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**Auctioneers**

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# Auction

Thursday 27<sup>th</sup> February 2020  
commencing at 12pm

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**Venue:**

Churchill Hyatt Regency London  
30 Portman Square  
London W1H 7BH

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**Auctioneers:**

John Barnett FRICS  
Jonathan Ross MRICS

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**T:** 020 8492 9449

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**Current Auction:**

Thursday 27th February 2020

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**Forthcoming Auctions:**

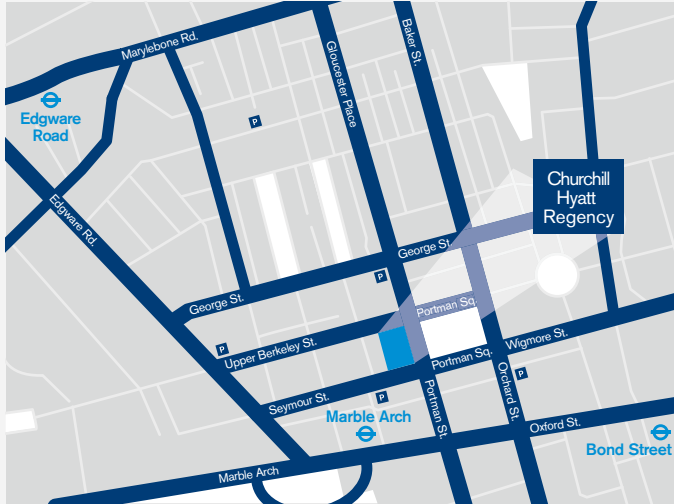
Thursday 14th May

Thursday 16th July

Wednesday 28th October

Thursday 17th December

# Thursday 27<sup>th</sup> February 2020



Churchill Hyatt Regency London  
30 Portman Square  
London W1H 7BH

commencing at 12pm

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# Notice to all Bidders

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

## Guide

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

The 'Guide' can be published as follows:

- a. 'Reserve below' which means the 'Reserve' will be below the shown amount.
  - b. A single price figure where the 'Reserve' is not to exceed it.
  - c. A single price figure with a + symbol where the 'Reserve' is not to exceed that figure by more than 10%.
  - d. A minimum and maximum price range where the 'Reserve' is to be within that range.
- The Seller's expectation as to the sale price may change during the marketing period as a result of interest received from prospective Buyers. Therefore, the Seller may increase or decrease the 'Reserve' at any time up to just before bidding commences. If the 'Reserve' becomes fixed at a level that makes the 'Guide' misleading, the Auctioneers will subsequently issue a revised 'Guide' as soon as is practicable. Accordingly, prospective bidders should monitor the 'Guide' with the Auctioneers prior to the Auction taking place via our website at **[barnettross.co.uk](http://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](http://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](http://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](http://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.



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**Follow the auction live online at [barnettross.co.uk](http://barnettross.co.uk)**

Unfortunately it is not possible to bid from the screen.

# A very warm welcome to our February 2020 Auction.

We are delighted to offer for sale 29 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 **Thursday 27<sup>th</sup> February** 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**  
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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 Thursday 27<sup>th</sup> February 2020

Commencing 12.00pm

## Lot

<b>A</b>	13-21 Market Pavement	<b>Basildon</b>	Essex
<b>B</b>	1-11 Market Pavement	<b>Basildon</b>	Essex
<b>1</b>	14/14a Sun Street	<b>Waltham Abbey</b>	Essex
<b>2</b>	185/185A Kingston Road	<b>Ewell</b>	Surrey
<b>3</b>	401/401a Kenton Lane, Belmont Circle	<b>Harrow</b>	Middlesex
<b>4</b>	701 London Road	<b>Westcliff-on-Sea</b>	Essex
<b>5</b>	343 Barking Road	<b>Plaistow</b>	London E13
<b>6</b>	155 Avon Road	<b>Cannock</b>	Staffordshire
<b>7</b>	2 Wellington Parade, Blackfen Road	<b>Sidcup</b>	Kent
<b>8</b>	5 & 5b High Street, Lye	<b>Stourbridge</b>	West Midlands
<b>9</b>	20, 22, 22a, 24, 28 High Street & 1 North Street	<b>Daventry</b>	Northamptonshire
<b>10</b>	238/239 Oxford Street	<b>Swansea</b>	South Wales
<b>11</b>	12 & 12 A-C Kingsbury	<b>Aylesbury</b>	Buckinghamshire
<b>12</b>	2-10 Wellington Square	<b>Minehead</b>	Somerset
<b>13</b>	302 Elgin Avenue	<b>Maida Vale</b>	London W9



## Lot

14	Flat 9, 1160 Warwick Road, Acocks Green	Birmingham	West Midlands
15	80/80a High Road	Willesden	London NW10
16	47 Bath Street	Ilkeston	Derbyshire
17	45 Teville Road	Worthing	West Sussex
18	47 Teville Road	Worthing	West Sussex
19	16 Vardon Close	Acton	London W3
20	Garages r/o 34-40 Gorse Road	Wolverhampton	West Midlands
21	Land at Hartington Close and Tyrell Close, Sudbury Hill	Harrow	Middlesex
22	34 Farm Drive, Cyncoed	Cardiff	South Glamorgan
23	44/46 Duncombe Drive	Dunstable	Bedfordshire
24	42 Duncombe Drive	Dunstable	Bedfordshire
25	Land r/o 283-293 & 297-299 Watling Street	Radlett	Hertfordshire
26	11 Batley Road	Enfield	Middlesex
27	2 Barnes Court, Lofting Road	Islington	London N1
28	41 Park Way	Whetstone	London N20

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



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

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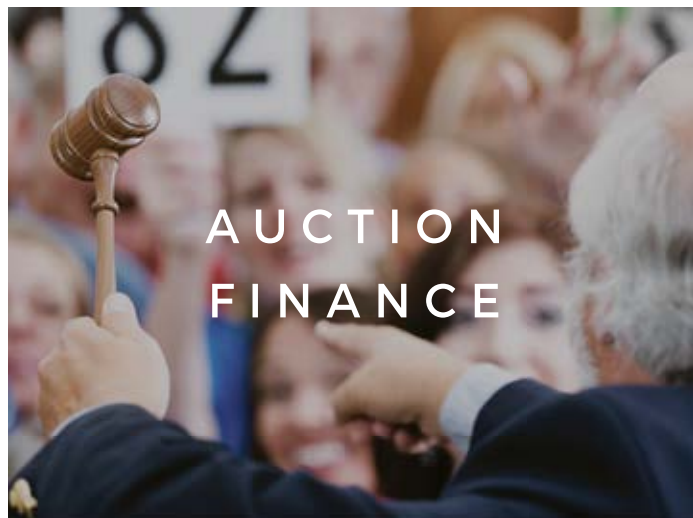
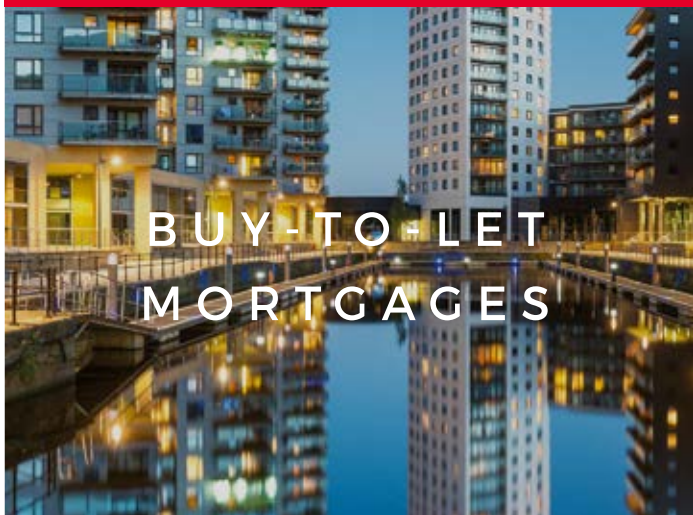
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2 Freeholds for sale by public auction (unless sold prior)  
**Thursday 27th February 2020 at 12.30pm**  
 (Main Auction commences 12pm)  
 For enquiries, please call **020 8492 9449**

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

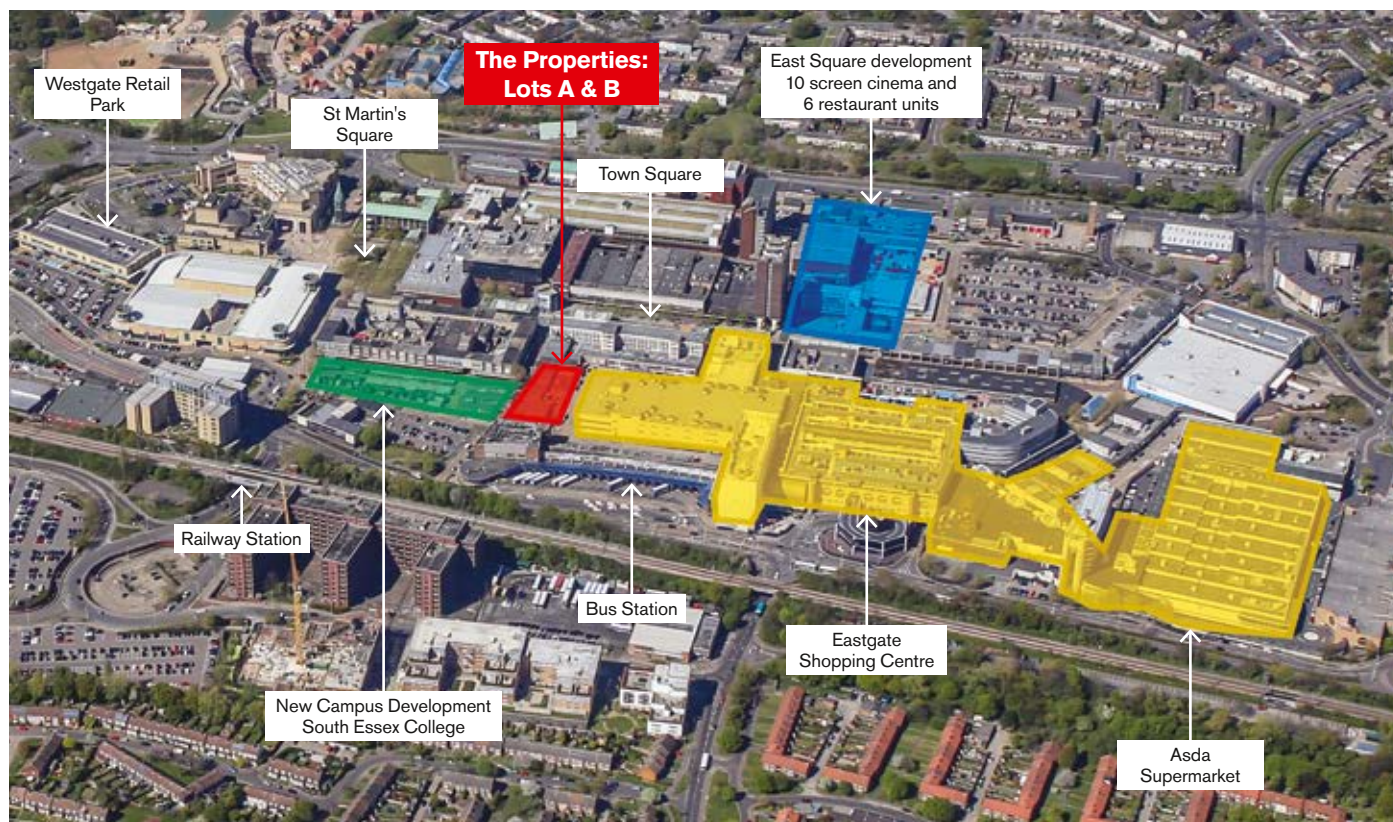
**Barnett  
 Ross**

**Auctioneers**

# Lots A & B

**1-11 & 13-21 Market Pavement,  
 Basildon, Essex SS14 1DD**

**To be offered as 2 Separate Lots**  
 6 week completion



The Surveyors dealing with these properties are  
**Jonathan Ross and Steven Grossman**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) per Lot upon exchange of contracts.  
 General Conditions, Memorandum and EPC's – refer to Barnett Ross Main Catalogue 27th February 2020.  
 \*Refer to points 9 and 10 in the 'Notice to all Bidders' page in Main Catalogue.



## SITUATION

Market Pavement is the main pedestrian route linking Basildon's Railway Station and Bus Terminus, each within a couple of hundred yards, to the shopping facilities of Town Square which hosts retailers such as **Shoezone, EE, Poundland, Vision Express** and **Costa Coffee** and also affords access to the **Eastgate Shopping Centre** which is to the rear of the subject properties.

**Basildon Town Centre is undergoing a major regeneration programme at a cost in excess of £1bn. This has included the relocation of the open air market from its site directly opposite the properties to be replaced by the new South Essex College campus development which is under construction and due to be completed in time for occupation in September 2020 and likely to introduce further footfall to the vicinity.**

Basildon enjoys excellent links to London by Rail and Road via the A13 and A127 which also leads to Southend-on-Sea.

## PROPERTIES

**Lot A (Nos. 13-21):** Comprising a **Ground Floor Supermarket** with internal access and goods lift to **Ancillary Accommodation** at first floor level.

