

**Barnett
Ross**

Auctioneers

Online Auction

Thursday 17th September 2020
commencing at 12pm

T: 020 8492 9449



SITUATION

Located within this fully occupied local shopping parade and serving the surrounding residential area. Tadley lies approx. 10 miles south-west of Reading and 6 miles north of Basingstoke, with easy access via the M3 (Junction 6) and M4 (Junction 12) motorways.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate communal access to a **Self-Contained Flat** at first floor level which includes uPVC windows.

The property benefits from free front parking for shoppers and from use of a rear service road allowing vehicular access for loading and unloading.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	21'6"
Internal Width	20'0"
Shop & Built Depth	46'8"
Sales Area	Approx. 850 sq ft

Kitchenette, WC

First Floor Flat¹

2 Bedrooms, Living Room, Kitchen, Bathroom/WC

¹Not 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 **Trustees of Helping Hands Tadley (Registered Charity No.1126381)** as a **Charity Shop** for a term of 20 years from 15th March 2004 at a current rent of **£24,000 per annum** exclusive.

£24,000 per annum

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Freemans
Tel: 020 7935 3522 Ref: Stephen Nelken
Email: sn@freemanssolicitors.net



SITUATION

Prominently positioned on the corner with Oxford Road in this well established retail parade amongst a variety of independent traders less than ½ a mile from Harrow Town Centre. Harrow is a popular residential and commercial area which lies approximately 11 miles north-west of Central London.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate side access to **3 Self-Contained Flats** planned on the first and second floors. In addition the property includes a **Front Forecourt** for parking 2 cars and a **Rear Hardstanding Area** for additional parking.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: Following a fire two years ago the entire 2nd floor plus roof was rebuilt and the remainder of the building was totally refurbished internally.

Note 2: The ground floor shop Tenant has not recommenced trading yet as he is awaiting the installation of a water heater and because of this he has not settled the March or June 2020 Quarters rent yet. However, there will be no arrears charged to the purchaser at completion.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'4" Return Frontage 16'3" Internal Width 18'9" Shop Depth 31'10" Built Depth 67'8" WC	A. K. Rahimi (Butchers and Grocery Store)	15 years from 19th January 2010	£14,000	FRI Rent Review Jan 2020 (not actioned). See Note 2.
First & Second Floors plus Rear Hardstanding Area	3 Flats – Not inspected	Newdene Developments (Harrow) Limited	125 years from 1st April 1991	£50	FRI
				Total: £14,050	

£14,050 per annum

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

HCB Park Woodfine LLP
Tel: 020 8907 4366 Ref: James Heaps
Email: jamesheaps@hcbgroup.com



SITUATION

Located near to the junction with Lordship Lane and being approx. ¼ mile from the multiple shopping facilities further along High Road and Bruce Grove Underground Station. The new Tottenham Hotspur Football Stadium is located approx. ½ mile to the north adding to the area's regeneration. Tottenham is a busy residential and commercial area lying approx. 8 miles north of central London.

PROPERTY & ACCOMMODATION¹

A modern attractive corner property built circa 2012/13 comprising:

- **42 Self-Contained Flats** planned on ground, first, second and third floors together with a gated onsite car park.
- **A Ground Floor Commercial Unit.**

¹Not inspected by Barnett Ross

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring head lease to **One Housing Group Limited** for a term of 250 years from 22nd March 2012 at a current rent of **£8,525 per annum** exclusive **doubling every 25 years (see Notes 1 & 2).**

Note 1: In accordance with their head lease, **One Housing Group** currently pay the ground rent to the Freeholder in respect of 30 flats in the building and a breakdown of the ground rent calculation is available in the legal pack. Refer to 'Note 2' below regarding the ground rent for the remaining 12 flats.

Note 2: In accordance with the head lease to **One Housing Group**, whilst any flat is designated by the local planning authority as Affordable Rented Housing, Social Rented Housing or Intermediate Rented Housing the ground rent for such a flat shall be one peppercorn. In addition, the head lease also states that whilst any flat is in Shared Ownership, ground rent becomes payable when the lessee of such a flat has acquired a 100% equity share in the lease of their flat.

12 of the flats currently fall within one of these categories so there is potential for the total ground rent to increase in the future.

Note 3: The commercial unit has been sublet for a term of 250 years (less 1 day) from 22nd March 2012 at a peppercorn ground rent.

Note 4: There is a 4 week completion.

**£8,525 p.a. with
future increases**

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

Vendor's Solicitors

A H Page Solicitors
Tel: 020 8554 1985 Ref: Richard Bull
Email: richard@ahpage.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
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SITUATION

Occupying a prominent trading position within the heart of this pedestrianised town centre, adjacent to **WH Smith/Post Office** with other nearby multiple retailers including **Costa Coffee, Caffé Nero, Poundland** and **Peacocks**. In addition, the property is under 50 yards away from the Menai Centre which houses such retailers as **H&M, JD Sports** and **Boots**.

Bangor is a University City and provides the gateway to Anglesey and Ogwen Valley and being approx. 20 miles west of Colwyn Bay.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with **Ancillary Accommodation** on the first and second floors. In addition, the property includes a section of flying freehold to the rear of the property at first floor level and it benefits from rights of way over the yard to the rear of the adjoining building.

