

**Barnett
Ross**

Auctioneers

Online Auction

Wednesday 28th October 2020
commencing at 11am

T: 020 8492 9449



SITUATION

Located at the junction with Park Lane and High Street in the heart of the town centre nearby such multiples as **The Co-operative Food, Coral, The Co-operative Funeralcare, Grape Tree, Tesco Express** and **McColls** and a variety of independent retailers. Bewdley is an historic, picturesque town, popular with tourists, approximately 3 miles west of Kidderminster and 20 miles south-west of Birmingham, enjoying good road access via the A456 which leads to the M5 (Junction 3).

PROPERTY

A Grade II Listed mid terrace building comprising a **Ground Floor Shop** with separate access via a front door and passageway to **3 Self-Contained Flats** on the first, second and third floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: If this Lot does not sell in the auction, then Lot 10 (the head lease of the ground floor shop at 36 Load Street) will be immediately withdrawn.



Note 2: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.

Note 3: The Freeholder Insures. Total current sum insured is £620,127 and the total current premium is £728 p.a.

Note 4: A 1 bed flat at 35 Load Street sold in May 2018 for £77,500.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'11" Built Depth 60'2"		999 years from completion	Peppercorn	FRI
Flats 1 & 2	2 x 1 Bed Flat – Not inspected	Various	Each 99 years from 1st January 1993	£100 (£50 per flat)	Each FRI 2 Valuable Reversions in approx. 71 years.
Flat 3	1 x 1 Bed Flat – Not inspected	Individual	99 years from 1st January 1989	£50	FRI Valuable Reversion in approx. 67 years.
				Total: £150	

£150 p.a. plus 3 Valuable Reversions

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 £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Rice-Jones & Smith
Tel: 020 7831 2506 Ref: Steven Hayward
Email: sh@londonrjs.co.uk



SITUATION

Located just off the High Street in the heart of this attractive village centre serving the surrounding sought after residential area and near to such multiples as **Post Office**, **McColls** and **Coral**. Billingshurst lies on the main A29 some 6 miles south of Horsham, 4 miles north of Pulborough and 15 miles south of Dorking which links with the M25 (Junction 9).

PROPERTY

Forming part of this fully occupied shopping centre comprising a **Ground Floor Shop** with separate rear access via a communal staircase and balcony to a **Self-Contained Flat** on the first and second floors. In addition the property includes a **Garage** in a separate block. The property benefits from a large Public Car Park which serves the shopping parade.

VAT is NOT applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 2 (Ground Floor Shop)	Gross Frontage 16'11" Internal Width 16'5" Shop & Built Depth 37'2" WC Plus Garage	S. Tang (Nail Salon)	10 years from 30th June 2017	£10,000	FRI Rent Review 2022 £2,500 Rent Deposit held.
No. 2a (First & Second Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	1 year from 23rd February 2018	£9,600	AST Holding over.
				Total: £19,600	



FREEHOLD

£19,600 per annum

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

Vendor's Solicitors

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

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



SITUATION

Located just off the High Street in the heart of this attractive village centre serving the surrounding sought after residential area and near to such multiples as **Post Office**, **McColls** and **Coral**.

Billingshurst lies on the main A29 some 6 miles south of Horsham, 4 miles north of Pulborough and 15 miles south of Dorking which links with the M25 (Junction 9).

PROPERTY

Forming part of this fully occupied shopping parade comprising a **Ground Floor Shop** with separate rear access via a communal staircase and balcony to a **Self-Contained Flat** on the first and second floors.

The property benefits from a large Public Car Park which serves the shopping parade.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks	
No. 10 (Ground Floor Shop)	Gross Frontage Internal Width Shop Depth Built Depth WC	17'10" 16'9" 28'1" 45'11"	A.M. Simpson & S. Mason (Florist)	6 years from 1st August 2020	£7,500 (rising to £8,250 in 2023, £9,000 in 2024 & £9,750 in 2025)	IRI subject to a schedule of condition. £1,875 Rent Deposit held.
No. 10a (First & Second Floor Flat)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	1 year from 6th February 2020	£9,600	AST Holding over.	
				Total: £17,100		

£17,100 per annum

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

Vendor's Solicitors

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

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SITUATION

Located at the junction with Market Street in this prominent trading position in the heart of the town centre amongst such multiple retailers as **Poundland, Costa Coffee, WHSmith, Savers** and **Halifax**.

Furthermore, there is a daily **Outdoor Market** along Market Place.

Wisbech is an attractive Fenland market town, located approx. 32 miles north of Cambridge and 18 miles east of Peterborough benefitting from good road links via the A47.

PROPERTY

A corner building comprising a **Ground Floor Shop** with internal and separate side access to a **Basement** and **Upper Parts** on the first and second floors ([see Note](#)).

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'11"
Return Window Frontage	12'11"
Internal Width	13'1"(max)
Shop Depth	49'0"
Built Depth	56'7"

Basement

Area Approx. 475 sq ft

First Floor

3 Rooms and a Shower Room

Second Floor

2 Rooms, communal Kitchen/Dining Room and WC

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **A. Anjum as a mobile phone shop** for a term of 10 years from 22nd June 2018 at a current rent of **£17,500 per annum** exclusive.

