

AUCTION – THURSDAY 27TH FEBRUARY 2020
ADDENDUM

The following Lots have been sold prior:
15, 21 & 22

The following Lots have been withdrawn:
4 & 6

LOT 1 – 14/14A SUN STREET, WALTHAM ABBEY, ESSEX

Revised Special Conditions of Sale available at the Document Desk.

LOT 2 – 185/185A KINGSTON ROAD, EWELL, SURREY

The reply to 1.4 in CPSE.7 should read 'believed not, but please inspect'.

LOT 3 – 401/401A KENTON LANE, BELMONT CIRCLE, HARROW, MIDDLESEX

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

LOT 5 – 343 BARKING ROAD, PLAISTOW, LONDON E13

Flat C is now vacant. Therefore, the income is now '£37,500 plus 2 vacant flats'.

LOT 7 – 2 WELLINGTON PARADE, BLACKFEN ROAD, SIDCUP, KENT

Revised Special Conditions of Sale available at the Document Desk.

LOT 8 – 5 & 5B HIGH STREET, LYE, STOURBRIDGE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £850 + VAT towards the Vendor's legal costs.
Shop – There is a £2,000 rent deposit held.

LOT 9 – 20, 22, 22A, 24, 28 HIGH STREET & 1 NORTH STREET, DAVENTRY

Revised Special Conditions of Sale available at the Document Desk.

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

LOT 10 – 238/239 OXFORD STREET, SWANSEA, WEST GLAMORGAN

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

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

LOT 11 – 12 & 12A-C KINGSBURY, AYLESBURY, BUCKS

The Gross Frontage of Shop No. 12 is 20 feet.

No.12 (Ground Floor Shop) – The Lease term is 10 years from 25th February 2020.

Completion will now be 35 days after the contract date.

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

LOT 12 – 2-10 WELLINGTON SQUARE, MINEHEAD, SOMERSET

4 Wellington Square – The term is 10 years from 11th January 2017.

Re. the main photo on page one of the particulars in the hard copy catalogue only – The right hand arrow should extend further to the right to include the canopied entrance to the second floor flats.

LOT 13 – 302 ELGIN AVENUE, MAIDA VALE, LONDON W9

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,500 + VAT towards the Vendor's legal costs.

LOT 14 – FLAT 9, 1160 WARWICK ROAD, ACOCKS GREEN, BIRMINGHAM, WEST MIDLANDS

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

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

LOT 16 – 47 BATH STREET, ILKESTON, DERBYSHIRE

Completion will now be 30 business days after the contract date.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,850 + VAT towards the Vendor's legal costs.

LOT 17 – 45 TEVILLE ROAD, WORTHING, WEST SUSSEX

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

LOT 18 – 47 TEVILLE ROAD, WORTHING, WEST SUSSEX

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

LOT 19 – 16 VARDON CLOSE, ACTON, LONDON W3

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

LOT 20 – GARAGES R/O 34-40 GORSE ROAD, WOLVERHAMPTON

Completion will now be 5 weeks from the date of the auction or earlier by mutual agreement.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £2,500 + VAT towards the Vendor's costs.

LOT 25 – LAND R/O 283-293 & 297-299 WATLING STREET, RADLETT, HERTS

Revised Special Conditions of Sale available at the Document Desk.

The deposit shall be 100% of the purchase price or £2,500, whichever the lower.

LOT 26 – 11 BATLEY ROAD, ENFIELD, MIDDX

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

The Vendor's Solicitors are:

Pothecary Witham Weld. Tel: 020 7821 8211. Ref: Alexa Beale. Email: abeale@pwwsolicitors.co.uk