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage	20'3"
Built Depth	50'0"
Area	Approx. 855 sq ft

First Floor Ancillary

Area	Approx. 706 sq ft
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Second Floor Ancillary

Unused

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

VAT is applicable to this Lot

FREEHOLD

TENANCY

The entire property (excluding the second floor which is unused and not demised to Greggs) is let on a full repairing and insuring lease to **Greggs plc (having over 1,700 branches)** (T/O for Y/E 28/12/19 **£1.17bn, Pre-Tax Profit £108.3m and Shareholders' Funds £351m**) for a term of 15 years from 18th November 2011 (by way of a 5 year reversionary lease from 2021) at a current rent of **£38,400 per annum** exclusive (see Note 1).

Note 1: There is currently a rent free period until 31st July 2021 and therefore the Vendor will top up this rent shortfall on completion.

Note 2: There is a 6 week completion.

£38,400 p.a. (see Note 1)

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Solomon Taylor & Shaw
Tel: 020 7431 1912 Ref: Scott Atkinson
Email: scott@solts.co.uk



The Property



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SITUATION

Located at the junction with The Drive on this main arterial route (A56) into Manchester City Centre, amongst such multiples as **Papa Johns** and **Pizza Hut** and a variety of local traders all serving this popular residential suburb.

Sale forms part of Greater Manchester lying approx. 5 miles south-west of the City Centre enjoying easy access to the M60 (Junction 7).

PROPERTY

A corner building comprising a **Ground Floor Convenience Store** with internal access to **Ancillary/Staff Accommodation** on the first floor which we understand is mainly used for the overstock of goods which replenishes the ground floor sales via a purpose built internal lift. The property benefits from an ATM Cash Machine and side access for loading. A service road at the front provides customer parking.

ACCOMMODATION¹

Ground Floor Convenience Store

Sales Area	Approx.	2,446 sq ft
Internal Storage Area	Approx.	325 sq ft

First Floor

Ancillary/Staff Area	Approx.	1,444 sq ft
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Total Area	Approx.	4,215 sq ft
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¹ Not inspected by Barnett Ross. Measurements taken from VOA.

VAT is applicable to this Lot

FREEHOLD



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TENANCY

The entire property is let on a full repairing and insuring lease to **Co-operative Group Food Limited** (see [Tenant Profile](#)) for a term of 20 years from 3rd May 2016 at a current rent of **£54,000 per annum** exclusive.

Rent Reviews 2021, 2026 and 2031 (linked to CPI, collared at 1% and capped at 4%) – **Based on the Consumer Price Index, if the Rent Review had taken place as at May 2020 the Rent would have risen to £58,567.90 p.a.**

Tenant's Break 2026

TENANT PROFILE

Co-operative Group Food Limited is a wholly owned subsidiary of Co-operative Group Limited having more than 2,500 stores (visit: www.coop.co.uk).

£54,000 per annum

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
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Vendor's Solicitors

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





SITUATION

Located on this pedestrianised retail thoroughfare at the intersection with Park Street, Bridge Street, Bradford Street and Digbeth in this busy town centre. Nearby multiple retailers include **Primark, Greggs, Betfred, CEX** and **Sports Direct**.

Walsall is a busy West Midland town located approx. 8 miles north-west of Birmingham and benefitting from good road access lying adjacent to the M6 Motorway (Junctions 8 to 10).

PROPERTY

A prominent corner building comprising:

- A **Ground Floor Corner Shop and Basement** with frontages to both The Bridge and Bradford Street.
- **2 Ground Floor Shops** fronting Bradford Street.
- **Self-Contained Offices** planned on the first, second and third floors accessed from its own street entrance on Bradford Street.

VAT is applicable to this Lot

FREEHOLD



Vacant Offices with Residential Potential Plus Vacant Shop

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

Joint Auctioneers

Fraser Wood
16 Lichfield Street, Walsall WS1 1TS
Tel: 01922 629 000 Ref: Steve Johnson
Email: commercial@fraser-wood.co.uk

Vendor's Solicitors

Solomon Taylor & Shaw
Tel: 020 7431 1912 Ref: Scott Atkinson
Email: scott@solts.co.uk

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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks	
1st, 2nd & 3rd Floor Offices (1 Bradford Street)	Front Entrance with Staircase			VACANT	<ul style="list-style-type: none">These offices have potential to be converted into Residential Use by way of Permitted Development.The Vendor has obtained Planning Advice for a scheme of 9 residential units (each 2 beds - 550-600 sq ft) which is available in the legal pack.The Vendor has obtained floor plans and CAD drawings for the upper parts which are available to download and use from the legal pack.The Joint Auctioneers (Fraser Wood) have advised that the Market Value of a 2 bed flat in such a scheme is in the region of £80,000 to £90,000 and rental values are in the region of £6,000 to £6,600 p.a. (£500 to £550 pcm) and this advice is available in the legal pack.	
	GIA	Approx.	93 sq ft			
	First Floor					
	GIA	Approx.	1,706 sq ft			
	Second Floor					
	GIA	Approx.	1,716 sq ft			
	Third Floor					
GIA	Approx.	1,727 sq ft				
	Total GIA	Approx. 5,242 sq ft¹				
Corner Shop & Basement (12 The Bridge)	Ground Floor Corner Shop			VACANT	<ul style="list-style-type: none">This shop was previously let to Vision Express at £50,000 p.a. until August 2020 although the Joint Auctioneers (Fraser Wood) have now advised that the current rental value of the shop is circa £30,000 per annum exclusive, This advice is available to view in the legal pack.	
	Gross Frontage to The Bridge		28'9"			
	Gross Frontage to Bradford Street		32'10"			
	Internal Width		14'1"			
	widening to		25'10"			
	Shop Depth		38'7"			
	Area	Approx.	810 sq ft			
	Manager's Office	Approx.	26 sq ft			
	Basement					
	Area	Approx.	320 sq ft			
	Total Area	Approx. 1,156 sq ft				
Shop (1 Bradford Street)	Internal Width	13'10"	Happy Pet Limited	999 years from 7th April 2011	£250 (doubling every 33 years)	FRI
	Built Depth WC	26'11"				
Shop (1a Bradford Street)	Internal Width	8'1"	Happy Pet Limited	999 years from 7th April 2011	£250 (doubling every 33 years)	FRI
	Built Depth WC	26'11"				
					Vacant Offices & Vacant Shop plus £500 p.a.	