**Lot B (Nos. 1-11):** Comprising **6 Ground Floor Shops** each with **Ancillary Accommodation** at first floor level.

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

VAT is applicable to these Lots

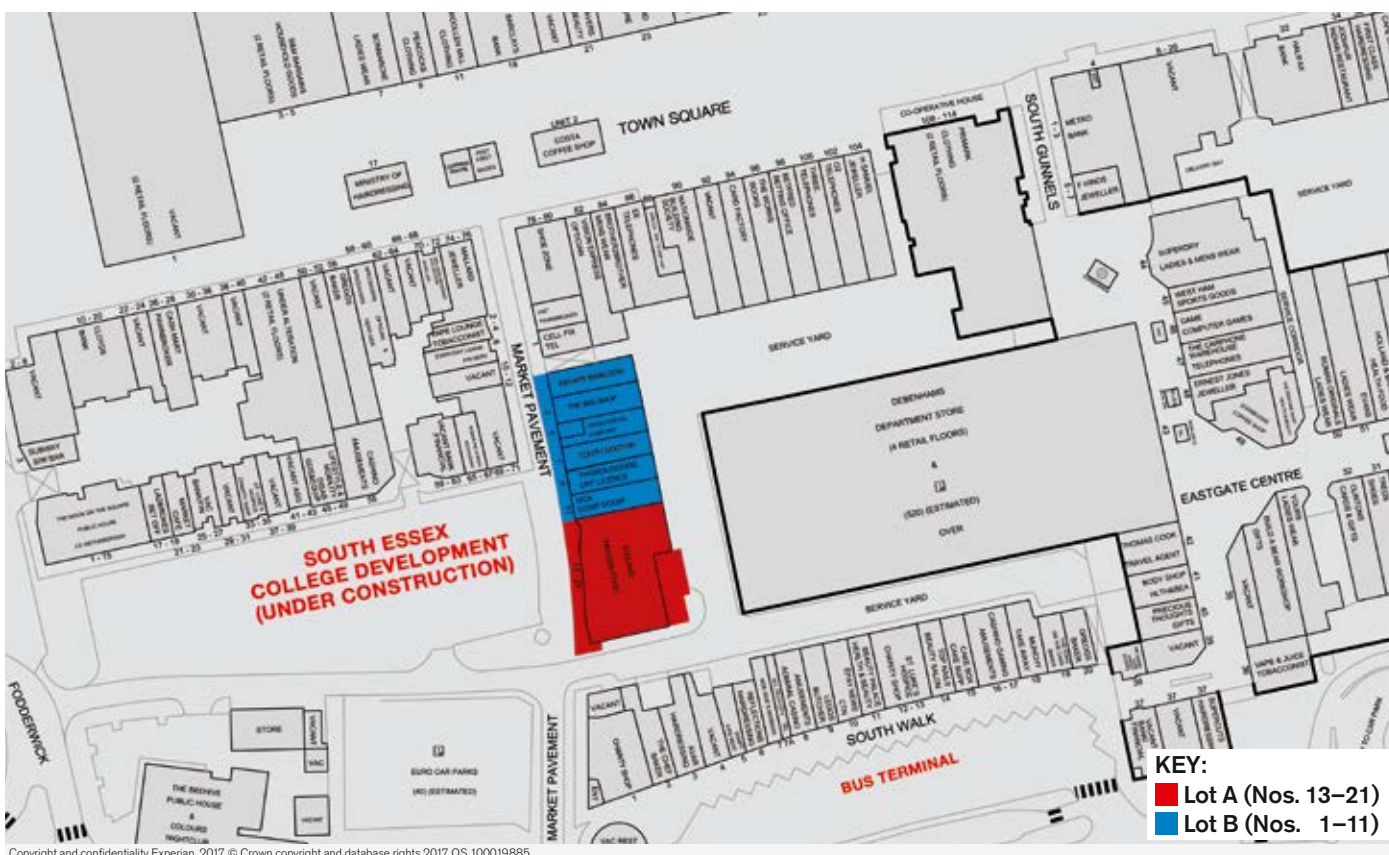
**FREEHOLD**



## TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
<b>Lot A</b> <b>*Reserve below:</b> <b>£1,550,000</b> <b>(Gross Yield 10.3%)</b>	Nos. 13–21 Market Pavement	<b>Ground Floor Supermarket</b> Gross Frontage 99'6" Internal Width 94'6" Shop Depth 61'8" (max) Built Depth 79'0" (max) Sales Area Approx. 5,180 sq ft Ancillary Area Approx. 715 sq ft <b>First Floor Ancillary</b> Storage/Staff Area Approx. 4,500 sq ft <b>Total Area Approx. 10,395 sq ft</b>	<b>Iceland Foods Ltd (Having over 900 branches) (T/O for Y/E 29/03/19 £3bn, Pre-Tax Profit £31.2m and Shareholders' Funds £810.7m)</b>	25 years from 21st July 1992 and subsequently extended in 2008 by way of a reversionary lease to expire in July 2022.	£160,000	FRI <b>Tenant has been in occupation for over 25 years.</b>
					<b>Total: £160,000</b>	
<b>Lot B</b> <b>*Reserve below:</b> <b>£1,450,000</b> <b>(Gross Yield 11.9%)</b>	Nos. 1–11 Market Pavement	<b>No. 1 Market Pavement:</b> <b>Ground Floor Shop</b> Internal Width 18'3" Shop & Built Depth 67'11" Area Approx. 1,270 sq ft 2 WCs <b>First Floor</b> Area Approx. 1,185 sq ft <b>Total Area Approx. 2,455 sq ft</b>	<b>K Walby t/a Escape Basildon (Escape room activity centre www.escape-basildon.com)</b>	10 years from 29th June 2018 (excl. s.24–28 of L & T Act 1954)	£32,000	FRI <b>Rent Review and Mutual Break 2023. £8,000 Rent Deposit held.</b>
		<b>No. 3 Market Pavement:</b> <b>Ground Floor Shop</b> Internal Width 18'2" Shop & Built Depth 67'11" Area Approx. 1,165 sq ft <b>First Floor Ancillary</b> Area Approx. 435 sq ft 2 WCs <b>Total Area Approx. 1,600 sq ft</b>				
		<b>No. 5 Market Pavement:</b> <b>Ground Floor Shop</b> Internal Width 18'2" Shop & Built Depth 67'11" Area Approx. 1,165 sq ft <b>First Floor Ancillary</b> Area Approx. 460 sq ft 2 WCs <b>Total Area Approx. 1,625 sq ft</b>	<b>Caversham Finance Ltd t/a Brighthouse (Electrical retailers with over 240 Branches)</b>	5 years from 25th March 2017 (see Note 2) (In occupation since 1997) (excl. s.24–28 of L & T Act 1954)	£29,000 (see Note 2)	FRI <b>Note 2: The tenant has operated their March 2020 break. Subsequently terms have been agreed and solicitors instructed for a new 3 year lease from 25th March 2020 at £26,500 p.a. with annual breaks.</b>
		<b>No. 7 Market Pavement:</b> <b>Ground Floor Shop</b> Internal Width 17'8" Shop & Built Depth 67'11" Reception, 2 treatment rooms, x-ray room, decontamination room & disabled WC Area Approx. 1,155 sq ft <b>First Floor</b> 2 treatment rooms, staff room & office Area Approx. 545 sq ft WC <b>Total Area Approx. 1,700 sq ft</b>				
		<b>No. 9 Market Pavement:</b> <b>Ground Floor Shop</b> Internal Width 18'2" Shop & Built Depth 67'11" Area Approx. 1,185 sq ft <b>First Floor Ancillary</b> Area Approx. 485 sq ft 2 WCs <b>Total Area Approx. 1,670 sq ft</b>	<b>M R Arulrajah t/a Select Convenience (Convenience Store &amp; Off-Licence)</b>	10 years from 10th February 2011	£29,000	FRI
		<b>No. 11 Market Pavement:</b> <b>Ground Floor Shop</b> Internal Width 18'2" Shop & Built Depth 67'11" Area Approx. 1,230 sq ft incl. Kitchenette & WC <b>First Floor</b> Not inspected – currently no access				
					<b>Total: £172,500 (see Notes 1 &amp; 2)</b>	





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#### Auctioneers

Barnett Ross Tel: 020 8492 9449

**Jonathan Ross:** jross@barnettross.co.uk

**Steven Grossman:** sgrossman@barnettross.co.uk

#### Joint Auctioneers

John Freedman & Co

Tel: 07933 183 231 Ref: J.Freedman

Email: john.freedman@btconnect.com

#### Vendor's Solicitors

Solomon Taylor Shaw

Tel: 020 7431 1912 Ref: Ari Bloom

Email: ari@solts.co.uk





## SITUATION

Located in this main pedestrianised retail thoroughfare, adjacent to a **Post Office** and amongst such multiples as **Lloyds Pharmacy**, **The Co-Operative Food**, **TSB** and a host of local traders as well as a shoppers car park close by. Waltham Abbey is just north of Junction 26 of the M25 being approx. 13 miles north of central London.

## PROPERTY

An attractive period mid terraced building comprising a **Deep Ground Floor Shop** with separate front and gated rear access to a recently refurbished **Self-Contained Flat** at first and second floor level. The property benefits from a large rear yard with vehicular access and parking for approx. 5 cars.

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCIES & ACCOMMODATION



Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 26'0" Internal Width 19'3" Shop Depth 34'0" Built Depth 80'4" WC GIA Approx. 928 sq ft	<b>Greggs Plc</b> (Having over 2,000 branches) (T/O for Y/E 29/12/18 £1bn, Pre-Tax Profit £82.6m and Shareholders' Funds £333.9m)	5 years from 27th July 2018 (Renewal of a previous lease – in occupation since 2000)	£15,000	FRI
First and Second Floor Flat	2 Bedrooms, Living Room, Kitchen, Laundry Room, Bathroom/WC GIA Approx. 932 sq ft	<b>Individuals</b>	1 year from 9th November 2019	£13,200	AST £1,250 Rent Deposit held.
				<b>Total: £28,200</b>	

**£28,200** per annum

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

## Vendor's Solicitors

Carlsons

Tel: 020 8445 3331 Ref: Gregory Doffman

Email: gregory.doffman@carlsonssolicitors.com

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

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





## SITUATION

Occupying a prominent position on the A240 Kingston Road at the junction with Bradford Drive amongst a host of local traders and being approx. 1/2 mile from Stoneleigh Mainline Station (South Western Railway).

Ewell is an affluent commuter town being approx. 3 miles west of Sutton and 14 miles south-west of central London.

## PROPERTY

A terraced building comprising a **Ground Floor Shop** with separate rear access via Highfield Drive to a **Self-Contained Flat** at first floor level which includes hatch access to a **Loft** (see Note).

In addition, there is a rear detached **Garage/Workshop and enclosed yard area** which can also be accessed from Highfield Drive and there is lay-by car parking at the front of the property.

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

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	28'8"
Internal Width	26'10"
narrowing at rear to	13'11"
Shop Depth	28'6"
Built Depth	39'6"
Area	Approx. 750 sq ft

WC and External Store

### Rear Garage/Workshop

Area	Approx. 255 sq ft
------	-------------------

### First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC	
GIA	Approx. 610 sq ft <b>plus Loft</b> (see Note)

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

## Vacant Shop, Flat & Garage/Workshop

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

### Joint Auctioneers

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

### Vendor's Solicitors

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

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

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



## SITUATION

Located in a prominent trading position on Kenton Lane at its Junction with Belmont Circle roundabout amongst such multiples as **Domino's**, **Costa Coffee**, **Papa John's**, **Wenzels**, **William Hill**, **Lloyds Pharmacy** and diagonally opposite **Tesco Express**.

Harrow is a popular residential and commercial area which lies approximately 11 miles north-west of central London.

## PROPERTY

A mid-terraced building comprising a **Ground Floor Shop (with A3 Use)** with separate rear access to a **Self-Contained Flat** on the first and second floors. There is a rear service road allowing vehicular access for unloading.

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Internal Width 16'9" Shop Depth 38'9" Built Depth 81'7" Sales Area 650 sq ft Prep/Storage Area 465 sq ft + WC	<b>Mrs U. Bheda</b> <b>t/a Shivams</b> <b>(Indian Sweets and Confectionary shop)</b>	15 years from 31st May 2012	£15,250	FRI (subject to schedule of condition) <b>Rent Review 2022</b>
First & Second Floor Flat	3 Bedrooms and a box room, Living Room, Kitchen, Bathroom/WC (GIA Approx. 1,060 sqft)	<b>Individual</b>	6 months from 1st January 2020	£19,200	AST. Gas CH and uPVC windows. <b>Note: There is potential to convert the upper part into 2 self-contained flats, subject to planning.</b>
				<b>Total:</b> <b>£34,450</b>	



**£34,450** per annum

The Surveyors dealing with this property are  
**Jonathan Ross** and **Nathan Schindler**

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 6984 Ref: Jaymini Ghelani  
Email: jg@axiomstone.co.uk





## SITUATION

Located in an established retail parade directly opposite **Aldi**, close to **Tesco Express** and amongst a variety of independent traders, all serving the surrounding residential population. Westcliff-on-Sea lies on the main A13 and is adjacent to the popular town of Southend-on-Sea. The Seafront and Westcliff Station (National Rail) are located approx. 1 mile to the south of the property.

## PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access via a communal staircase 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. 701 (Ground Floor Shop)	Gross Frontage	19'10"	<b>Diablos Vape Club Ltd (with Surety)</b>	5 years from 27th August 2019	£8,400 <b>(rising to £9,000 in August 2021)</b>	FRI <b>Tenant's Break August 2021</b>
	Internal Width	19'8"				
	Shop Depth	30'0"				
	Built Depth	36'1"				
	WC					
No. 699a (First & Second Floor Flat)	Not inspected		<b>Individual</b>	199 years from 1st January 2003	£150	FRI <b>Rent Reviews 2027 and 10 yearly subject to RPI</b>
					<b>Total: £8,550</b>	

**£8,550 p.a.**  
rising to £9,150 p.a. in 2021

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

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

## Vendor's Solicitors

Bude Nathan Iwanier  
Tel: 020 8458 5656 Ref: Samuel Iwanier  
Email: si@bnilaw.co.uk



## SITUATION

Occupying a prominent trading position on the main A124 Barking Road, close to the junction with Balaam Street and New Barn Street, amongst such multiples as **Pizza Hut**, **Greggs**, **Iceland**, **Plaistow Post Office** and a host of local traders.

The property benefits from excellent road links via the A112, A124 and A13 which provides a fast link to Canary Wharf and the City, as well as being only 2 miles from the Olympic site at Stratford.

