected)	Oakbarn Ltd	125 years from 15th May 1996	£100	FRI Rent rising by £25 p.a. in 2021 and every 25 years thereafter.
Lot 41 *Reserve below £4,000	No. 72 Ridingleaze (t/a Smiler's Café)	Shop and Maisonette (Not Inspected)	Davandra Properties Ltd	125 years from 15th May 1996	£100	FRI Rent rising by £25 p.a. in 2021 and every 25 years thereafter.
Lot 42 *Reserve below £4,000	No. 74 Ridingleaze (t/a Oasis Community Shop)	Shop and Maisonette (Not Inspected)	Oakbarn Properties Ltd	125 years from 15th May 1996	£100	FRI Rent rising by £25 p.a. in 2021 and every 25 years thereafter.

Vendor's Solicitors

Mills Selig

Tel: 02890 243 878 Ref: Richard Craig

Email: richard.craig@millsselig.com

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	158–158a Station Road, Harrow, Middlesex HA1 2RH	C
4	16/16A Botwell Lane, Hayes, Middlesex UB3 2AA	C, E
5	18/18A Botwell Lane, Hayes, Middlesex UB3 2AA	C, D
6	30 Countisbury Avenue, Llanrumney, Cardiff, South Glamorgan CF3 5SJ	C
7	44 Bridge Street, Worksop, Nottinghamshire S80 1JA	D
8	5 & 5a The Broadway, Forty Avenue, Wembley, Middlesex HA9 8JT	D, E
9	21–25 Boothferry Road, Goole, North Humberside DN14 5DE	E, D
10	295 Watling Street, Radlett, Herts WD7 7LA	C, E
11	53 High Street, Shanklin, Isle of Wight PO37 6JJ	D
12	35 Cedar Avenue, Mexborough, South Yorkshire S64 9RT	C
13	123/125 High Street, Sheerness, Kent ME12 1UD	C
14	21 Bridge Street, Newton-le-Willows, Merseyside WA12 9BG	E
16	Bridge House, Chamberlayne Road, Kensal Rise, London NW10 3NR	C, D, D, D, E
17	16 Vardon Close, Acton, London W3 6YW	C
18	61 & 62 Main Street, Egremont, Cumbria CA22 2DB	D
19	22 Castle Road, Scarborough, North Yorkshire YO11 1XA	D
20	26a–32 Market Street, Wellington, Shropshire TF1 1DT	D, D, D, D, E, E, E, E, E
21	34–40 Market Street, Wellington, Shropshire TF1 1DT	D, E, E, E, D, D, E, E
22	433/433A Endike Lane, Hull, East Riding of Yorkshire HU6 8AG	D, E
23	265 Holderness Road, Hull, East Riding of Yorkshire HU8 8TD	D
24	6 Cromwell Road, Ellesmere Port, Cheshire CH65 4DD	C
25	20–24 Tolworth Broadway, Tolworth, Surrey KT6 7HL	C
28	20 High Street, South Norwood, London SE25 6EZ	C
29	248 Wickham Road, Shirley, Croydon, Surrey CR0 8BJ	E, C, C

**Barnett
Ross**

Auctioneers

List your property with one of
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Barnett Ross Auction
on **27th February 2020.**



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Thursday 27th February Auction, we will
need your instructions soon.**

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appraisal, please call us on 020 8492 9449 or
email info@barnettross.co.uk.