¹The floor areas have been taken from the Vendor's measured survey.





SITUATION

Located in this well established mixed use parade amongst a host of local traders and situated almost at the junction with Streatham High Road which houses such multiple retailers including **Sports Direct**, **Aldi** and **M&S Foodhall**. Streatham Station (Overground) is less than 200 yards away and the area is well served by numerous bus routes. Streatham is a popular suburb which lies approx. 6 miles south of central London.

VAT is NOT applicable to this Lot

PROPERTY

A mid terraced building comprising a **Ground Floor Restaurant** with separate front access to a **Self-Contained Residential Upper Part** on the first, second and third floors. The property benefits from the use of a rear service road.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant	Gross Frontage 18'3" Internal Width 13'10" Shop Depth 47'8" Built Depth 76'0" 2 WCs	M. Gersey (Somalian Restaurant)	From 9th June 2014 to 30th April 2026	£12,000	FRI Rent Reviews 2018 (Outstanding) and 2022.
First, Second & Third Floors	Self-Contained Residential Upper Part currently licenced as an HMO for 5 households (not inspected). The HMO Licence expires on 14th September 2020	A. Siyad	25 years from 10th August 2015	£14,400	FRI Rent Reviews August 2020 (Outstanding) and 5 yearly.
				Total: £26,400	

£26,400 per annum

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

Vendor's Solicitors

Freemans Solicitors

Tel: 020 7935 3522 Ref: Karim Maksoud

Email: karim.maksoud@freemanssolicitors.net

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
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View towards Streatham High Road





SITUATION

Located in this well established mixed use parade amongst a host of local traders and situated almost at the junction with Streatham High Road which houses such multiple retailers including **Sports Direct**, **Aldi** and **M&S Foodhall**. Streatham Station (Overground) is less than 200 yards away and the area is well served by numerous bus routes. Streatham is a popular suburb which lies approx. 6 miles south of central London.

VAT is NOT applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'7" Internal Width 13'8" widening at rear to 17'4" Shop Depth 30'1" Built Depth 54'8" WC	M. Omar & A. Mohamoud (General Store & Dress Shop)	15 years from 29th September 2013	£12,000	FRI Rent Reviews 2017 (Outstanding), 2021 and 2025.
First, Second & Third Floors	Self-Contained Residential Upper Part – Not inspected, but believed to comprise 2 flats	3 Individuals	99 years from 1st July 1988	£150	FRI Rent rises to £300 p.a. in 2021 and £450 p.a in 2054. Valuable Reversion in approx. 66¾ years.
				Total: £12,150	

£12,150 per annum

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'

Vendor's Solicitors

Freemans Solicitors

Tel: 020 7935 3522 Ref: Karim Maksoud

Email: karim.maksoud@freemanssolicitors.net

View towards Streatham High Road





SITUATION

Located in this popular and well established mixed use parade situated almost opposite the junction with Gleneagle Road, adjacent to **Sports Direct** and amongst such other multiple retailers including **Aldi** and **M&S Foodhall**. Streatham Station (Overground) is approx. 100 yards away and the area is well served by numerous bus routes. Streatham is a popular suburb which lies approx. 6 miles south of central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop and Basement** with separate front access to a **Self-Contained Residential Upper Part** on the first, second and third floors. In addition the property includes a **Rear Yard**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'3"
Shop Width	8'10"
Shop & Built Depth	32'5"
WC	

Basement¹

Area Approx. 520 sq ft

First, Second & Third Floor¹

5 x HMO Flats

¹Not inspected by Barnett Ross and floor area taken from VOA.



VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **F. Mohammed** for a term of 20 years from 25th March 2005 at a current rent of **£22,000 per annum** exclusive.

Rent Review March 2020 (Outstanding)

Note: The shop is used as an African goods and sweet shop and the basement is not currently used.

£22,000 per annum

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
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Vendor's Solicitors

Freemans Solicitors

Tel: 020 7935 3522 Ref: Karim Maksoud

Email: karim.maksoud@freemanssolicitors.net



SITUATION

Located near to the junction with The Rutts and amongst such multiples as **Coral, Budgens, Barnardo's, Domino's, Hob, McColl's/Post Office** and a host of local traders all serving the surrounding residential area. In addition, there is a public car park diagonally opposite the property.