## PROPERTY

A corner building comprising a **Ground Floor Betting Shop and Basement** with separate front and side access to **3 Self-Contained Flats** on first and second floor levels (see Note).

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Shop & Basement	<b>Ground Floor Shop</b> Gross Frontage 17'0" Internal Width 14'6" Shop Depth 60'1" Built Depth 68'6" incl. 2 WCs <b>Basement</b> Approx. 520 sq ft	<b>Done Brothers</b> (Cash Betting) Limited t/a Betfred (Having over 1,300 branches)	15 years from 23rd July 2012	£30,000	FRI <b>Rent Review and Tenant's Break 2022</b>
Flat A (1st Floor Front)	1 Room, Kitchen, Shower/WC	<b>Finefair Consultancy Ltd</b> (Property Management Agency)	3 years from 11th November 2013	£7,500	Holding Over
Flat C (1st Floor Rear)	1 Room, Kitchen, Shower/WC	<b>Finefair Consultancy Ltd</b> (Property Management Agency)	3 years from 27th November 2013	£7,500	Holding Over
Flat B (2nd Floor Front)	1 Room, Kitchen, Bath/WC			<b>VACANT</b>	
				<b>Total: £45,000 plus Vacant Flat</b>	

**£45,000 p.a. Plus Vacant Flat**

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

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

## Vendor's Solicitors

Bishop & Sewell LLP  
Tel: 020 7631 4141 Ref: Chandresh Bhatt  
Email: cbhatt@bishopandsewell.co.uk





## SITUATION

Located near to the junction with Church Street, diagonally opposite an **Asda Supermarket** and within close proximity to a variety of multiple retailers including **Yorkshire Bank, Boots, Tui, Poundland, Lloyds Bank, Iceland** and **WH Smith**.

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

## PROPERTY

A mid-terraced building forming part of an established local parade comprising a **Ground Floor Shop** with internal access to **3 Treatment Rooms** and a **Sauna** on the first floor.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage 22'9"

Internal Width 22'2"

Shop Depth 29'10"

Built Depth 34'0"

### First Floor

3 Treatment Rooms & Sauna

Area Approx. 580 sq ft

Plus Kitchen & 2 WCs

**VAT is NOT applicable to this Lot**



## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **S. Randall as a Hairdressers & Beauty Salon** for a term of 10 years from 15th August 2019 at a current rent of **£11,500 per annum** exclusive.

**Rent Review August 2024**

**Tenant's Break August 2022**

**£11,500** per annum

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

## Vendor's Solicitors

Burnetts Solicitors

Tel: 01228 552 222 Ref: Rebecca Davidson

Email: rd@burnetts.co.uk

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

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



## SITUATION

Located close to the junction with Westwood Lane, opposite **Costa Coffee** and amongst such multiples as **Betfred, Tesco Express, Machine Mart, Spar, Coral** and a host of local traders. Sidcup lies approx. 4 miles east of Bromley and 11 miles south-east of central London with good road links via the A2 to the South Circular Road and the M25 (Junction 2).

## PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access, via the adjoining property, to an **Office** at first floor level. There is front forecourt parking for 2 cars.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	18'7"
Internal Width (max)	17'3"
narrowing at rear	
Shop Depth	13'5"
Built Depth	26'0"
WC	

### First Floor Office

Area	Approx 180 sq ft
------	------------------

**VAT is applicable to this Lot**

**FREEHOLD**

## View opposite



## TENANCY

The entire property is let on a full repairing and insuring lease to **M S Kennedy & A J Hodges t/a Robinson-Jackson Estate Agents (having 22 branches)** for a term of 10 years from 25th June 2014 at a current rent of **£8,000 per annum** exclusive.

**Rent Review June 2019 (Outstanding - Landlord quoted £12,000 p.a.)**

**Note: The Tenant also occupies the adjoining corner shop (No.1) which intercommunicates with the subject property and we understand that the tenant spent around £50,000 fitting out No.2 in 2014 as they expanded their practice from next door.**

**£8,000** per annum

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

## Vendor's Solicitors

Axiom Stone

Tel: 020 8951 6986 Ref: Jaymini Ghelani

Email: [jg@axiomstone.co.uk](mailto: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  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page





## SITUATION

Occupying a prominent corner position at the junction with Dudley Road and High Street, amongst such multiples as **Lloyds Pharmacy** and **William Hill** and a host of local traders as well as being a short walk from Lye Railway Station. Lye is situated approx. 2 miles east of Stourbridge and approx. 10 miles west of Birmingham.

## PROPERTY

Forming part of a terraced parade comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first and second floor levels. In addition, the property benefits from the use of a Rear Service Yard.

**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 20'0" Return Frontage 25'0" Internal Width 17'2" (max) Shop Depth 54'4" Built Depth 67'4" 2 WCs	<b>T. Akhtar (D'Luxe Desserts)</b>	5 years from 26th April 2019	£8,500	FRI
No. 5b (First & Second Floor Flat)	Not inspected	<b>Greg Plotnek Limited</b>	125 years from 12th May 2017	£150	FRI <b>Rent rises by £150 every 25 years.</b>
				<b>Total: £8,650</b>	

**£8,650** per annum

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

## Vendor's Solicitors

Burnetts Solicitors

Tel: 01228 552 222 Ref: Rebecca Davidson

Email: rd@burnetts.co.uk

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

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



## SITUATION

Located in the town centre on the north side of the High Street in a prominent trading position amongst a variety of multiple retailers including **Barclays, Argos, Ladbroke's** and **Weatherspoon's**. There is easy accessible parking from a nearby **Waitrose Supermarket** and a Public Shoppers car park. **The property is adjacent to a new 4 screen cinema and restaurant complex which is currently under construction and due to open in Easter 2021.**

Daventry is located 13 miles west of Northampton and 27 miles north of Milton Keynes and the town benefits from good transport links via the A45, M1 and the A5.

## PROPERTY

A prominent unbroken corner parade comprising:

- **Nos. 20, 22 & 24** – 3 Ground Floor Shops with rear vehicular access from North Street.
- **No. 22a** – Restaurant on first and second floors over Nos. 20, 22 & 24 with separate front access. In addition, there is rear vehicular access from North Street.
- **No. 28** – Self-Contained building comprising a Ground Floor Shop with Ancillary Space on the first and second floors.
- **No. 1** – Self-Contained building comprising a Ground Floor Shop and Upper Part plus a front parking area.

**VAT is NOT applicable to this Lot**

**FREEHOLD**



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## Vendor's Solicitors

Keystone Law

Tel: 020 7073 2657 Ref: Sal Mamujee

Email: sal.mamujee@keystonelaw.co.uk

**£70,050** per annum

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

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





## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 28 High Street (Shop with First & Second Floors)	<b>Ground Floor Shop</b> Internal Width 11'4" Rear Width 13'3" Shop Depth 42'7" Area Approx. 525 sq ft <b>First Floor</b> 2 Offices, Reception, Kitchen & WC - Area Approx. 780 sq ft <b>Second Floor (via ladder access)</b> 2 Rooms (in dilapidated condition)	<b>Stonhills Estate Agents Ltd (having 2 branches)</b>	10 years from 6th March 2017	£14,000	Full Repairing (subject to a schedule of condition). <b>Although we are advised that the lessee pays the building insurance premiums, the lease does not require the lessee to pay it. Rent Review 2022. Tenant's Break 2022.</b>
No. 24 High Street (Shop)	Internal Width 27'2" widening to 42'3" Built Depth 66'3" Banking area with customer reception and 4 private offices plus Kitchen and WCs Area Approx. 1,480 sq ft <sup>1</sup>	<b>Nationwide Building Society (having 700 branches)</b>	10 years from 31st March 2016	£22,800 (See Note)	FRI Rent Review 2021.
No. 22a High Street (First and Second Floor Restaurant)	<b>First Floor Restaurant</b> Seating for approx. 75 covers incl. large kitchen and WCs. Area Approx. 1,372 sq ft <sup>1</sup> <b>Second Floor</b> Not inspected - Area Approx. 350 sq ft <sup>1</sup>	<b>Mr A Salik (Indian Restaurant)</b>	15 years from 26th March 2001 (Holding Over)	£6,500 (Fixed in 2001)	FRI <b>This unit is above Shop Nos. 20, 22 and 24.</b>
No. 22 High Street (Shop)	Internal Width 14'10" Shop Depth 24'4" Built Depth 66'0" Area Approx. 852 sq ft <sup>1</sup> WC	<b>Ca Dia Chong (Chinese Takeaway)</b>	20 years from 24th June 2015	£12,500	FRI Rent Reviews August 2020 and 5 yearly.
No. 20 High Street (Shop)	Gross Frontage 20'0" Return Frontage 31'8" Internal Width 10'1" widening at rear to 21'0" Shop Depth 39'0" Kitchen and WC	<b>Affinity Mortgage Solutions Ltd (Mortgage Brokers)</b>	10 years from 29th September 2016	£9,000	FRI Rent Review and Tenant's Break 2021. <b>£4,250 Rent Deposit held.</b>
No. 1 North Street (Shop & Flat plus front car parking)	<b>Ground Floor Shop<sup>2</sup></b> Gross Frontage 17'4" Built Depth 60'0" Area Approx. 855 sq ft <sup>1</sup> <b>First Floor Flat<sup>2</sup></b> Believed to be 4 Bedrooms, Lounge, Kitchen, Bathroom/WC - Area Approx. 860 sq ft <sup>1</sup>	<b>Parminder Kaur Sembi (Restaurant &amp; Takeaway)</b>	20 years from 29th November 1996 (Holding over)	£5,250 (Fixed in 2012)	FRI <b>The lessee sublets the first floor as Bed Sits but this is not permitted in the lease.</b>
<b>Note: No. 24 – The Tenant's 2021 Break has been removed in exchange for a 10 month rent free period and the Vendor will top up this rent shortfall on completion.</b>				<b>Total: £70,050</b>	<sup>1</sup> Area from VOA <sup>2</sup> Not inspected internally by Barnett Ross



## SITUATION

Located in Swansea's prime retail thoroughfare, adjacent to **Peacocks**, opposite **Bon Marché** and **BetFred** and amongst such other multiples as **Waterstones**, **Greggs**, **NatWest** and **Poundland**.

Swansea is the commercial centre of South Wales and lies approx. 34 miles west of Cardiff on the M4 (Junctions 42–47).

## PROPERTY

A mid terraced building comprising a **Large Ground Floor Shop** with internal access to **Ancillary Accommodation** on first, second and third floor levels. The property includes a roller shutter door at the rear.

## ACCOMMODATION

### Large Ground Floor Shop

Gross Frontage	36'2"
Internal Width	32'8"
Shop Depth	78'4"
Built Depth	126'0"
Sales Area	Approx. 2,440 sq ft
Store Area	Approx. 1,075 sq ft

### First Floor Ancillary

Area	Approx. 3,605 sq ft
------	---------------------

WCs

### Second Floor Ancillary

Area	Approx. 3,660 sq ft
------	---------------------

### Third Floor Ancillary

Area	Approx. 765 sq ft
------	-------------------

<b>Total Area</b>	<b>Approx. 11,545 sq ft</b>
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VAT is applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **Caversham Finance Ltd t/a Brighthouse (Electrical retailers with over 240 branches)** for a term of 5 years from 4th October 2019 at a current rent of **£35,000 per annum** exclusive (see Notes 1 & 2).

Mutual Break October 2022

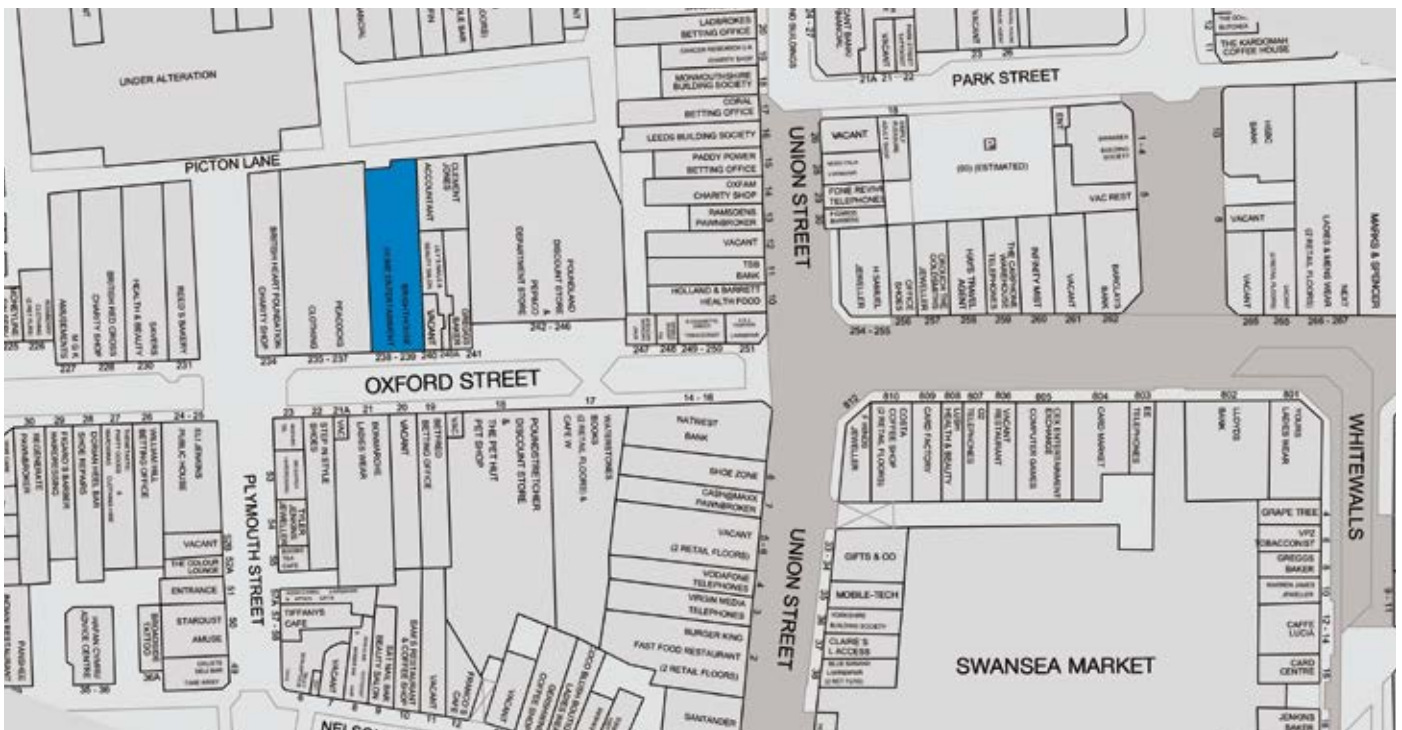
**Note 1: This lease is a renewal of a previous lease and the rent was reduced from £70,000 p.a.**

**Note 2: The lease is excluded from the renewal provision of s.24-28 of the L & T Act 1954.**



**\*Reserve below £300,000**

Gross Yield 11.7%  
6 week completion



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**Vendor's Solicitors**

Stephen Rimmer LLP

Tel: 01323 644 222 Ref: Mark Poulton

Email: mp@stephenrimmer.com

**£35,000** 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



### SITUATION

Located close to High Street and George Street, in the heart of the town centre, opposite **Nationwide** and amongst such multiples as **Lloyds Bank**, **Coral**, **Pizza Express** and **Carphone Warehouse** as well as being within close proximity to the **Hale Leys Shopping Centre**.

