

BARNETT ROSS ONLINE AUCTION – WEDNESDAY 28TH OCTOBER 2020
ADDENDUM

The following Lots have been sold prior:

13

LOT 1 – 36 LOAD STREET, BEWDLEY, WORCESTERSHIRE

The deposit shall be £2,000.

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 £750 + VAT towards the Vendor's legal costs.

Shop – The 999 year lease will commence from 29th September 2020.

LOT 2 – 2/2A JENGERS MEAD, BILLINGSHURST, WEST SUSSEX

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,200 including VAT towards the Vendor's legal costs.

Shop – The lease is FRI, but the tenant is not obliged to put or keep the property in any better state of repair or condition that exists at the commencement of the lease. However, there is no schedule of condition attached to the lease to evidence this.

LOT 3 – 10/10A JENGERS MEAD, BILLINGSHURST, WEST SUSSEX

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,200 including VAT towards the Vendor's legal costs.

LOT 4 – 14 MARKET PLACE, WISBECH, CAMBRIDGESHIRE

The correct postcode for the property is PE13 1DY.

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.

The freehold also includes the building known as 'Shop B, 14 Market Place' which comprises the 3 storey and part single storey building (actually located in Market Street immediately to the left of the white arrow on the main photograph and believed to be known as 16 Market Street). 'Shop B, 14 Market Place' is subject to a full repairing and insuring lease for a term of 125 years from 25th November 1986 at a rent of £1 per annum.

LOT 5 – 31/31A HOWARDSGATE, WELWYN GARDEN CITY, HERTFORDSHIRE

No. 31 - The current arrears due from Caffè Nero since 25th March 2020 total £32,201.71 including interest. However, the Purchaser will only be charged £25,118.38 being arrears from 25th May 2020 (when Caffè Nero re-opened). The Purchaser may therefore be able to charge the lessees the whole arrears from 25th March 2020 subject to taking their own independent legal advice regarding the same.

LOT 6 – 60-62 ST ANNS ROAD, HARROW, MIDDLESEX

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

LOT 7 – HORSHAM COURT & DORKING COURT, LANSDOWN ROAD, LONDON N17

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £5,000 towards the Vendor's costs.

Re Note 5 – The whereabouts of the lessee of Garage 10 is known and ground rent has been paid up to date. Therefore, total income is £1,666 p.a.

LOT 9 – 234 KINGS ROAD, ASHTON-UNDER-LYNE, LANCASHIRE

The 10 year term commences on 28th October 2020.

LOT 10 – GROUND FLOOR SHOP, 36 LOAD STREET, BEWDLEY, WORCESTERSHIRE

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

Tenure - The 999 year lease will commence from 29th September 2020.

LOT 11 – 236 HUTTON ROAD, SHENFIELD, BRENTWOOD, ESSEX

By way of prior agreement, the lessee is due to receive half of the rent deposit in the sum of £6,500 at the end of the 5th year of his term which is at the end of October 2020. Therefore, the rent deposit will now be £6,500 and not as stated on the Particulars.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,600 + VAT towards the Vendor's legal costs.

LOT 12 – PORTFOLIO OF 233 RENTCHARGES

The deposit shall be £3,000.

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

LOT 14 – 61 SOUTHEY ROAD, SOUTH TOTTENHAM, LONDON N15

The Guide has now been reduced. We are now quoting £290,000+.