Bushey Heath lies approx. 13 miles north-west of Central London and 2 miles south-east of Watford Town Centre and enjoys good road links via the A41 and the M1 (Junction 5).

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** at first floor level. The property benefits from uPVC double glazing and gas central heating.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'5"
Internal Width	13'3"
narrowing at rear to	7'4"
Shop & Built Depth	37'9"

WC	
GIA	Approx. 390 sq ft

First Floor Ancillary

2 Rooms, Kitchen, WC	
GIA	Approx. 370 sq ft

Total GIA	Approx. 760 sq ft
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VAT is NOT applicable to this Lot

The Property



FREEHOLD offered with VACANT POSSESSION

Note 1: Refer to Auctioneers to view the Virtual Tour and Floor Plans.

Note 2: There is access to the rear of the property from the High Road via a side passageway which could facilitate the creation of a self-contained upper part.

Note 3: In addition to Retail Use, the new Use Classes Order, which comes into effect from 1st September 2020, may enable the property to be used as an office, financial & professional services, café or restaurant all by way of permitted development. Refer to Hertsmere Borough Council's Planning Department for more information – www.hertsmere.gov.uk

Vacant Shop & Upper

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Julian Bloom & Co.
Tel: 020 8950 3001 Ref: Julian Bloom
Email: info@jbloom.co.uk



SITUATION

Occupying a prominent trading position in this busy residential and commercial centre and being within a few hundred yards of Rayners Lane Underground Station (Metropolitan & Piccadilly Lines). Nearby multiple retailers include **Subway**, **KFC**, **Post Office**, **Costa**, **Iceland** and **Domino's** as well there being a host of local traders. Rayners Lane is a popular suburb situated approx. 9½ miles north-west of central London.

PROPERTY

Forming part of a mid-terrace building comprising a **Ground Floor Shop** and **3 Self-Contained Flats** planned over 4 floors ([see photograph of rear of property](#)). One flat is accessed from the front of the property via a communal balcony and the other two flats are accessed via the rear of the property.

The property also includes a rear yard for parking 2 to 3 cars.

VAT is NOT applicable to this Lot (see Special Conditions of Sale)

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop (No. 463)	Gross Frontage 20'0" Internal Width 14'5" widening to 17'6" Shop Depth 29'4" Built Depth 53'1" Store Room Area WC	Alaia Trade Limited (Off Licence & Grocers)	20 years from 22nd March 2016	£21,000 (rising to £23,000 in 2024, £26,000 in 2028 & £28,000 in 2032)	FRI
First & Second Floor Flat (No. 463a)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC plus Store Room (GIA Approx 1,065 sq ft ¹)	Individual	AST	£12,975	Holding over.
Lower Ground Floor Flat (Front)	1 Bedroom, Kitchen, Shower Room/WC, Corridor/Seating Area plus Store Room.	2 Individuals	AST	£10,800	Holding over.
Lower Ground Floor Flat (Rear)	Studio Room incl. Kitchenette plus Bathroom/WC			VACANT	
¹ Area taken from EPC.				Total: £44,775 plus Vacant Flat	



Rear of property



£44,775 p.a.
Plus Vacant Flat

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

Vendor's Solicitors

Minaides Robson Solicitors
Tel: 020 8346 9628 Ref: Ms K. Onoufriou
Email: konoufriou@minaidesrobson.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
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SITUATION

Located close to the Western Avenue (A40) in this retail parade opposite a branch of **Londis** and amongst a variety of independent traders all serving this popular residential area midway between Northolt and Ealing. Perivale Underground Station (Central Line) and South Greenford Station (Great Western Rail) are both within short walking distance.

Perivale is located approximately 1 1/2 miles south of Wembley and 7 miles west of central London enjoying excellent road links to the North Circular Road (A406) and the M40 (Junction 1) via the A40.

PROPERTY

Forming part of a mid terrace building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	24'0"
Shop Width	22'0"
narrowing to	13'10"
Shop Depth	32'4"
Built Depth	59'6"
Sales Area	Approx 580 sq ft
Plus Kitchen & 2 WCs	



VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 99 years from 29th September 1975 (thus having approx. 54 years unexpired) at a fixed ground rent of £30 p.a.

Offered with Vacant Possession

Vacant Shop

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

Joint Auctioneers

Townends
Tel: 020 3967 0142 Ref: E. Dogruel
Email: edgoruel@townends.co.uk

Vendor's Solicitors

HCB Park Woodfine LLP
Tel: 020 8907 4366 Ref: James Heaps
Email: jamesheaps@hcbgroup.com

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SITUATION

Opposite the junction with Loughborough Park in this retail parade close to a branch of **Tesco Express** and a variety of local traders all serving this densely populated and increasingly popular London suburb, some 3 miles south of Central London.

The property is located less than ¾ of a mile from Brixton town centre and Brixton Underground Station (Victoria Line) and approximately 200 yards from Loughborough Junction Station (Thameslink).