Aylesbury is a major town lying approx. 17 miles east of Luton and 13 miles north of High Wycombe, enjoying excellent road access via the A41 and the A418.

### PROPERTY

An end of terrace building comprising a **Ground Floor Shop** together with a further **Rear Ground Floor Shop** accessed via a gated **Courtyard** providing parking for approx. 3 cars.

In addition there is separate side access to **2 Self-Contained Flats** planned on the first floor.

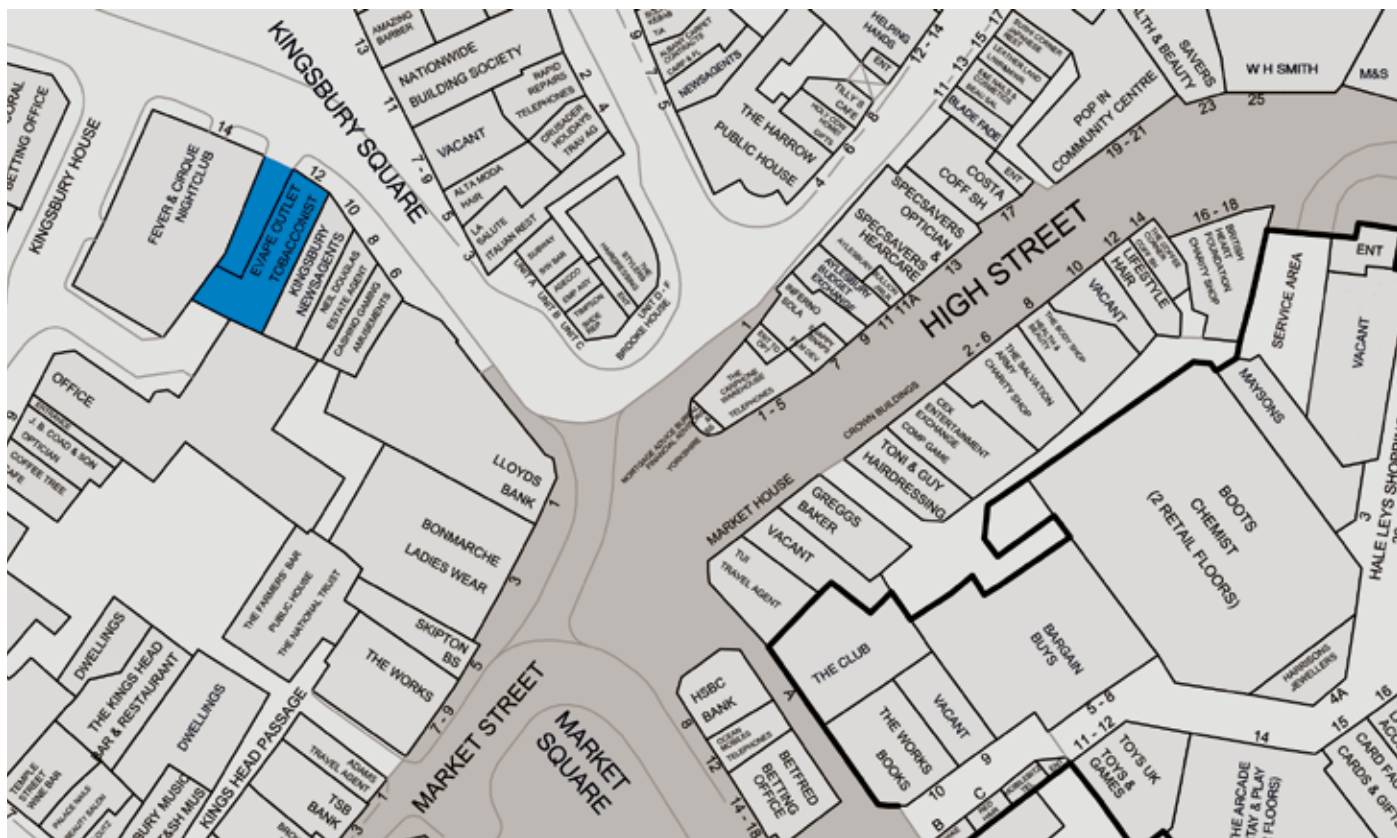
**VAT is NOT applicable to this Lot**

**FREEHOLD**

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 12 (Ground Floor Shop)	Gross Frontage 10'0" Internal Width 17'5" Shop Depth 48'4" Built Depth 52'7" Area Approx. 720 sq ft WC & Kitchenette	<b>S. S. Retail South Ltd (Vape &amp; CBD Shop) (Having 3 branches)</b>	10 years from 7th February 2020	£18,000	FRI <b>Rent Review and Tenant's Break 2025</b> <b>£4,500 Rent Deposit held.</b> (excl. s.24–28 of L & T Act 1954)
No. 12a (Rear Ground Floor Shop)	Gross Frontage 12'3" Internal Width 32'1" Shop & Built Depth 17'2" WC	<b>K. Price (Barbers) (visit: <a href="http://www.rawimagebarbershop.co.uk">www.rawimagebarbershop.co.uk</a>)</b>	10 years from 23rd January 2018	£8,500	FRI (Repairs capped at £500 p.a.) <b>Rent Review and Tenant's Break 2023</b> <b>£2,125 Rent Deposit held.</b> (excl. s.24–28 of L & T Act 1954)
No. 12b (First Floor Flat)	Not inspected – believed to be 2 Bedrooms, Open-Plan Kitchen/Living Room, Bathroom/WC (GIA Approx 485 sq ft)	<b>2 Individuals</b>	1 year from 23rd September 2019	£9,420	AST <b>£1,570 Rent Deposit held.</b>
No. 12c (First Floor Flat)	2 Bedrooms, Open-Plan Kitchen/Living Room, Bathroom/WC (GIA Approx 635 sq ft)	<b>2 Individuals</b>	1 year from 4th December 2017	£9,540	AST Holding Over <b>£1,193 Rent Deposit held.</b>
				<b>Total: £45,460</b>	





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

Email: [nfairhurst@marsdenrawsthorn.com](mailto:nfairhurst@marsdenrawsthorn.com)

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





## SITUATION

Occupying a prominent trading position in the heart of this busy town centre, fronting Wellington Square at the junction with The Parade, less than ½ a mile from the Seafront. Nearby multiple occupiers include **Superdrug, Argos, Boots, WHSmith, Greggs, M & Co., McColl's, HSBC, Santander, Trespas, Specsavers** as well as a variety of independent retailers.

Minehead is a popular seaside town, which is home to **Butlins**, located approximately 20 miles north-west of Taunton, enjoying good road access to the M5 (Junction 23) via the A39.

## PROPERTY

An unbroken retail parade comprising **6 Ground Floors Shops** each with internal access to **Ancillary Accommodation** on the first floor, together with separate side and rear access to **4 Self-Contained Flats** planned on the second floor.

The property includes a large **Service Area** at the rear, providing access for deliveries and parking.

Each Shop tenant is allowed 2 parking spaces.

**VAT is NOT applicable to this Lot**

**FREEHOLD**



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**£129,815** per annum

The Surveyors dealing with these properties are  
**Jonathan Ross and Elliott Greene**

## Vendor's Solicitors

Penman Sedgwick LLP

Tel: 01923 225212 Ref: Stephen Carew

Email: [scarew@penmansedgwick.com](mailto:scarew@penmansedgwick.com)

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

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



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 2a Wellington Square	<b>Ground Floor Shop</b> Internal Width 23'9" Shop Depth 54'10" Area Approx. 1,175 sq ft <b>First Floor Ancillary</b> Not used - staircase removed	<b>Done Brothers (Cash Betting) Ltd</b> t/a Betfred (Having over 1,300 branches)	15 years from 7th April 2003	£16,700	FRI <b>Holding Over.</b> Landlord has offered a new 5 year lease at £16,700 p.a.
No. 2 Wellington Square	<b>Ground Floor Shop</b> Internal Width 30'2" Shop Depth 39'9" Area Approx. 1,235 sqft <b>First Floor Ancillary</b> Area Approx. 885 sq ft	<b>Costa Limited</b> (Acquired by The Coca-Cola Company in 2019) (T/O for Y/E 28/02/19 £1.34bn, Pre-Tax Profit £139.5m and Shareholders' Funds £528.1m)	10 years from 14th October 2013	£28,000	FRI <b>The 2019 Break Clause was not exercised.</b>
No. 4 Wellington Square	<b>Ground Floor Shop</b> Internal Width 17'2" Shop Depth 44'6" <b>First Floor Ancillary</b> Area Approx. 350 sq ft	<b>Century 21 Mobiles Limited t/a Fone Revive</b> (Having 32 branches) (visit: <a href="http://www.fonerevive.co.uk">www.fonerevive.co.uk</a> )	10 years from 1th January 2017	£14,500	FRI <b>Rent Review &amp; Tenant's Break 2022</b>
No. 6 Wellington Square	<b>Ground Floor Shop</b> Internal Width 17'2" Shop Depth 44'6" <b>First Floor Ancillary</b> Area Approx. 350 sq ft	<b>Church of England Children's Society</b> (Charity Shop with over 100 branches)	10 years from 21st June 2011	£14,500	FRI
No. 8 Wellington Square	<b>Ground Floor Shop</b> Internal Width 17'2" Shop Depth 44'6" <b>First Floor Ancillary</b> Area Approx. 350 sq ft	<b>B. K. Ratcliffe t/a Butterflies Café</b>	10 years from 4th December 2015	£14,500	FRI <b>Rent Review December 2020</b>
No. 10 Wellington Square	<b>Ground Floor Shop</b> Internal Width 17'2" Shop Depth 44'6" <b>First Floor Ancillary</b> Area Approx. 350 sq ft	<b>Cats Protection Trust Ltd (Charity Shop with 135 branches)</b> (visit: <a href="http://www.cats.org.uk">www.cats.org.uk</a> )	5 years from 25th September 2018 <b>(Renewal of a previous Lease)</b>	£14,000	FRI <b>Tenants Break 24th September 2020 on 6 months notice</b>
3 Wellington Sq Second Floor Flat <sup>1</sup>	2 Beds, Living Rm, K & B (GIA Approx. 515 sq ft)	<b>Individual</b>	1 year from 30th Oct 2019	£6,000	AST <b>£576 Rent Deposit.</b>
5 Wellington Sq Second Floor Flat <sup>1</sup>	2 Beds, Living Rm, K & B (GIA Approx. 560 sq ft)	<b>Individual</b>	1 year from 7th July 2019	£7,245	AST <b>£550 Rent Deposit.</b>
7 Wellington Sq Second Floor Flat <sup>1</sup>	2 Beds, Living Rm, K & B (GIA Approx. 680 sq ft)	<b>2 Individuals</b>	1 year from 24th Sept 2019	£7,440	AST <b>£550 Rent Deposit.</b>
15 Tythings Ct Second Floor Flat <sup>1</sup>	2 Beds, Living Rm, K & B (GIA Approx. 690 sq ft)	<b>Individual</b>	1 year from 3rd Nov 2019	£6,930	AST <b>£525 Rent Deposit.</b>
				<b>Total:</b> <b>£129,815</b>	

<sup>1</sup>Not inspected by Barnett Ross. Areas taken from the EPCs.





## SITUATION

Located close to the junction with Lanark Road within the Maida Vale Conservation Area and serving this highly sought after and affluent residential area. Nearby multiple retailers include **Gail's** and **Starbucks** as well as a host of local traders.

The area is well served by good public transport communications and being just a few yards from Maida Vale Underground Station (Bakerloo Line).

Maida Vale lies to the west of St John's Wood, near to Little Venice and is less than 2 miles from London's West End.

## PROPERTY

A mid terraced building comprising a **Ground Floor Shop and Lower Ground Floor** together with separate front access to **3 Self-Contained Flats** on the first, second and third floors. In addition, the property includes a **Rear Yard** accessed at lower ground floor level.