Notes

Notes

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 29th October 2019

Lot	Property	Sale Price	Available Price (Subject to contract)	Lot	Property	Sale Price	Available Price (Subject to contract)
A	Unit 1, 375 Kensington High Street, Kensington, London W14 8QJ	£450,000		22	110 Latchmere Road, Wandsworth, London SW11 2JT	£825,000	
B	Unit 2, 375 Kensington High Street, Kensington, London W14 8QJ	£700,000		23	35/37 Great Underbank, Stockport, Greater Manchester SK1 1NE	£160,000	
C	Unit 5, 375 Kensington High Street, Kensington, London W14 8QJ	£550,000		24	9 & 10 Electric Parade, Surbiton, Surrey KT6 5NT	£210,000	
D	Unit 4A, 375 Kensington High Street, Kensington, London W14 8QJ		Refer	25	25 & 35 High Street, Stanford-Le-Hope, Essex SS17 0HD	£126,000	
1	6a The Parade, Trumpsgreen Road, Virginia Water, Surrey GU25 4EH	£195,500		26	582/582a & 582b Kingston Road, Raynes Park, London SW20 8DN	£730,000	
2	125 Windmill Road, Croydon, Surrey CR0 2XS	£340,000		27	400/400A Ewell Road, Tolworth, Surrey KT6 7HF	Sold Prior	
3	121 High Street, Gorleston, Great Yarmouth, Norfolk NR31 6RE	£160,000		28	153 Avon Road, Cannock, Staffordshire WS11 1LF	£196,000	
4	126 Malden Road, New Malden, Surrey KT3 6DD	£584,000		29	33-34 Fore Street, Trowbridge, Wiltshire BA14 8EW	Withdrawn Prior	
5	27/27A Fairlight Road, Tooting, London SW17 0JE	£751,000		30	590, 590a & 590b Kingston Road, Raynes Park, London SW20 8DN	£565,000	
6	29/29a Fairlight Road, Tooting, London SW17 0JE	£746,000		31	128 Hartley Brook Road, Sheffield, South Yorkshire S5 0AW	£143,500	
7	59A Heath Road, Hounslow, Middlesex TW3 2NP	£154,000		32	7-8 High Street, Wisbech, Cambridgeshire PE13 1DB	Sold Prior	
8	458 Alexandra Avenue, Rayners Lane, Harrow, Middlesex HA2 9TL	£236,000		33	248 Wickham Road, Shirley, Croydon, Surrey CR0 8BJ	£205,500	
9	21 Church Street, Storrington, West Sussex RH20 4LA	£62,000		34	21 Bridge Street, Llangefni, Isle of Anglesey LL77 7PN	£130,000	
10	10C East Street, Epsom, Surrey KT17 1HH	£180,000		35	592/592a Kingston Road, Raynes Park, London SW20 8DN	£467,000	
11	7/7a/7b Masons Avenue, Wealdstone, Harrow, Middlesex HA3 7AH	Withdrawn Prior		36	594/596, 594a & 596a Kingston Road, Raynes Park, London SW20 8DN	£905,000	
12	1 & 3 Swan Square & 2 & 4 Moorland Road, Burslem, Stoke-on-Trent, Staffordshire ST6 3EA		£159,000	37	7 Braddons Hill Road West, Torquay, Devon TQ1 1BG	Sold Prior	
13	2/2a Holbrook Lane, Coventry, West Midlands CV6 4AB	Sold Prior		38	64 King William Street, Blackburn, Lancashire BB1 7DT	£130,000	
14	7 Booth Road, Colindale, London NW9 5JS	£476,000		39	65 Front Street, Sacriston, County Durham DH7 6JW		£44,000
15	7 Queens Parade, Wolverhampton Road, Bloxwich, West Midlands WS3 2EX	£81,500		40	32 Bath Street, Bolton, Lancashire BL1 2DJ	Sold Prior	
16	219 Old Christchurch Road, Bournemouth, Dorset BH1 1JZ	£337,000		41	4A Victoria Place, St. Austell, Cornwall PL25 5PE	£49,500	
17	1 Broadway, West Ealing, London W13 9DA	Sold Prior		42	19 Commercial Street, Aberdare, Mid Glamorgan CF44 7RW	£46,000	
18	10 Victoria Street, Wolverhampton, West Midlands WV1 3NP	£145,000		43	10/12 Shropshire Street, Market Drayton, Shropshire TF9 3BY	Sold Prior	
19	122/124 High Road, Willesden, London NW10 2PN	£1,300,000		44	29 Reading Road, Pangbourne, Reading, Berkshire RG8 7HY	Sold Prior	
20	The Community Centre, Peacock Court, Ringlet Road, Hemel Hempstead, Hertfordshire HP2 7DP	Withdrawn Prior		45	3/3b Ocean Parade, Ocean Drive, Ferring, Worthing, West Sussex BN12 5QQ	£5,000	
21	124-126 Station Road, Hadfield, Glossop, Derbyshire SK13 1AJ	£115,000		46	4/4a Ocean Parade, Ocean Drive, Ferring, Worthing, West Sussex BN12 5QQ	£5,000	
				47	Roadway & Land, Hallowell Gardens, Thornton Heath, Surrey CR7 8FJ	£1,000	

48 lots offered / 45 lots sold / Total raised £14,461,500

Memorandum

Auction 17th December 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

Thursday 27th February 2020

To enter your lots, please contact

John Barnett FRICS	jbarnett@barnettross.co.uk
Jonathan Ross MRICS	jross@barnettross.co.uk
Steven Grossman MRICS	sgrossman@barnettross.co.uk
Elliott Greene	egreene@barnettross.co.uk
Zac Morrow	zmorrow@barnettross.co.uk

**Barnett
Ross**

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