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop and Basement** with separate front access 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
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 18'2" Internal Width 14'3" Shop Depth 14'6" Built Depth 20'9" Basement Area Approx. 25 sq ft plus Shower/WC	O. Williams (Barbers)	15 years from 1st October 2016	£15,300	Effectively FRI Rent Reviews 2022, 2025 & 2028
First & Second Floor Flat	Not inspected	Individual	215 years from 1st November 1989	Peppercorn	FRI
				Total: £15,300	

£15,300 per annum

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

Vendor's Solicitors

Girlings Solicitors

Tel: 01227 768 374 Ref: Chris Dewhurst

Email: chrisdewhurst@girlings.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'



SITUATION

Located at the junction with Rydens Grove, approx. 1/2 mile from Hersham Green Shopping Centre, occupying a prominent trading position within a parade of local traders, all serving the surrounding residential area.

Hersham is a suburb of Walton-on-Thames which lies between Kingston and Weybridge, within easy reach of the M3 and is approx. 18 miles south-west of central London.

PROPERTY

A mid terraced building comprising **2 Ground Floor Shops** with separate front access to a **Self-Contained Flat** on the entire first floor above both shops.

In addition, the property includes a rear hard standing area for parking 1 car (to the rear of the vacant shop), a **19' front forecourt** and use of 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 Former Betting Shop (Right Shop)	Gross Frontage 13'10" Internal Width 12'8" Shop Depth 33'9" Built Depth 41'0" 2 WCs Plus rear hard standing area for parking 1 car and a 19ft deep forecourt (in front of the Right Shop).				Includes air-conditioning units (not tested).
VACANT					
Ground Floor Shop (Left Shop), 19ft deep front forecourt (in front of Left Shop) & First Floor Flat (above both Shops)	Not inspected	H. Bak	999 years from 18th November 1985	Peppercorn	FRI

Vacant Shop

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'**

Vendor's Solicitors

Harold Benjamin Solicitors
Tel: 020 8422 5678 Ref: Sarah Paul
Email: sarah.paul@haroldbenjamin.com



SITUATION

Located in this densely populated residential area, lying to the east of Ware Road (A1170), approx. 1 mile from Rye House Railway Station and 1 ½ miles north of the Town Centre.

Hoddesdon is located approximately 18 miles from central London, 8 miles north of Enfield and conveniently situated for the M25 and M11.

PROPERTY

A substantial **Detached Building** comprising:

- **Gym** planned on the entire ground floor (approx. 4,390 sq ft¹)
- **Part first floor with Planning for 4 Flats.**
- **3 Self-Contained Flats** on part first and second floor.

In addition, the property benefits from a small open area at the rear and good parking facilities at the front.

VAT is NOT applicable to this Lot

FREEHOLD



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£15,310 p.a. Plus Planning for 4 Flats

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Freemans Solicitors

Tel: 020 7935 3522 Ref: Karim Maksoud

Email: karim.maksoud@freemanssolicitors.net



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 39 (Ground Floor Gym)	GIA Approx. 4,390 sq ft ¹ (excluding 3 stairwells)	Pajuris Ltd (Gym)	15 years from 1st September 2020 (in occupation for approx. 10 years)	£15,000	FRI Rent Reviews and Tenant's Breaks 2025 and 2030. £10,000 Rent Deposit held.
Part First Floor	GIA Approx. 2,788 sq ft ¹ (excluding 2 stairwells)	VACANT Planning Permission was granted on 6th May 2020 by the Borough of Broxbourne for 'Change of use and alterations to Class D2 space (first floor) to form 4 No Apartments'. Planning Ref: 07/20/0249/F. Plans for the 3 x 1 Bed and 1 x 2 Bed Flats and Documentation available from Auctioneers.			
No. 40 (Part First & Second Floor Flat)	3 Rooms, Kitchen, Bathroom/WC (Not Inspected)	Individual(s)	125 years from 24th June 2016	£250	FRI
No. 41 (Part First & Second Floor Flat)	3 Rooms, Kitchen, Bathroom/WC (Not Inspected)	Individual(s)	99 years from 25th December 1985	£60	FRI Valuable Reversion in approx. 64¼ years.
No. 42 (Part First & Second Floor Flat)	3 Rooms, Kitchen, Bathroom/WC (Not Inspected)	Individual(s)	189 years from 25th December 1985	£60	FRI
¹ Not inspected by Barnett Ross. Areas calculated from Vendor's floor plans.				Total: £15,310 plus Planning for 4 Flats	



SITUATION

Occupying a prime trading position within this pedestrianised shopping centre, midway between Royal Arcade and Crown Walk which both provide access to the **Sovereign Shopping Centre** and Multi Storey Car Park, 3 doors from **Primark** and amongst a variety of multiples including **TSB**, **Costa Coffee**, **Caffé Nero**, and **Burtons**.

Boscombe is a suburb of the thriving coastal town of Bournemouth which benefits from good road communications with the A338 providing direct access to the A31 and the M27.

PROPERTY

A mid terrace building comprising a **Ground Floor Betting Shop** with separate front access to **5 Self-Contained Flats** on the upper floors. In addition, the property benefits from use of a rear service road for unloading.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Betting Shop	Gross Frontage 25'11" Internal Width 16'10" Shop Depth 85'3" Area Approx. 1,575 sq ft 3 WCs 1 Car Space	Done Brothers (Cash Betting) Ltd t/a Betfred (having over 1,600 branches)	15 years from 30th November 2007	£33,000	FRI
5 Flats	Not inspected	Individual	Each 150 years from 1st March 2010	£750	FRI
				Total: £33,750	

£33,750 per annum

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

Vendor's Solicitors

Bevan Kidwell LLP
Tel: 020 7843 1820 Ref: Simon Sullivan Vince
Email: simon@bevankidwell.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'



SITUATION

Located directly opposite one of the main Town Centre Car Parks, but at the end of the shopping position two doors down from a large **Iceland Supermarket** and only a hundred yards from the prime shopping facilities of Wide Bargate and Silver Street. Boston lies on the A16 approx. 30 miles north-west of Peterborough and 30 miles south-east of Lincoln.