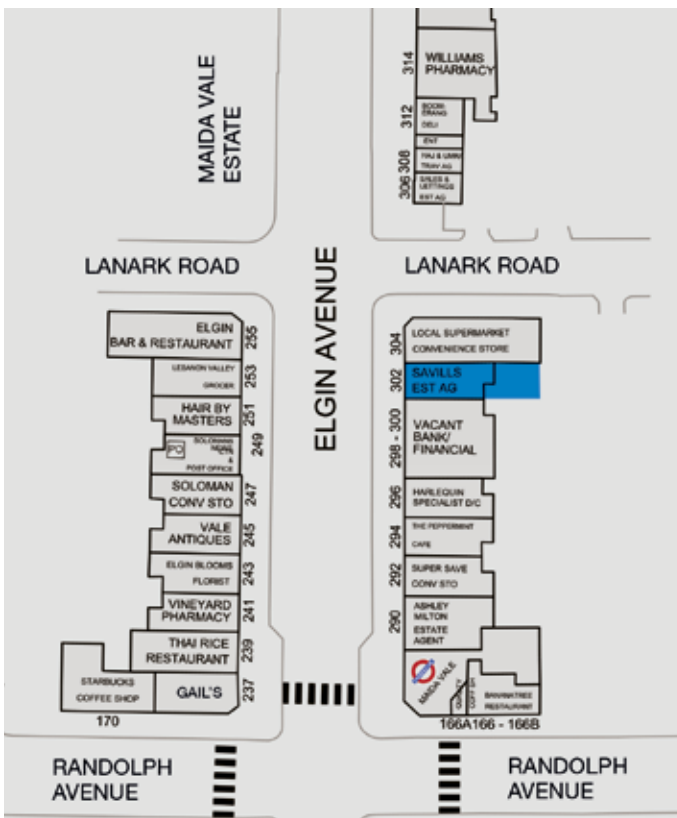
**VAT is applicable to this Lot**

**FREEHOLD**

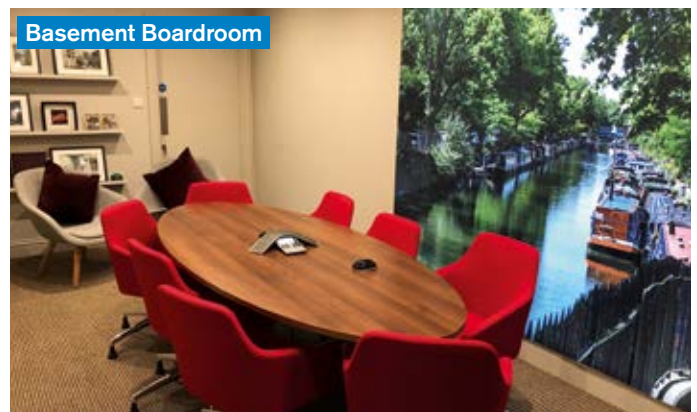
## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Shop, Lower Ground Floor & Yard	<b>Ground Floor Shop</b> Gross Frontage 19'3" Internal Width 13'10" narrowing at rear to 9'9" Shop & Built Depth 42'5" Area Approx. 490 sq ft WC <b>Lower Ground Floor</b> Boardroom, Kitchen & Stores Area Approx. 400 sq ft WC Front Vaults (not inspected) <b>Plus Yard</b>	<b>Savills (UK) Ltd</b> <b>(Having 42 branches)</b> <b>(T/O for Y/E 31/12/18</b> <b>£557.3m,</b> <b>Pre-Tax Profit</b> <b>£59.8m and</b> <b>Shareholders' Funds £93.8m)</b>	10 years from 2nd October 2015	£50,000	FRI <b>Rent Review October 2020.</b> <b>Note: The tenant is not obliged to put or keep the Yard in any better state of repair or condition as evidenced by way of a photographic schedule of condition.</b>
First, Second & Third Floors	<b>3 Flats</b> – Not inspected	<b>Individual</b>	Each between 120 and 125 years from 24th June 1984	£225 (£75 per flat)	Each FRI <b>Rents rise to £375 p.a. in 2024 and £525 p.a. in 2064.</b> <b>2 Valuable Reversions in approx. 84¼ years.</b>
				<b>Total: £50,225</b>	





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#### Vendor's Solicitors

Memery Crystal

Tel: 020 7242 5905 Ref: David O'Dwyer

Email: [dodwyer@memerycrystal.com](mailto:dodwyer@memerycrystal.com)

**£50,225** per annum

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

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

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





## SITUATION

Located on the main A41 Warwick Road in this popular residential suburb, approx. 6 miles south of Birmingham City Centre amongst such multiples as **Morrisons, Aldi, BetFred, NatWest** and **Lloyds Pharmacy**.

There are local schools and recreational facilities nearby as well as good transport links with Acocks Green Railway Station being approx. ½ a mile away and Birmingham Airport approx. 6 miles east.

## PROPERTY

Forming part of a mid terraced building comprising a **Self-Contained Flat** on first and second floor levels with separate rear access via a communal staircase and balcony.

In addition, the property benefits from a private **Roof Terrace** on the first floor.

## ACCOMMODATION (measurements to maximum points)

### First and Second Floor Flat

#### First Floor:

Living Room 17'0" x 10'7"  
Kitchen 11'2" x 7'4"

#### Second Floor:

Bedroom 1 17'0" x 8'11"  
Bedroom 2 10'10" x 7'4"  
Bathroom 5'11" x 5'5"  
sep. WC

GIA Approx. 770 sq ft plus Roof Terrace 17'8"x18'8"



VAT is NOT applicable to this Lot

## TENURE

Leasehold for a term of 999 years from 25th March 2017 at a peppercorn ground rent.

## TENANCY

The property is let to an **Individual** on an AST for a term of 2 years from 28th October 2018 at a current rent of **£6,780 per annum** exclusive.

**Note 1: There is a £665 Rent Deposit held.**

**Note 2: The Vendor owns a similar flat along the parade which is let at £7,800 p.a.**

**£6,780** per annum

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

## Vendor's Solicitors

Harold Benjamin Solicitors  
Tel: 020 8422 5678 Ref: Milli Jones  
Email: millijones@haroldbenjamin.com

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

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## SITUATION

Located close to the junction with Lechmere Road, adjacent to a **Post Office** and amongst such multiples as **Dominos**, **H&T Pawnbrokers** and **Ladbroke's** as well as a host of local traders. Willesden is a popular and sought after suburb approx. 5½ miles north-west of central London.

## PROPERTY

A mid terraced building comprising a **Ground Floor Shop and Basement** with separate front access to a **Large Self-Contained Flat** on the first and second floors ([see Note](#)).

**VAT is NOT applicable to this Lot**

**FREEHOLD**



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	<b>Ground Floor Shop</b> Internal Width 12'3" widening at rear to 15'11" Shop Depth 28'5" Built Depth 60'10" Rear Prep/Cold Store Approx. 410 sq ft Ext. Rear Store Approx. 435 sq ft + ext. WC <b>Basement</b> (not inspected)	<b>D. Farrell (Butchers)</b>	10 years from 1st July 2011 <b>(In occupation for over 20 years)</b>	£14,000	FRI <b>Rent Review July 2016 (Outstanding)</b>
First and Second Floor Flat	3 Bedrooms, Living Room, Kitchen, Bathroom with Shower Cubicle, & separate WC <b>(GIA Approx. 1,115 sq ft)</b>	<b>Individual</b>	1 year from 6th March 2019	£20,700	AST. <b>£1,650 Rent Deposit held.</b>
				<b>Total: £34,700</b>	

**Note:** There is potential to extend the second floor of the flat at the rear of the property, subject to obtaining the necessary consents.

**£34,700** per annum

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

### Joint Auctioneers

Estate Office  
Tel: 020 7266 8500 Ref: Nic Shaer  
Email: n.shaer@estate-office.com

### Vendor's Solicitors

Sinclair's  
Tel: 020 8202 8222 Ref: Ravi Lakhani  
Email: ravi@sinclairssolicitors.co.uk

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

Located in this town centre pedestrianised retail thoroughfare, adjacent to **Your Move** and **Co-Operative Travel**, opposite **NatWest** and amongst such multiples as **Boots**, **Greggs**, **H Samuel**, **Wilko** and **New Look**. In addition, the entrance to the Albion Shopping Centre is diagonally opposite which houses retailers including **Costa Coffee**, **B&M Bargains** and **Sports Direct**.

The property is also adjacent to a footpath that leads directly to one of the town's public car parks situated to the rear.

Ilkeston is located approx. 8 miles north-east of Derby and approx. 6 miles west of Nottingham with good access via the M1 (Junctions 25 and 26).

## PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate rear access via the Club Row Public Car Park through a two storey rear extension to **3 modernised Self-Contained Flats** on the first, second and third floors.

**VAT is NOT applicable to this Lot**

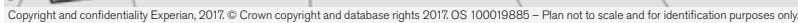
## FREEHOLD

## TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage	17'8"	<b>S Morrison (Hairdressers)</b>	6 years from 6th November 2018	£7,800	Full Repairing (capped at £500 p.a.) plus insurance. <b>Rent Review and Tenant's Break 2021</b>
	Internal Width	14'5"				
	Shop Depth	23'11"				
	WC					
First Floor Flat 1	1 Bedroom, Living Room, Kitchen, Bathroom/WC <sup>1</sup>		<b>Individual</b>	1 year from 29th November 2019	£4,500	AST. <b>£432.69 Rent Deposit held.</b>
First Floor Flat 2	1 Bedroom, Living Room, Kitchen, Bathroom/WC <sup>1</sup>		<b>Individual</b>	6 months from 15th June 2018	£4,200	AST. Holding over <b>£450 Rent Deposit held.</b>
Second and Third Floor Flat 3	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup>		<b>2 Individuals</b>	1 year from 12th December 2018	£5,100	AST. Holding over <b>£525 Rent Deposit held.</b>
<sup>1</sup> Not inspected by Barnett Ross					<b>Total: £21,600</b>	



**Gross Yield 10.8%**  
6 week completion



Email: [m.abbas@rfblegal.co.uk](mailto:m.abbas@rfblegal.co.uk)

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

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





## SITUATION

Located close to the junction with South Farm Road in this retail parade, nearby **Tesco Express** and amongst a variety of independent traders, only ½ a mile from the town centre and less than 250 yards from Worthing Train Station (National Rail).

Worthing is a popular Seaside Resort and a busy commercial centre lying 9 miles west of Brighton, enjoying excellent road links via the A27.

## PROPERTY

Forming part of a mid-terrace building comprising a **Ground Floor Shop**. In addition the property **includes a Forecourt for parking**.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	20'5"
Internal Width	21'9"
Shop & Built Depth	25'11"
WC	

**Plus Forecourt for parking approx. 2 cars**

**VAT is applicable to this Lot**

## TENURE

**Leasehold for a term of 999 years from 25th March 2001 at a peppercorn ground rent.**



## TENANCY

The property is let on a full repairing and insuring lease to **G. P. Page as a Polish & African Delicatessen** for a term of 5 years from 26th July 2019 (excl. s.24-28 of L & T Act 1954) at a current rent of **£7,200 per annum** exclusive.

**Tenant's Break on every anniversary of the term.**

**Note: The property may be suitable for conversion to Residential Use, subject to obtaining possession and the necessary consents.**

**£7,200** per annum

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

## Vendor's Solicitors

Bude Nathan Iwanier  
Tel: 020 8458 5656 Ref: Samuel Iwanier  
Email: si@bnilaw.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 South Farm Road in this retail parade, nearby **Tesco Express** and amongst a variety of independent traders, only ½ a mile from the town centre and less than 250 yards from Worthing Train Station (National Rail).

Worthing is a popular Seaside Resort and a busy commercial centre lying 9 miles west of Brighton, enjoying excellent road links via the A27.

## PROPERTY

Forming part of a mid-terrace building comprising a **Ground Floor Shop**. In addition the property **includes a Forecourt for parking**.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	22'1"
Internal Width	20'9"
narrowing at rear to	17'9"
Shop & Built Depth	31'0"
WC	

**Plus Forecourt for parking 1 car**

**VAT is applicable to this Lot**

## TENURE

Leasehold for a term of 999 years from 25th March 2001 at a peppercorn ground rent.



## TENANCY

The property is let on a full repairing and insuring lease to **V. L. Raisbeck & S. J. Willbridge-Raisbeck as a Hairdressers** for a term of 5 years from 14th December 2018 (excl. s.24-28 of L & T Act 1954) at a current rent of **£6,950 per annum** exclusive.

**Tenant's Break December 2020.**

**Note: The property may be suitable for conversion to Residential use, subject to obtaining possession and the necessary consents.**

**£6,950** per annum

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

## Vendor's Solicitors

Bude Nathan Iwanier

Tel: 020 8458 5656 Ref: Samuel Iwanier

Email: si@bnlaw.co.uk

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

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## 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 £235,000.**

**£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: James Heaps  
Email: jamesheaps@hcbgroup.com

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

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## SITUATION

Located via a gated entrance directly off Gorse Road within this residential development.  
Wolverhampton is located approximately 12 miles north-west of Birmingham city centre and enjoys good road links via the M6 (Junction 10) and M54 (Junction 2).

## PROPERTY

Comprising **25 lock-up Garages (in need of refurbishment)** accessed via a gated entrance on a site of approx. 0.18 acres.

