

**ONLINE AUCTION – WEDNESDAY 29<sup>TH</sup> JULY 2020**  
**ADDENDUM**

**The following Lots have been sold prior:**

6, 11, 15, 19

**LOT 1 – 197 WINCHESTER ROAD, EDMONTON, LONDON N9 9EX**

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

**LOT 4 – 237 LIVERPOOL ROAD, ISLINGTON, LONDON N1 1LX**

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

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

**LOT 5 – 239 LIVERPOOL ROAD, ISLINGTON, LONDON N1 1LX**

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

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

**LOT 9 – 408 MARE STREET, HACKNEY, LONDON E8**

Shop & Basement – The 5 year term commenced 12<sup>th</sup> April 2019.

Basement – The GIA is approx. 1,000 sq ft and not as stated on the Particulars.

Refer to the legal pack or the online auction particulars to view the Ground & Basement concept plans.

**LOT 9A – GARAGES R/O ELLERSLIE ROAD, LIVERPOOL, MERSEYSIDE**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £2,900 towards the Vendor's costs.

There are 19 (not 18) garages let at £50 pcm.

There are 9 (not 10) garages let at £55 pcm.

There are still 2 garages let at £60 pcm.

Total income has therefore reduced slightly from £18,840 p.a. to £18,780 p.a.

**LOT 10 – GARAGES R/O 75-81 HALL GREEN STREET, BILSTON, WEST MIDLANDS**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £2,900 towards the Vendor's costs.

Revised Special Conditions of Sale as of 20/7/20 available to download.

**LOT 12 – 9-10 THE PARADE, SHIREHAMPTON, BRISTOL, AVON**

The Lessee Company, Ali & Muskan Limited, was dissolved in 2018, following the death of Mr Mohamed Jamshed Alam who was the Guarantor.

Mr Alam's wife, Mrs Shafia Alam, took over as Guarantor on the 4<sup>th</sup> December 2018 and has been paying the rent and all outgoings since that date.

Please refer to the letter contained on page 8 of the CPSE2 Replies to Enquires in the legal pack.

**LOT 13 – 41 HIGH STREET, MABLETHORPE, LINCOLNSHIRE**

The first floor is a former Gym and not Office/Ancillary Accommodation as stated on the Particulars.

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

**LOT 14 – 112 COCKFOSTERS ROAD, COCKFOSTERS, HERTFORDSHIRE**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £2,000 + VAT towards the Vendor's legal fees.

**LOT 16 – SHOP 2, 4 HIGH STREET, ROWHEDGE, COLCHESTER, ESSEX**

The 999 year headlease includes 1 car space at the rear of the property, but it has not been demised to the underlessee. It is unknown if this car space is being used by anyone.

The 999 year lease commenced on 1<sup>st</sup> January 2017.

**LOT 17 – 46 STOKES COURT, DIPLOMA AVENUE, EAST FINCHLEY, LONDON N2**

Refer to the legal pack to view the email chain with Origin Housing of 22 June 2020 regarding steps being taken to become compliant with new FRA Legislation.