

**BARNETT ROSS ONLINE AUCTION – THURSDAY 17<sup>TH</sup> SEPTEMBER 2020**  
**ADDENDUM**

**The following Lots have been sold prior:**  
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**LOT 1 – 54 & 56 FRANKLIN AVENUE, TADLEY, HAMPSHIRE**

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 £950 + VAT towards the Vendor's legal costs.  
The tenant has been paying the rent for the quarter that fell due on 24 June 2020 by way of monthly instalments and not 3 monthly in advance in accordance with the terms of the Lease.  
With regard to the replies to general and supplemental enquiries, the Sellers have not been involved in the management of the property and that whilst the replies have been given in good faith, the Sellers offer no warranty as to their accuracy.

**LOT 2 – 146 PINNER ROAD, HARROW, MIDDLESEX**

The lease to Newdene Developments (Harrow) Ltd is for a term of 250 years from 1<sup>st</sup> April 1991.

**LOT 4 – 266 HIGH STREET, BANGOR, GWYNEDD**

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

**LOT 6 – 1/1A BRADFORD STREET & 12 THE BRIDGE, WALSALL, WEST MIDLANDS**

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

**LOT 7 – 6 GLENEAGLE ROAD, STREATHAM, LONDON SW16**

Revised Special Conditions of Sale as of 15/9/20 available to download.  
The first, second and third floors comprise 5 Rooms, 1 Kitchen, 1 Bathroom/WC and a separate WC.

**LOT 8 – 8 GLENEAGLE ROAD, STREATHAM, LONDON SW16**

There is a revised guide price of £160,000+.  
Revised Special Conditions of Sale as of 15/9/20 available to download.

**LOT 9 – 215 STREATHAM HIGH ROAD, STREATHAM, LONDON SW16**

Revised Special Conditions of Sale as of 15/9/20 available to download.

**LOT 10 – 61 HIGH ROAD, BUSHEY HEATH, HERTS**

Contrary to the Special Conditions of Sale, completion will be 6 weeks from the date of exchange of contracts.

**LOT 11 – 463 ALEXANDRA AVENUE, RAYNERS LANE, HARROW, MIDDLESEX**

The lower ground floor flat (front) that was let is now vacant. Therefore, total income is now £33,975 plus 2 Vacant Flats.

**LOT 13 – 254 COLDHARBOUR LANE, BRIXTON, LONDON SW9**

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

**LOT 15 – 39-42 CHAUCER WAY, HODESDON, HERTS**

Revised Special Conditions of Sale as of 15/9/20 available to download.  
Ground Floor Gym – The term is for 15 years from 10<sup>th</sup> September 2020. The lease is excluded from s.24-28 of the L & T Act 1954. Reference to 'Tenant's Break in 2030' should be deleted. The buyer agrees to build 2 new w/c facilities at his own cost in the area marked 'changing rooms' on the plan in the lease to Pajuris Limited, subject to normal access arrangements with the tenants, prior to any works commencing on the flats.  
The buyer agrees to pay 50% of the electricity bill for the ground floor and first floor from when they start works on the upper floors until the meters are so separated.

**LOT 17 – 44 & 46 WIDE BARGATE, BOSTON, LINCOLNSHIRE**

The Gross Frontage is 25'5".  
The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,500 + VAT towards the Vendor's legal costs.

**LOT 19 – 171 GREYSTOKE AVENUE, SOUTHMEAD, BRISTOL**

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

**LOT 20 – 173 GREYSTOKE AVENUE, SOUTHMEAD, BRISTOL**

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

**LOT 21 – 166 HUXLEY ROAD, EDMONTON, LONDON N18**

Revised Special Conditions of Sale as of 11/9/20 available to download.

**LOT 22 – FLAT 1, 26-30 CUBITT STREET, LONDON WC1**

Revised Special Conditions of Sale as of 9/9/20 available to download.

**LOT 23 – 1 YE CORNER, ALDENHAM ROAD, BUSHEY, WATFORD, HERTS**

There is a revised guide price of £320,000+

Shop – The lessee is G. Manning.

Flat 1b is vacant, therefore, total income is now '£18,800 p.a. plus 1 Vacant Flat'.

**LOT 24 – 2 YE CORNER, ALDENHAM ROAD, BUSHEY, WATFORD, HERTS**

There is a revised guide price of £350,000+

The shop also includes a Basement.

Flat 2c is vacant, therefore, total income is now '£6,600 p.a. plus 2 Vacant Flats'.

**LOT 25 – 3-6 YE CORNER, ALDENHAM ROAD, BUSHEY, WATFORD, HERTS**

There is a revised guide price of £750,000+

Flat 4a2 is a studio flat.

Flat 4c is a studio flat.

Flat 6a is a 1 bed flat and it is vacant, therefore, total income is now '£52,540 p.a. plus 1 Vacant Flat'.

**LOT 26 – 9 YE CORNER, CHALK HILL, BUSHEY, WATFORD, HERTS**

There is a revised guide price of £320,000+

Flat 9a (first floor) is not vacant and is let on an AST to an individual for a term expiring in February 2021 at a rent of £7,200 p.a.

Flat 9b is not vacant and is let on an AST to an individual for a term expiring in February 2021 at a rent of £10,800 p.a.

Therefore, total income is now £28,600 p.a.