**Note:** The Vendor estimates potential rental income of £15,000 to £20,000 per annum when fully let.

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

## PLANNING

**Outline Planning Permission was granted on 3rd October 2019** by City of Wolverhampton Council for residential development for up to two units. **Documentation available from the Auctioneers.**



# 25 Vacant Garages with Development Potential

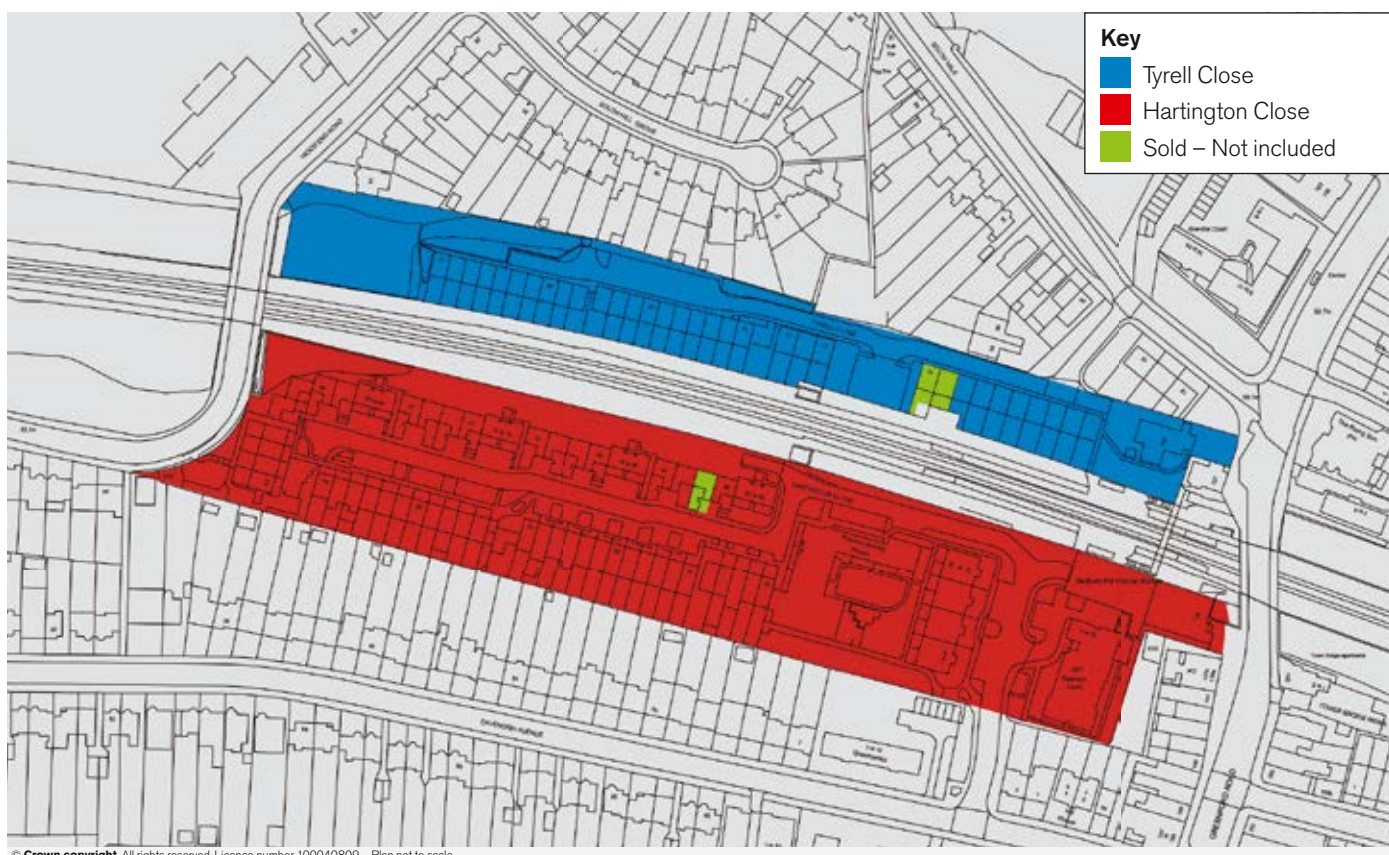
The Surveyors dealing with this property are  
**Steven Grossman and Elliott Greene**

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

## Vendor's Solicitors

Elliot Mather LLP  
Tel: 01246 204 081 Ref: Emma Garrard  
Email: emma.garrard@elliottmather.co.uk





### SITUATION

Located in this residential suburb 1½ miles south of Harrow town centre, adjacent to both Sudbury Hill Underground & Mainline Stations.

### PROPERTY

An ex Network Rail estate comprising **2 large strips of land totalling an area of approx. 6.95 Acres**. The site contains a mixture of commercial units and residential dwellings, of which 80 are houses.

### ACCOMMODATION

Hartington Close	48 Houses and 16 Flats plus Thomas Hewlett House (sheltered/retirement flats) and Jem Patterson Court (Housing Association Flats)
Tyrell Close	32 Houses
135 Greenford Road	Office Building

**VAT is NOT applicable to this Lot**

### FREEHOLD

### TENANCY

The entire property is let on a full repairing and insuring lease to **The Mayor and Burgesses of the London Borough of Harrow** for a term of 999 years from 10th August 1972 at a peppercorn ground rent.

**Note 1: In the early 1980's, the estate was developed by Harrow Council. Under the Council's Right to Buy Scheme, 69 properties have to date been sold off on 125 year leases from 1985 onwards.**

**Note 2: In 2017, No. 85 Hartington Close (91 years unexpired) bought in the freehold interest of their house and the Vendor received a payment of £1,000, net of costs.**

**Note 3: In 2019, No. 9 Tyrell Close (105 years unexpired) and No. 10 Tyrell Close (92 years unexpired) also bought in their freeholds and the Vendor received £1,000 on each transaction, both net of costs.**

**Note 4: Ealing Council paid £500 net of costs in 2018 for a Licence for Alterations in respect of the Station footpath ramp.**



Hartington Close



Tyrell Close



Jem Patterson Court



No 135 Greenford Road

# Ground Rent Investment

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

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

Fletcher Day  
Tel: 020 8344 2288 Ref: Julia Harling  
Email: julia@fletcherday.co.uk





## 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.

## ACCOMMODATION<sup>1</sup>

### Ground Floor

Reception Room with rear extension

Kitchen

Integral Garage

External WC

### First Floor

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Sep. WC

<sup>1</sup> 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 25th March 1961 at a ground rent of **£22 per annum** exclusive.

**Note 1: Valuable Reversion in approx. 40 years.**

**Note 2: This lot (No. 34 Farm Drive) sold in our December 2019 auction for £30,500, and although the deposit was cleared the Purchaser is not completing – refer to Auctioneers.**

**Note 3: No. 9 Farm Drive (3 bed house) sold in June 2018 for £267,000.**

**Note 4: No. 42 Farm Drive (similar 3 bed house with Valuable Reversion in approx 40 years) sold in our December 2019 auction for £30,500.**

**Note 5: 6 Week Completion.**

## 3 Bed House with Valuable Reversion in 40 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

Located at the junction with Katherine Drive within this residential area approx. 1½ miles east of the town centre. Dunstable lies on the main A505 only 3 miles west of Luton and enjoying easy access to the M1 (Junction 11).

## PROPERTIES

**Lot 23 (Nos. 44 & 46)** – Two purpose built residential blocks comprising a total of **12 Self-Contained Flats and 8 Garages together with a rear section of Land.**

**Lot 24 (No. 42)** – A purpose built residential block comprising **6 Self-Contained Flats and 4 Garages.**

**VAT is NOT applicable to these Lots**

## FREEHOLD

**Note 1:** In April 2019 the lessee of Flat 6 paid the Freeholder a premium of £15,000 (plus legal costs) to extend the lease for an additional 90 years and to increase the ground rent to £250 p.a. (rising by £250 every 25 years).

**Note 2:** In January 2020 the Vendor quoted £15,000 plus a ground rent of £250 p.a. (subject to contract) to another lessee in 46 Duncombe Drive who enquired about a lease extension.

**Note 3:** The Freeholder Insures. Total current sum insured for Nos. 42, 44 & 46 Duncombe Drive is £3,049,604 and total current premium is £2,329.90 p.a.

**Note 4:** In accordance with s.5B of the Landlord & Tenant Act 1987, Notices were served on the lessees.

The lessees of Lot 23 (44 & 46 Duncombe Drive) have not reserved their rights of first refusal.

The lessees of Lot 24 (42 Duncombe Drive) have reserved their rights of first refusal.

These lots cannot be sold prior to the auction.

**Note 5:** Part of the Freehold Title includes public roadways, pavements, alleyways and grass verges which may have been adopted by the Land Authority.



Part of Rear Land - Lot 23





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## TENANCIES & ACCOMMODATION

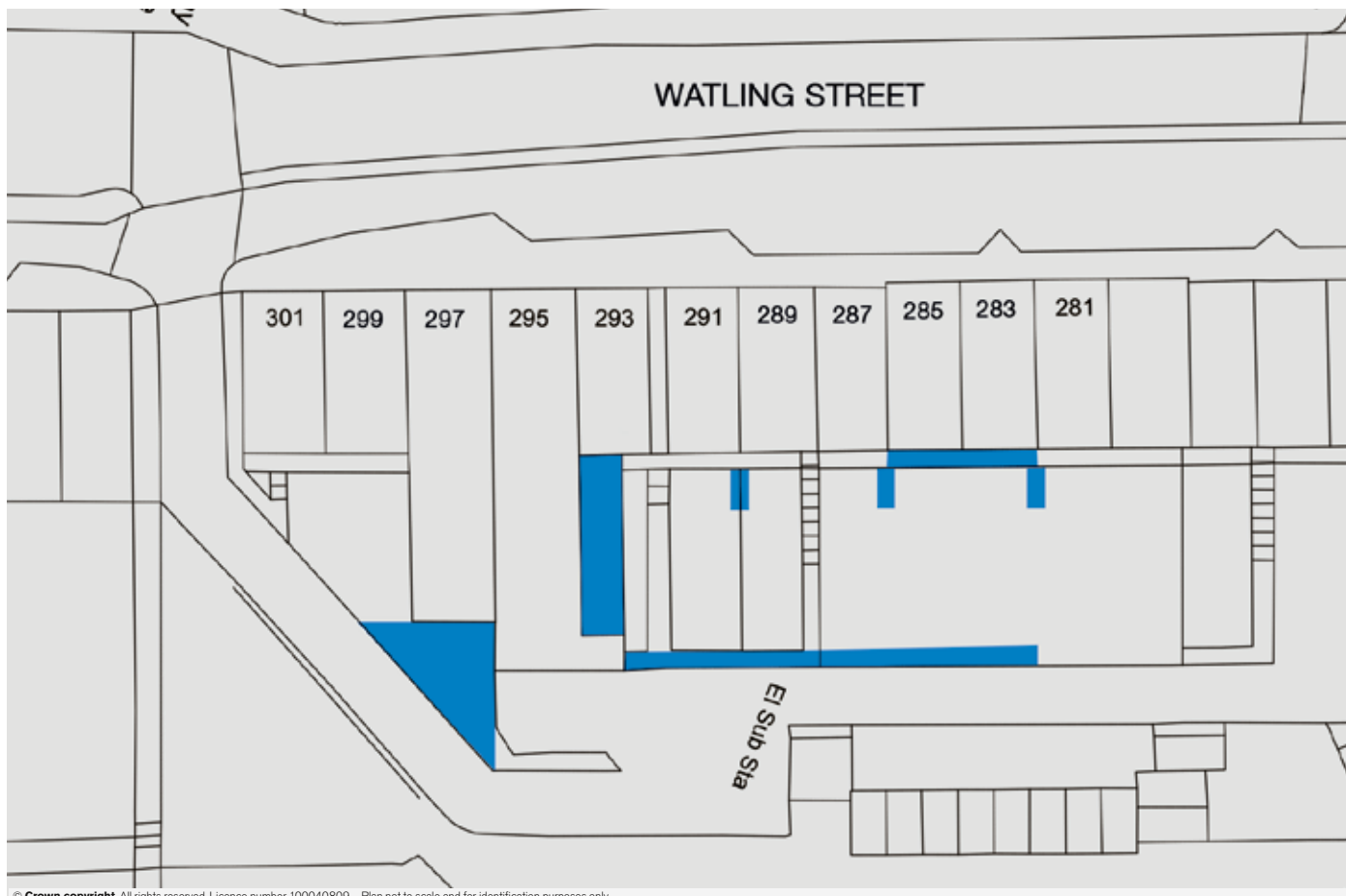
Lot	Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
<b>Lot 23</b> <b>*Reserve below</b> <b>£95,000</b> (The lessees have not reserved their rights of first refusal for this Lot)	No. 44 Duncombe Drive	<b>Flats 1, 2, 3, 4, 5 &amp; 6</b> 6 x 2 Bedroom Flats <b>Garage Nos. 3, 5, 8 &amp; 10</b> 4 x Garages (let to Flats 1, 2, 3 & 5)	Various	Each 120 years from 24th June 1967	£72 (£12 per flat)	Each FRI by way of service charge. <b>6 Valuable Reversions in approx. 67¼ years. (See Notes 1 &amp; 2)</b>
	No. 46 Duncombe Drive	<b>Flats 1, 2, 3, 4 &amp; 5</b> 5 x 2 Bedroom Flats <b>Garage Nos. 1, 2 &amp; 4</b> 3 x Garages (let to Flats 2, 4 & 5)	Various	Each 120 years from 24th June 1967	£60 (£12 per flat)	Each FRI by way of service charge. <b>5 Valuable Reversions in approx. 67¼ years. (See Notes 1 &amp; 2)</b>
		<b>Flat 6 &amp; Garage 9</b> 2 Bedroom Flat plus Garage	Individual	For a term expiring 23rd June 2177	£250	FRI by way of service charge. <b>Rent rises by £250 every 25 years.</b>
	Rear Land	Land including public roadways, pavements, grass verges etc.	<b>VACANT (subject to any rights that may exist thereover).</b> <b>Part of the land is to the rear of No. 42 and may have residential development potential, subject to obtaining the necessary consents.</b>			
					<b>Total: £382</b>	
<b>Lot 24</b> <b>*Reserve below</b> <b>£50,000</b> (The lessees have reserved their rights of first refusal for this Lot)	No. 42 Duncombe Drive	<b>Flats 1, 2, 3, 4, 5 &amp; 6</b> 6 x 2 Bedroom Flats <b>Garage Nos. 6, 7, 11 &amp; 12</b> 4 x Garages (let to Flats 1, 2, 3 & 4)	Various	Each 120 years from 24th June 1967	£72 (£12 per flat)	Each FRI by way of service charge. <b>6 Valuable Reversions in approx. 67¼ years. (See Notes 1 &amp; 2)</b>
						<b>Total: £72</b>

### Vendor's Solicitors

Macrory Ward

Tel: 020 8440 3258 Ref: Martina Ward

Email: martina@macroryward.co.uk



## SITUATION

Located to the rear of this popular shopping parade 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 & ACCOMMODATION

Comprising:

- A triangular section of land to the rear of Nos. 297–299 which has potential for parking.
- A rectangular section of land to the rear of No. 293.
- A strip of land adjacent to a rear service road.
- 3 staircases and part of a rear walkway.