PROPERTY

A mid terraced Grade II Listed building erected late 18th Century comprising a **Double Fronted Ground Floor Shop** with separate front access to **Ancillary Accommodation** on the two upper floors.

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage	30'0"
Internal Width	24'4"
widening at rear to	30'2"
Shop Depth	46'0"
Built Depth	55'0"

First Floor

3 Rooms, Kitchen and WC

Second Floor

2 Rooms

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: The property was previously let at £22,000 p.a. until 2019.



Note 2: Planning Permission was granted on 15th November 2019 by Boston Borough Council for 'Conversion of ground floor retail unit into two separate units including alterations to the shop front. Conversion of upper floors to a single dwelling (Class C3)'. Planning Ref: B/19/0331.

Documents and plans are available from the Auctioneers which include plans to provide one self-contained flat in the upper parts via the existing front access comprising:

- 1st Floor – 2 rooms, utility room, WC and Bathroom/WC**
- 2nd Floor – 2 bedrooms**

Vacant Building with Planning for 2 Shops & 1 Flat

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

Joint Auctioneers

Bruce Mather, 6 Pump Square, Boston PE21 6QW
Tel: 01205 365 032 Ref: James Mather
Email: james@brucemather.co.uk

Vendor's Solicitors

YVA Solicitors
Tel: 020 8445 9898 Ref: Jonathan Bishop
Email: jb@yvasolicitors.com

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SITUATION

Occupying a prominent trading position in one of the town's main shopping streets, close to the junction with Boston Street, amongst such multiples as **Post Office**, **Boozebuster**, **Premier Convenience Store** and **Lloyds Bank** as well as a variety of independent traders. Holyhead is the principal commercial centre of the Isle of Anglesey providing regular ferry services to Ireland, with good road access via A5 and A55 North Wales Coastal Expressway, some 24 miles west of Bangor.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop**.

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage	18'6"
Internal Width	16'5"
Shop Depth	21'2"
Built Depth	36'0"
WC	

¹Not inspected by Barnett Ross.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing Lease to **S. Pritchard as a Nail Bar** for a term of 3 years from 9th December 2017 at a current rent of **£4,420 per annum** exclusive.



£4,420 per annum

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

Vendor's Solicitors

OGR Stock Denton LLP
Tel: 020 8349 0321 Ref: Tom Sneddon
Email: tsneddon@ogrstockdenton.com

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SITUATION

Occupying a prominent corner position at the junction with Arnside Road, opposite **Tesco Express** and amongst such multiples as **Greggs, McColl, Aldi, Pizza Hut, Lloyds Pharmacy** and a host of local traders.

Southmead is a densely populated residential suburb of Bristol, located approx. 3 miles north of the city centre.

PROPERTIES

Two adjoining buildings **each** comprising a **Ground Floor Shop** with a **2 storey Upper Part** at first and second floor level.

VAT is NOT applicable to these Lots

FREEHOLD



TENANCIES & ACCOMMODATION

						Lot 19 No. 171	Lot 20 No. 173
Lot	Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 19 *Reserve below £35,000	No. 171	Ground Floor Shop	17'10"	Decka Ltd t/a ReGenerate (Pawnbrokers)	99 years from 24th June 1951	£41	FRI Valuable Reversion in under 30 years
		Gross Frontage	33'3"				
		Built Depth					
		First and Second Floor					
		Accommodation					
Lot 20 *Reserve below £35,000	No. 173	Ground Floor Shop	17'4"	Decka Ltd t/a ReGenerate (Pawnbrokers)	99 years from 24th June 1951	£36	FRI Valuable Reversion in under 30 years
		Gross Frontage	22'0"				
		Built Depth					
		First and Second Floor					
		Accommodation					

Vendor's Solicitors

Bennett Oakley
Tel: 01444 235 232 Ref: Matthew Webb
Email: mw@bennettoakley.co.uk



SITUATION

Close the corner with Kendal Avenue and overlooking Aylward Academy Playing Field in this popular residential suburb enjoying excellent road links via the North Circular Road (A406) and the Great Cambridge Road (A10).

Edmonton lies approximately 7 miles north of central London.

PROPERTY

Comprising a mid-terrace **3 Bed House** planned on ground and first floors. The property includes uPVC windows, a re-tiled roof (in last three years), a 55 ft deep rear garden and a paved front forecourt for parking 2 cars.