**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION, subject to any rights thereover.**

## Vendor's Solicitors

Macrory Ward  
Tel: 020 8440 3258 Ref: Martina Ward  
Email: [martina@macroryward.co.uk](mailto:martina@macroryward.co.uk)





## SITUATION

Located close to the junction with Laurel Bank Road, in this quiet residential cul-de-sac, just ½ mile from Gordon Hill Train Station (Great Northern Rail) under 1 mile from Enfield Town Centre. The area is well served by the various shopping facilities on Chase Side and Lancaster Road, anchored by a **Co-Operative**, as well as being within close proximity to a host of Primary and Secondary Schools. Enfield is a popular suburb approx. 13 miles north of central London and enjoying easy access to the M25 (Junction 25).

## PROPERTY

A period mid terraced **2 Bed House** in need of modernisation planned on ground and first floors. The property benefits from gas central heating (not tested), a modern brick built extension and a rear patio.

## ACCOMMODATION (measurements to maximum points)

### Ground Floor

Front Room	10'10" x 11' 7"
Rear Room	8'5" x 10' 8"
Kitchen	5'9" x 6' 2"
Shower/WC	4'7" x 6' 3"

### First Floor

Bedroom 1	11'5" x 10' 7"
Bedroom 2	10'9" x 8' 4"

**GIA Approx. 560 sq ft**



**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note: There is potential to create additional accommodation in the roof space as per the adjacent property, subject to obtaining the necessary consents.**

# Vacant 2 Bed House

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

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**  
Refer to Auctioneers





### SITUATION

Located in this popular and sought after area, just a few hundred yards from the junction with Liverpool Road and diagonally opposite Thornhill Primary School. Highbury & Islington Station (Victoria Line and Overground) and Angel Station (Northern Line) are both approx. ¾ mile distant.

The open spaces of Barnard Park as well as the multiple shopping facilities in Upper Street are within close proximity.

### PROPERTY

Forming part of a purpose built residential block comprising an unmodernised **1 Bed Self-Contained Flat** on the ground floor with its own private entrance.

The property benefits from gas central heating (not tested) and uPVC double glazing.

**VAT is NOT applicable to this Lot**

### ACCOMMODATION

#### Ground Floor Flat

Living Room	10'10" x 15'0"
Bedroom	10'11" x 12'0"
Kitchen	10'10" x 6'5"
Bathroom/WC	

**GIA Approx. 485 sq ft**



### TENURE

**Leasehold for a term of 125 years from 25th December 1988 (thus having 92¾ years unexpired) at a fixed ground rent of £10 p.a.**

**Offered with Vacant Possession**

**Note: Floor plan available from Auctioneers.**

# Vacant 1 Bed Flat

The Surveyors dealing with this property are  
**Steven Grossman** and **Nathan Schindler**

**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

Islington Council Legal Services  
Tel: 020 7527 3410 Ref: Edward Soetan  
Email: edward.soetan@islington.gov.uk

Freehold for sale by public auction (unless sold prior)  
**Thursday 27th February 2020 at 12pm**  
For all enquiries, please call **020 8492 9449**

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

**Barnett  
Ross**

Auctioneers

**Lot 28**    **41 Park Way, Whetstone,  
London N20 0XN**

**\*Reserve below £650,000**  
**On behalf of Executors**  
In same family ownership for over 50 years



**SITUATION**

Located in this affluent and sought after residential area, within a mile from the various shopping facilities on High Road Finchley and Friern Barnet Road and a short walk to Friary Park. The area is served by good public transport including Totteridge & Whetstone (Northern Line) and Oakleigh Park (Overground) Stations and there are a number of Primary and Secondary Schools in the vicinity. Whetstone is a popular London suburb located some 8 miles north of central London.

**PROPERTY**

Comprising an unmodernised **Semi-Detached House** planned on ground and first floors together with an attached **Garage** which benefits from an electric roller shutter door.

**The property includes:**

- Off-Street Parking
- Rear Garden
- uPVC Windows
- Gas Central Heating
- Loft

**Note 1: There is potential to create additional living accommodation above the garage and in the loft space, subject to obtaining the necessary consents.**

**ACCOMMODATION** (measurements to maximum points)

**Ground Floor**

Reception Room 1 (Front)    15'2" x 13'7"  
Reception Room 2 (Rear)    15'2" x 12'4" (French doors to Garden)  
Kitchen/Morning Room    17'9" x 12'6" (into bay)  
WC

**First Floor**

Room 1    13'6" x 15'7"  
Room 2    10'4" x 7'4"  
Room 3    14'1" x 13'6"  
Bathroom    9'0" x 6'8"  
leading to Room 4    7'6" x 10'5"  
Sep. WC

**GIA Approx. 1,400 sq ft Plus Garage**

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note 2: 6 week completion.**

**Vacant Unmodernised House**

**Vendor's Solicitors**

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

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts. General Conditions, Memorandum and EPC – refer to Barnett Ross Main Catalogue 27th February 2020.  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page in Main Catalogue**



## 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](http://barnettross.co.uk)

Lot	Address	EPC Asset Rating
B	1-11 Market Pavement, Basildon, Essex SS14 1DD	D, D, C, D, D, C
1	14/14a Sun Street, Waltham Abbey, Essex EN9 1EE	C, E
2	185/185a Kingston Road, Ewell, Surrey KT19 0AA	D, F
3	401/401a Kenton Lane, Belmont Circle, Harrow, Middlesex HA3 8RZ	D
4	701 London Road, Westcliff-on-Sea, Essex SS0 9PA	C
5	343 Barking Road, Plaistow, London E13 8EE	D, D, E, E
6	155 Avon Road, Cannock, Staffordshire WS11 1LF	C
7	2 Wellington Parade, Blackfen Road, Sidcup, Kent DA15 9NB	E
8	5 & 5b High Street, Lye, Stourbridge, West Midlands DY9 8JT	E
9	20, 22, 22a, 24 & 28 High Street & 1 North Street, Daventry, Northamptonshire NN11 4HU	E, E, C, C, D, D
10	238/239 Oxford Street, Swansea, West Glamorgan SA1 3BL	D
11	12/12 A-C Kingsbury, Aylesbury, Bucks HP20 2HT	C, C, C, C
12	2-10 Wellington Square, Minehead, Somerset TA24 5NH	D, C, C, E, D, C, D, E, D, D
13	302 Elgin Avenue, Maida Vale, London W9 1JS	D
15	80/80a High Road, Willesden, London NW10 2PR	D, D
16	47 Bath Street, Ilkeston, Derbyshire DE7 8AH	E, D, E, C
17	45 Teville Road, Worthing, West Sussex BN11 1UX	C
18	47 Teville Road, Worthing, West Sussex BN11 1UX	C
19	16 Vardon Close, Acton, London W3 6YW	C
26	11 Batley Road, Enfield, Middlesex EN2 0JG	D
27	2 Barnes Court, Lofting Road, Islington, London N1 1JD	C

**Barnett  
Ross**

**Auctioneers**

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List your property with one of  
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open for the next  
**Barnett Ross Auction**  
on **14<sup>th</sup> May 2020.**



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**If you'd like to sell your property in our  
Thursday 14<sup>th</sup> May Auction, we will  
need your instructions soon.**

To register your property, or for a free, no obligations  
appraisal, please call us on 020 8492 9449 or  
email [info@barnettross.co.uk](mailto:info@barnettross.co.uk).



# General Conditions of Sale Applicable to all lots

## 1. INTERPRETATION

The following expressions shall have the meanings assigned to them:

- 1.1.1 'the Auctioneers' means Barnett Ross of 7 Cadbury Close, Whetstone, London, N20 9BD.
- 1.1.2 'the Property' means the property offered for sale by the Auctioneers as specified in this auction catalogue and/or the Special Conditions.
- 1.1.3 'Particulars of the Property' means those details of the Property contained in this auction catalogue whether under reference to its lot number at the auction or in the Special Conditions.
- 1.1.4 'General Conditions' means the General Conditions of Sale hereafter set out.
- 1.1.5 'Special Conditions' means the Special Conditions of Sale relating to the Property appearing in this auction catalogue and/or in any supplement, rider or addendum thereto.
- 1.1.6 'Standard Conditions' means the Standard Commercial Property Conditions (Second Edition).
- 1.2 The Property is sold subject to the General Conditions, the Special Conditions and any Addendum.
- 1.3 The General Conditions incorporate the Standard Conditions so far as they are not varied hereby or inconsistent herewith. A copy of the Standard Conditions is available at the Auctioneers' offices and at the Auction.
- 1.4 Where there is a conflict between the General and Special Conditions the Special Conditions prevail except for all arrears per condition 11.1.9.
- 1.5 Each Buyer shall be deemed to purchase with full knowledge of the General Conditions and the Special Conditions and the matters set out in the Notice To All Bidders printed on the inside front cover of this auction catalogue.
- 1.6 References to the singular include the plural jointly and severally, references to masculine include the feminine and vice versa and references to persons include companies, unincorporated associations, firms or partnerships and vice versa.
- 1.7 References to a statute (statutory instrument) or statutory provision includes reference to that statute (statutory instrument) or statutory provision as from time to time amended, extended or re-enacted.

## 2. STANDARD CONDITIONS

- 2.1 The following Conditions shall not have effect:  
Conditions 1.5.1 and 1.5.2
- 2.2 The following Standard Conditions shall be amended as follows:
  - 2.2.1 The deposit must be paid before exchange of the memorandum of contract.
  - 2.2.2 The words 'or offer for sale as if bidding had not yet commenced for the sale of the said Lot' are to be added to Condition 2.3.5 after 'undisputed bid'.
  - 2.2.3 Add to condition 2.3.6 The Deposit is to be held as Stakeholder if the Lot or any part of the Lot is registered for VAT, unless the Special Conditions of Sale and/or the Addendum state otherwise.
  - 2.2.4 Condition 2.3.6 is also to apply to a sale pre auction or post auction.
  - 2.2.5 Condition 2.3.7 after 'breach' add the words 'and the buyer will be responsible for any loss, fees and expenses incurred by the seller'.
  - 2.2.6 Condition 8.1.1 Completion shall be 42 days from the date of the contract.

## 3. THE AUCTION

- 3.1 Condition 2.3 of the Standard Conditions will apply as follows:
  - 3.1.1 The Property is offered for sale subject to a reserve price (unless otherwise stated)
  - 3.1.2 The Seller or a person on its behalf may bid up to but not including the reserve price. You accept that it is possible that all bids up to, but not including, the reserve price are bids made by or on behalf of the Seller.
  - 3.1.3 In the event of a Dispute, see Standard Condition 2.3.5 as amended in General Condition 2.2.2.
- 3.2.1 A Bidder shall be deemed to be personally liable on making an accepted bid even though he shall purport to act as agent for a principal or a limited company so that their liability under the agreement shall be joint and several. This is also to relate to sales prior and post Auction.
- 3.2.2 Any Agent or individual bidder/offeror wishing to be released from the liability under clause 3.2.1 may apply to the Auctioneers in advance of the sale. If the Vendor agrees, the Agent or individual bidder/offeror will be issued with a letter from the Auctioneers stating that his personal liability under clause 3.2.1 shall be waived in the event that his is the successful bid and such waiver will be evidenced by a copy of that letter being attached to the Memorandum of Contract.

- 3.3 On the Property being knocked down the successful bidder must upon being requested by the Auctioneers or the Auctioneers' clerk give his name and address and the name and address of the person or company on whose behalf he has been bidding and any other particulars which the Auctioneers may reasonably request and in default the Auctioneers shall be entitled to re-submit the property for sale and to hold the Bidder liable for any loss whatsoever suffered by the Seller.
- 3.4 The Auctioneers reserve the right to hold the Memorandum of Agreement signed by them on behalf of the Seller until the Buyer's cheque for the deposit has been cleared.
- 3.5 The Auctioneers reserve the right to regulate the bidding and the right (without assigning any reason therefor) in their sole absolute discretion to refuse to accept a bid.

## 4. DEPOSIT

- 4.1 A deposit of ten per cent (or whatever figure is provided for in the Special Conditions or Addendum) of the purchase price must be paid to the Auctioneer as agent for the Seller but where the property is VAT registered this deposit and any VAT on it will be held as stakeholder, unless the Special Conditions of Sale and/or the Addendum state otherwise.
- 4.2 The Bidder/Purchaser must supply a cheque for the deposit which the Auctioneers will hold at their office. The Bidder will be given the Auctioneer's bank account details and must arrange to transfer the deposit monies to the Auctioneer's client bank account the following day by way of a same day CHAPS payment. Once these funds are received the Auctioneers will return the Bidder's cheque by post.
- 4.3.1 In the event that any cheque given as the deposit (or part thereof) shall be dishonoured upon presentation or the Buyer fails to pay the deposit immediately on request then without notice the Seller shall if it so chooses have the right to deem the conduct of such Buyer as a repudiation of the agreement between the Buyer and the Seller and the Seller may resell without notice and/or take steps which may be available to it as a consequence of the Buyer's breach but without prejudice to any claims it may have against the Buyer for breach of the agreement between the parties or otherwise.
- 4.3.2 In the event of the Auctioneers exchanging contracts over the telephone with a Purchaser's solicitor whereby the deposit is to be paid by way of a CHAPS payment then in the event of the cleared funds not being received by Barnett Ross within 24 hours from the time of exchange the Vendors will similarly have the right to treat this as a repudiation of the agreement and can take such steps as in 4.3.1.
- 4.4 Without prejudice to the generality of the Seller's rights as aforesaid the Seller will additionally be entitled to recover from the Buyer the sum of £100.00 plus VAT to cover the costs incurred by the Auctioneers in representing each and every dishonoured cheque or presenting any replacement.
- 4.5 The Buyer agrees that the interest earned on the deposit (if any) shall be applied for the benefit of the Auctioneers who shall be entitled to retain all such interest whether or not the purchase is completed.

## 5. TITLE

- 5.1 In the case of registered land title to the Property shall be deduced in accordance with Schedule 3 of the Land Registration Act 2002.
- 5.2 In the case of unregistered land title to the Property shall be deduced in accordance with the Special Conditions.