ACCOMMODATION (measurements to maximum points)

Ground Floor:

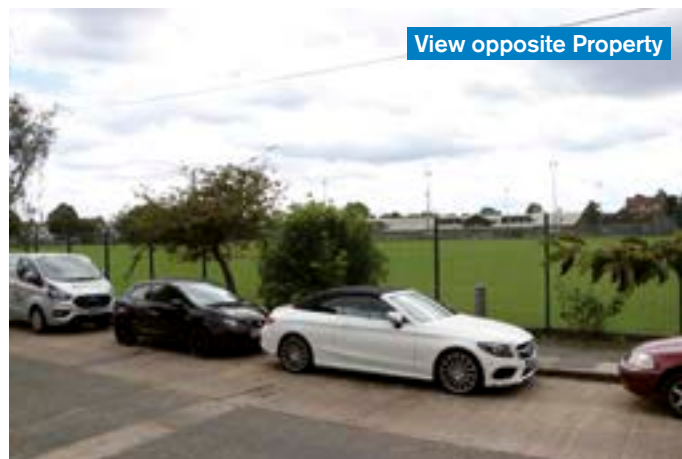
Through Lounge 27'9" x 12'0"
Kitchen 11'4" x 7'4"

First Floor:

Front Bedroom 14'1" x 11'0"
Small Front Bedroom 7'10" x 7'0"
Rear Bedroom 12'0" x 11'2"
Bathroom/WC 7'7" x 7'2" (with pedestal basin and shower)

VAT is NOT applicable to this Lot

Note 1: Refer to Auctioneers to view the Virtual Tour and Floor Plans.



TENURE

Leasehold for a term of 80 years from 25th March 1959 (thus having approx. 18½ years unexpired) at a fixed ground rent of £8.40 p.a.

Offered with Vacant Possession

Note 2: The Vendor has the right to purchase the freehold interest at Site Value under the provisions of the Leasehold Reform Act 1967 and, after exchange of contracts and prior to completion, the Vendor will serve any Notice drafted by the Purchaser's solicitors upon the Freeholders to Enfranchise the freehold.

Vacant 3 Bed House

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Shepherd Harris & Co
Tel: 020 8363 8341 Ref: Duncan Ritchie
Email: dritchie@shepherd-harris.co.uk



SITUATION

Located close to the junction with Frederick Street in this quiet residential location between Bloomsbury and King's Cross, with easy access to Gray's Inn Road and St. Pancras International Station and within easy reach of London's West End and the City.

PROPERTY

Forming part of this Gated 2006 Architecturally Designed Development comprising a **Self-Contained Lower Ground Floor Flat** with 3 Double Bedrooms, 2 Bathrooms (1 Ensuite), Open Plan Reception/Kitchen, a front **Courtyard** and a private **Patio Garden**.

The flat benefits from:

- Fully fitted kitchen with Bosch appliances.
- Villeroy and Boch fixtures and fittings to bathrooms.
- Combi Boiler gas central heating.
- Wooden flooring.
- Double glazed windows.
- Double French doors to private patio garden.
- Lift access from ground floor level.

ACCOMMODATION

Lower Ground Floor Flat

Reception/Kitchen	12'5" x 24'3"
Bedroom 1	16'2" x 9'10" (with Shower & WC)
Bedroom 2	11'0" x 13'0"
Bedroom 3	11'0" x 11'0"
Bathroom	5'8" x 10'0"

GIA Approx. 1,043 sq ft plus Private Patio Garden 12'7" x 20'3"



Private Patio Garden

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from December 2006 (thus having over 111 years unexpired) at a fixed ground rent of £400 p.a.

Offered with Vacant Possession

Note: Refer to Auctioneers to view the Virtual Tour and Floor Plans.

Architecturally Designed Vacant 3 Bed Flat

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

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

Vendor's Solicitors

W T Jones

Tel: 020 7405 4631 Ref: Peter Hambleton

Email: pch71gir@gmail.com



SITUATION

Located within this established parade of local traders serving the surrounding popular residential area and only a few hundred yards from Bushey Station (Overground) and approx. ¾ mile from Watford town centre.

Bushey lies approx. 15 miles north-west of central London and enjoys easy access to the M1 (Junction 5).

VAT is NOT applicable to this Lot

FREEHOLD

PROPERTY

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

Note 1: Refer to Lots 24–26 for other properties being offered in this parade.

Note 2: In the Vendor's opinion, the current rents for the flats are low and therefore there is potential for rent increases in the future.

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 1 (Ground Floor Shop)	Area Approx. 395 sq ft	J. Manning (Tattooist)	For a term expiring February 2023	£12,500	Repairing and Insuring – refer to lease.
No. 1a (Flat)	1 Bed Flat	Individual(s)	For a term expiring 16th November 2020	£6,300	AST See Note 2.
No. 1b (Flat)	1 Bed Flat	Individual(s)	Holding over	£7,200	AST See Note 2.
				Total: £26,000	

¹Not inspected. Areas from VOA.

£26,000 per annum

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

Vendor's Solicitors

Freemans Solicitors

Tel: 020 7935 3522 Ref: Howard Freeman

Email: hf@freemanssolicitors.net

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**





SITUATION

Located within this established parade of local traders serving the surrounding popular residential area and only a few hundred yards from Bushey Station (Overground) and approx. ¾ mile from Watford town centre.

Bushey lies approx. 15 miles north-west of central London and enjoys easy access to the M1 (Junction 5).

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 2 (Ground Floor Shop – used as an office)	Area Approx. 391 sq ft			VACANT	
No. 2a (Flat)	1 Bed Flat	Individual(s)	For a term expiring 19th November 2020	£6,600	AST See Note 2.
No. 2b (Flat)	1 Bed Flat			VACANT	
No. 2c (Flat)	1 Bed Flat	Individual(s)	For a term expiring 20th November 2020	£7,500	AST See Note 2.
¹ Not inspected. Areas from VOA.				Total: £14,100 plus Vacant Shop & Vacant Flat	

PROPERTY

A mid terraced building comprising a **Ground Floor Shop (used as an office)** with separate access to **3 Self-Contained Flats**. Flats 2a & 2b have separate front access and are planned on the first and second floors and Flat 2c is accessed from the rear and planned on the lower ground floor.