## 6. CAPACITY OF SELLER

- 6.1 The Seller sells with Full Title Guarantee.

## 7. INCUMBRANCES AFFECTING THE PROPERTY

- 7.1 If the Property is registered at HM Land Registry the Property is sold subject to and with the benefit of all (if any) entries on the Land Register of the Title Number specified in the Special Conditions.
- 7.2 If the Property is not registered at HM Land Registry the property is sold subject to and with the benefit of all those matters contained mentioned or referred to in the documents specified in the Special Conditions.
- 7.3 A copy of either the Land Register and Filed Plan of the Title Number of the Property or the documents specified in the Special Conditions having been made available for inspection at the offices of the Seller's Solicitors and/or the Auctioneers (or which may be supplied at the discretion of the Seller's Solicitors or Auctioneers subject to payment of the proper copying charges) the Buyer shall be deemed to purchase with full knowledge of the contents thereof whether he has inspected the same or not and notwithstanding any incomplete or inaccurate statement thereof in the Special Conditions and shall raise no requisitions or objections with regard thereto.
- 7.4 The Buyer shall raise no objection requisition or enquiry in respect of any rights covenants obligations easement quasi-easements privileges licences subsisting acquired or being acquired over under or in respect of the Property whether or not the same are disclosed to the Buyer. The Seller and the Auctioneers shall be under no liability to disclose the same whether or not the same are known to them.

**8. LOCAL LAND CHARGES AND PUBLIC RIGHTS**

- 8.1 The Property is sold subject to all matters registered or capable of being registered (whether registered or not) in any Local Land Charges Register and the requirements orders notices proposals demands and requests of any public or local authority which affect or relate to the Property whether arising before or after the date hereof and all financial and other restrictions liabilities and obligations arising therefrom.
- 8.2 For the purposes of Section 6(2)(a) of the Law of Property (Miscellaneous Provisions) Act 1994 all matters recorded in registers open to public inspection are to be considered within the knowledge of the Buyer.
- 8.3 The buyer acknowledges that notwithstanding any statement in the Special Conditions, Particulars and Addendum no representation warranty or condition is made or implied whether directly indirectly or collaterally as to:
- 8.3.1 the permitted user of the Property under the Town and Country Planning Acts.
- 8.3.2 the state or condition of the property or any part thereof.
- 8.3.3 whether the Property is subject to road widening proposals and schemes.
- 8.3.4 whether the Property is in an area designated for redevelopment.

**9. COMPLETION**

- 9.1 The completion date will be 42 days from the date hereof unless varied by the Special Conditions, Particulars or Addendum, but otherwise completion will take place in accordance with Standard Condition 8.

**10. LEASEHOLD PROPERTY**

- 10.1 Condition 10 of the Standard Conditions shall apply.

**11. TENANCIES**

- 11.1 If the Special Conditions state that the Property is sold subject to and with the benefit of any tenancies leases or other occupancies:
- 11.1.1 the only representation made or intended to be implied by or from the Special Conditions is that the amounts of rent stated are the rents actually payable or being paid by the tenants to the Seller.
- 11.1.2 no representation is made that those rents are properly payable.
- 11.1.3 no representation is made that any notices served were valid in proper form or properly served.
- 11.1.4 the Seller shall not be required to furnish copies of any notices served by him or his predecessors in title.
- 11.1.5 the Buyer shall be satisfied with such evidence or information of the terms of the tenancies as the Seller can supply whether such have been produced in writing or not.
- 11.1.6 the Buyer will satisfy himself before bidding as to the correctness of all rents and other details of the tenancies leases or occupancies and no objection requisition or enquiry shall be made by the Buyer whether or not he has made such enquiries as to the correctness or otherwise of such rentals or that the same are not lawfully recoverable either in whole or in part and the Buyer shall not be entitled to refuse to complete or to demand compensation or damages or in any way make any claim or counterclaim or claim compensation on account of any of these matters.
- 11.1.7 nothing shall be incorporated in any sale either directly indirectly or collaterally whether by way of condition warranty or representation as to whether in the case of a Property sold subject to any tenancy that there are subsisting any sub-tenancies or similar such occupations and whether or not any shall be disclosed at or before the Auction the Buyer shall be deemed to purchase with full knowledge of any such tenancies that there may be whether or not he shall have enquired of the Auctioneers or have inspected and no objection shall be taken or requisition made on account thereof.
- 11.1.8 if at the date of completion there shall be due to the Seller any sums in respect of rent, insurance premium or any other sums due from the tenants such sums shall be paid in full to the Seller by the Buyer and the Seller if required by the Buyer will assign to the Buyer the benefit of such sum or sums.
- 11.1.9 the liability of the Buyer for arrears of rent shall extend only to the period of time commencing one clear quarter immediately prior to completion and in regards to insurance and/or service charge to one clear year prior to completion unless The Special Conditions and/or the Auctioneer's Addendum contain particulars of the arrears and the periods to which they relate.

**12. FIXTURES AND FITTINGS**

- 12.1 Any fixtures and fittings subject to any lien or hire purchase loan or credit agreement are expressly excluded from the sale.
- 12.2 The Seller makes no representation as to the ownership of any electric wiring, fittings, gas installation and fittings, and central heating installations which may be on hire or hire purchase from the supply companies. In such case the Seller accepts no liability for any payments that may be outstanding in respect thereof and the Property is sold subject thereto.

**13. MISREPRESENTATION**

- 13.1 The Buyer acknowledges that:
- 13.1.1 no statement or representation which may previously have been made to him or any person concerned on his behalf by or on behalf of the Seller whether orally or in writing induced him to enter into this agreement.
- 13.1.2 any such statement or representation as aforesaid does not form part of this agreement and
- 13.1.3 any liability of the Seller in respect of any statement made to the Buyer at law or in equity is hereby excluded to the extent authorised by the Misrepresentation Act 1967.
- 13.2 Any measurements given in the particulars of the Property or Special Conditions are approximate for guidance only and photographs or plans are for convenience only and each is excluded from the basis of this agreement.
- 13.3 It is the Buyer's responsibility to satisfy himself before making a bid as to the accuracy of the Particulars of the Property and the Special Conditions.

**14. VALUE ADDED TAX 'VAT'**

- 14.1 Except where stated in the Special Conditions and/or in the Particulars and/or in the Addendum of the Lot:
- 14.1.1 VAT will not be chargeable on the sale of the Property.
- 14.1.2 the Seller warrants and undertakes to the Buyer that the Seller has not elected to waive VAT exemption in respect of the property nor has he notified HM Customs and Excise of any such election and will not do so prior to completion.
- 14.2 Any obligation to pay any other sums of money pursuant to the provisions of the General Conditions or the Special Conditions includes an obligation to pay any VAT chargeable in respect of that payment.

**15. AUCTIONEERS' RIGHTS**

- 15.1 The Auctioneers act only as agents for the Seller and are not responsible for any default by the Seller or Buyer.
- 15.2 The Auctioneers shall not be under liability financial or otherwise in respect of any of the matters arising out of the Particulars of the Property and the Special Conditions and any matters arising out of the auction.
- 15.3 No claim shall be made by the Buyer against the Auctioneers in respect of any loss damage claims or demands suffered or received by the Buyer as a consequence of the Buyer acquiring or agreeing to acquire the Property.

**16. SALE BY PRIVATE TREATY**

- 16.1 The Seller reserves the right to sell the Property by private treaty at any time before the auction.
- 16.2 The Seller reserves the right to withdraw the Property from sale at any time prior to exchange of contracts.
- 16.3 The Seller reserves the right to amend or add to the Particulars of the Property and the Special Conditions at any time prior to the auction.

**17. INSURANCE**

Please refer to Clause 7 of the Standard Commercial Property Conditions (Second Edition) as well as the Special Conditions of Sale relating thereto and/or the Addendum.

**18. GENERAL**

- 18.1 The provisions of this agreement – except insofar as they are fully satisfied on completion – shall not merge on completion but shall continue to subsist for so long as may be necessary to give effect thereto.
- 18.2 Where the property sold forms part of a larger title the Assurance to the Buyer shall contain:
- 18.2.1 an easement providing for the free flow of water soil gas electricity and other services from and to any adjoining land and premises belonging to the Seller through any sewers, drains, watercourses, pipes, wires, cables and conduits now existing in or under the said property or substituted therefore by the purchaser or its successors.
- 18.2.2 a covenant by the Buyer with the Seller to contribute and pay a due proportion as apportioned by the Seller to the said property of the costs, charges and expenses of cleaning and lighting repairing and maintaining pavements yards and ways adjoining the said property, staircases, sewers, drains, pipes, wires, conduits and watercourses of the said property or any part thereof which may be used or enjoyed by the Purchaser and all other persons lawfully entitled thereto.
- 18.2.3 The following exceptions and reservations 'Except and reserving unto the Seller and its successors the right in common with the Buyer and all other persons lawfully entitled thereto to use all sewers, drains, pipes, wires, conduits and watercourses now in or upon the said property or any part thereof and freely to run and pass water, soil and electricity through and along the same or any of them AND excepting and reserving the right in common with the Buyer and all other persons lawfully entitled thereto to use the pavements, yards and ways adjoining the said property'.

July 2018



# Barnett Ross Results 17<sup>th</sup> December 2019

Lot	Property	Sale Price	Available Price (Subject to contract)	Lot	Property	Sale Price	Available Price (Subject to contract)
1	158-158a Station Road, Harrow, Middlesex HA1 2RH	£319,000		22	433/433a Endike Lane, Hull, East Riding of Yorkshire HU6 8AG	Sold Prior	
2	34 Farm Drive, Cyncoed, Cardiff, South Glamorgan CF23 6HQ	£30,000		23	265 Holderness Road, Hull, East Riding of Yorkshire HU8 8TD		£79,500
3	42 Farm Drive, Cyncoed, Cardiff, South Glamorgan CF23 6HQ	£30,500		24	6 Cromwell Road, Ellesmere Port, Cheshire CH65 4DD	Withdrawn Prior	
4	16/16a Botwell Lane, Hayes, Middlesex UB3 2AA	£500,000		25	20-24 Tolworth Broadway, Tolworth, Surrey KT6 7HL	Sold Prior	
5	18/18a Botwell Lane, Hayes, Middlesex UB3 2AA	Sold Prior		26	4 Victoria Place, St. Austell, Cornwall PL25 5PE	Sold After	
6	30/30a Countisbury Avenue, Llanrumney, Cardiff, South Glamorgan CF3 5SJ	£229,000		27	11 Prospect Road, New Barnet, Hertfordshire EN5 5BJ	£707,000	
7	44 Bridge Street, Worksop, Nottinghamshire S80 1JA	£211,000		28	20 High Street, South Norwood, London SE25 6EZ	£331,000	
8	5 & 5a The Broadway, Forty Avenue, Wembley, Middlesex HA9 8JT	£395,000		29	248 Wickham Road, Shirley, Croydon, Surrey CR0 8BJ	£5,000	
9	21-25 Boothferry Road, Goole, North Humberside DN14 5DE	£140,000		30	50 Ridingleaze, Lawrence Weston, Bristol BS11 0QB		£3,950
10	295 Watling Street, Radlett, Hertfordshire WD7 7LA	£975,000		31	52 Ridingleaze, Lawrence Weston, Bristol BS11 0QB	Sold Prior	
11	53 High Street, Shanklin, Isle of Wight PO37 6JJ	£134,000		32	54 Ridingleaze, Lawrence Weston, Bristol BS11 0QB		£3,950
12	35 Cedar Avenue, Mexborough, South Yorkshire S64 9RT	Sold After		33	56 Ridingleaze, Lawrence Weston, Bristol BS11 0QB	Withdrawn Prior	
13	123/125 High Street, Sheerness, Kent ME12 1UD	£220,000		34	58 Ridingleaze, Lawrence Weston, Bristol BS11 0QB	£4,000	
14	21 Bridge Street, Newton-le-Willows, Merseyside WA12 9BG	£124,000		35	60 Ridingleaze, Lawrence Weston, Bristol BS11 0QB	Withdrawn Prior	
15	81 & 83 High Street, Mexborough, South Yorkshire S64 9AB	Sold After		36	62 Ridingleaze, Lawrence Weston, Bristol BS11 0QB	Withdrawn Prior	
16	Bridge House, Chamberlayne Road, Kensal Rise, London NW10 3NR	£470,000		37	64 Ridingleaze, Lawrence Weston, Bristol BS11 0QB	£4,000	
17	16 Vardon Close, Acton, London W3 6YW	Withdrawn Prior		38	66 Ridingleaze, Lawrence Weston, Bristol BS11 0QB	Sold After	
18	61 & 62 Main Street, Egremont, Cumbria CA22 2DB	£99,000		39	68 Ridingleaze, Lawrence Weston, Bristol BS11 0QB	£4,000	
19	22 Castle Road, Scarborough, North Yorkshire YO11 1XA	£55,000		40	70 Ridingleaze, Lawrence Weston, Bristol BS11 0QB	Withdrawn Prior	
20	26a-32 Market Street, Wellington, Telford, Shropshire TF1 1DT	£497,000		41	72 Ridingleaze, Lawrence Weston, Bristol BS11 0QB	£4,000	
21	34-40 Market Street, Wellington, Telford, Shropshire TF1 1DT	£388,000		42	74 Ridingleaze, Lawrence Weston, Bristol BS11 0QB	Withdrawn Prior	

80%  
sale

35 lots offered / 28 lots sold / Total raised £7,410,000

# Memorandum

## Auction 27<sup>th</sup> February 2020

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



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## Following auction

Thursday 14th May 2020

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## To enter your lots, please contact

John Barnett FRICS	<a href="mailto:jbarnett@barnettross.co.uk">jbarnett@barnettross.co.uk</a>
Jonathan Ross MRICS	<a href="mailto:jross@barnettross.co.uk">jross@barnettross.co.uk</a>
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**Barnett  
Ross**

**Auctioneers**

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