Note 1: Refer to Lots 23, 25 & 26 for other properties being offered in this parade.

Note 2: In the Vendor's opinion, the current rents for the flats are low and therefore there is potential for rent increases in the future.

**£14,100 p.a. Plus
Vacant Shop & Flat**

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Freemans Solicitors

Tel: 020 7935 3522 Ref: Howard Freeman

Email: hf@freemanssolicitors.net





SITUATION

Located within this established parade of local traders serving the surrounding popular residential area and only a few hundred yards from Bushey Station (Overground) and approx. $\frac{3}{4}$ mile from Watford town centre.

Bushey lies approx. 15 miles north-west of central London and enjoys easy access to the M1 (Junction 5).

PROPERTY

A terraced building comprising **3 Ground Floor Shops (one with a Basement)** and separate front access to a **Ground Floor Office** and **6 Self-Contained Flats** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: Refer to Lots 23, 24 & 26 for other properties being offered in this parade.

Note 2: In the Vendor's opinion, the current rents for the flats are low and therefore there is potential for rent increases in the future.

£60,940 per annum

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

Vendor's Solicitors

Freemans Solicitors

Tel: 020 7935 3522 Ref: Howard Freeman

Email: hf@freemanssolicitors.net

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



TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 3 (Ground Floor Rear Office)	Area Approx. 90 sq ft	Accountability Solutions Ltd (Accountant)	For a term expiring 31st July 2022	£2,400	Repairing and Insuring – refer to lease.
No. 4 (Ground Floor Shop)	Area Approx. 320 sq ft	Ispex Ltd (Prescription glasses)	For a term expiring 31st July 2022	£5,000	Repairing and Insuring – refer to lease.
No. 5 (Ground Floor Shop)	Area Approx. 188 sq ft	Cimex Pest Control Ltd (Pest control / antiblock drainage / domestic appliance repairs)	For a term expiring 31st July 2025	£3,500	Repairing and Insuring – refer to lease. Rent Review 2022.
No. 6 (Ground Floor Shop & Basement)	Ground Floor Shop Area Approx. 399 sq ft Basement Area Approx. 187 sq ft	A Beauty Spot Ltd (Beauty Clinic)	For a term expiring 21st November 2027	£7,500	Repairing and Insuring – refer to lease. Rent Review 2022. Tenant's Breaks May 2022 and every 18 months thereafter. The Tenant did not operate the 2020 break clause.
No. 4a1 (Flat)	1 Bed Flat	Individual(s)	For a term expiring 28th November 2020	£6,600	AST See Note 2.
No. 4a2 (Flat)	1 Bed Flat	Individual(s)	For a term expiring 4th November 2020	£5,940	AST See Note 2.
No. 4b (Flat)	Studio Flat	Individual(s)	For a term expiring 30th November 2020	£7,800	AST See Note 2.
No. 4c (Flat)	1 Bed Flat	Individual(s)	For a term expiring 15th December 2020	£6,300	AST See Note 2.
No. 6a (Flat)	Studio Flat	Individual(s)	For a term expiring 30th November 2020	£8,400	AST See Note 2.
No. 6b (Flat)	1 Bed Flat	Individual(s)	Holding over	£7,500	AST See Note 2.
¹ Not inspected. Areas from VOA.				Total: £60,940	



SITUATION

Located within this established parade of local traders serving the surrounding popular residential area and only a few hundred yards from Bushey Station (Overground) and approx. ¾ mile from Watford town centre.

Bushey lies approx. 15 miles north-west of central London and enjoys easy access to the M1 (Junction 5).

VAT is NOT applicable to this Lot

FREEHOLD

PROPERTY

An end of terraced building comprising a **Ground Floor Shop** with separate rear access to **3 Self-Contained Flats**. Two flats (both named Flats 9a) are on the two upper floors and Flat 9b is at rear ground floor level.

Note 1: Refer to Lots 23–25 for other properties being offered in this parade.

Note 2: In the Vendor's opinion, the current rent for the flat is low and therefore there is potential for a rent increase in the future.

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 9 (Ground Floor Shop)	Area Approx. 165 sq ft	M. Golding	For a term expiring 30th November 2022	£3,400	Repairing and Insuring – refer to lease.
No. 9a (First Floor Flat)	1 Bed Flat			VACANT	
No. 9a (Second Floor Flat)	1 Bed Flat	Individual(s)	For a term expiring February 2021	£7,200	AST See Note 2.
No. 9b (Ground Floor Flat)	1 Bed Flat			VACANT	

¹Not inspected. Areas from VOA.

**Total: £10,600 plus
2 Vacant Flats**

£10,600_{p.a.} Plus 2 Vacant Flats

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

Vendor's Solicitors

Freemans Solicitors

Tel: 020 7935 3522 Ref: Howard Freeman

Email: hf@freemanssolicitors.net

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**Barnett
Ross**

Auctioneers

Barnett Ross

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Whetstone
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