Rent Reviews 2021 and 3 yearly

Note: The tenant has sublet the Upper Parts to 5 individuals and has advised he has applied to the Local Authority for an HMO Licence.

£17,500 per annum

Joint Auctioneers

Estate Management London
Tel: 020 7930 9333 Ref: Sven Weinast
Email: s.weinast@emluk.com

Vendor's Solicitors

Raymond Saul & Co LLP
Tel: 020 7480 5840 Ref: Jeremy Blain
Email: jeremy@rslaw.co.uk

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

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View of Market Place



The Property





SITUATION

Located in a prominent position in the heart of the town centre with nearby multiples such as **McDonald's, Waterstones, John Lewis, Marks & Spencer, H&M** and **Boots**.

Declared a 'New Town' in 1946 (after being founded by Sir Ebenezer Howard in 1920), Welwyn Garden City was established as the UK's second Garden City, after Letchworth.

Welwyn Garden City is an affluent town approximately 26 miles north of London with King's Cross less than 30 minutes away by Mainline Rail.

PROPERTY

An attractive corner building erected in the 1950s comprising a **Deep Ground Floor Shop** together with a front portico entrance to a **Self-Contained Office Suite** on the first floor that also extends above the adjoining shop (No. 32).

VAT is NOT applicable to this Lot

FREEHOLD

£70,000 per annum

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

Joint Auctioneers

Brasier Freeth LLP
Tel: 01707 392 080 Ref: James Oliver
Email: james.oliver@brasierfreeth.com

Vendor's Solicitors

Longmores Solicitors LLP
Tel: 01992 300 333 Ref: Victoria Sandberg
Email: victoria.sandberg@longmores.law

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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks	
No. 31 (Ground Floor Shop)	Gross Frontage Internal Width Shop Depth Built Depth WC ITZA 792 Units	25'0" 23'6" 53'0" 55'0"	Nero Holdings Ltd (t/a Caffé Nero) (having 1,017 branches) (T/O for Y/E 31.05.19 £292.6m, Pre-Tax Profit £23.1m and Shareholders' Funds £264.4m)	10 years from 19th December 2017	£42,500	FRI Rent Review December 2022 (Upwards or downwards). Tenants Break 2023
First Floor Office Suite	6 Rooms, Reception & Male & Female WC's Area Approx. 1,703 sq ft (area taken from VOA)	Reed Specialist Recruitment Ltd (with 350 offices across the UK) (T/O for Y/E 03.06.19 £920.3m, Pre-Tax Profit £6.4m and Shareholders' Funds £34.7m)	5 years from 9th March 2017 (excl. s24-28 of L & T Act 1954)	£27,500	FRI Note 1: Plans have been drawn up for conversion to 3 Self-Contained Flats (1 x 2 Bed & 2 x 1 Bed) – which are subject to obtaining the necessary consents. Plans available from Auctioneers. Note 2: There may be potential to add a second floor, subject to obtaining the necessary consents.	
				Total: £70,000		



SITUATION

Located in a prime trading position on this town centre pedestrianised retail thoroughfare, adjacent to **Santander** and **Halifax** and amongst such retailers as **Next, JD Sports, Costa Coffee, Primark, Marks & Spencer** and **Vodafone**. In addition, the property is directly opposite the entrance to St. Anns Shopping Centre approx. 100 yards from St George's Shopping Centre and only a few hundred yards from Harrow-on-the-Hill Rail (Metropolitan and Overground Lines) and Bus Stations. Harrow forms one of Greater London's major commercial centres, approx. 10 miles north-west of central London.

PROPERTY

An attractive modern mid-terraced building comprising a **Ground Floor Retail Unit with First Floor Retail Space and Second Floor Ancillary Accommodation**. In addition, the property includes a customer lift that serves all 3 floors and rear access on to Greenhill Way for loading.

ACCOMMODATION¹

Ground Floor Retail Unit

Gross Frontage	35'6"
Internal Width	31'9"
Shop Depth	68'0"
Built Depth	73'9"
NIA	Approx. 2,291 sq ft (GIA Approx. 2,621 sq ft)

First Floor Retail

NIA	Approx. 2,108 sq ft (GIA Approx. 2,545 sq ft)
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Second Floor Ancillary

NIA	Approx. 2,233 sq ft (GIA Approx. 2,507 sq ft)
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Total NIA

Approx. 6,632 sq ft (GIA Approx. 7,673 sq ft)

¹Areas taken from plans provided by Vendor

VAT is NOT applicable to this Lot

FREEHOLD

£120,000 per annum

Joint Auctioneers

Winkworth, 144 Station Rd, Harrow, Middx HA1 2RH
Tel: 020 8861 3933 Ref: Kamal Makwana
Email: kmakwana@winkworth.co.uk

Vendor's Solicitors

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

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

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TENANCY

The entire property is let on a full repairing and insuring lease to **Waterstones Booksellers Limited (having over 280 branches) (T/O for Y/E 27.04.19 £392.8m, Pre-Tax Profit £26.5m and Shareholders' Funds £40.2m)** for a term of 10 years and 3 months from 19th June 2014 at a current rent of **£120,000 per annum** exclusive.

Landlord's Break (by way of a Deed of Variation) at any time on 3 months' notice, but the Landlord cannot exercise this right if the Break Date falls between 1st November to 15th January in any calendar year.

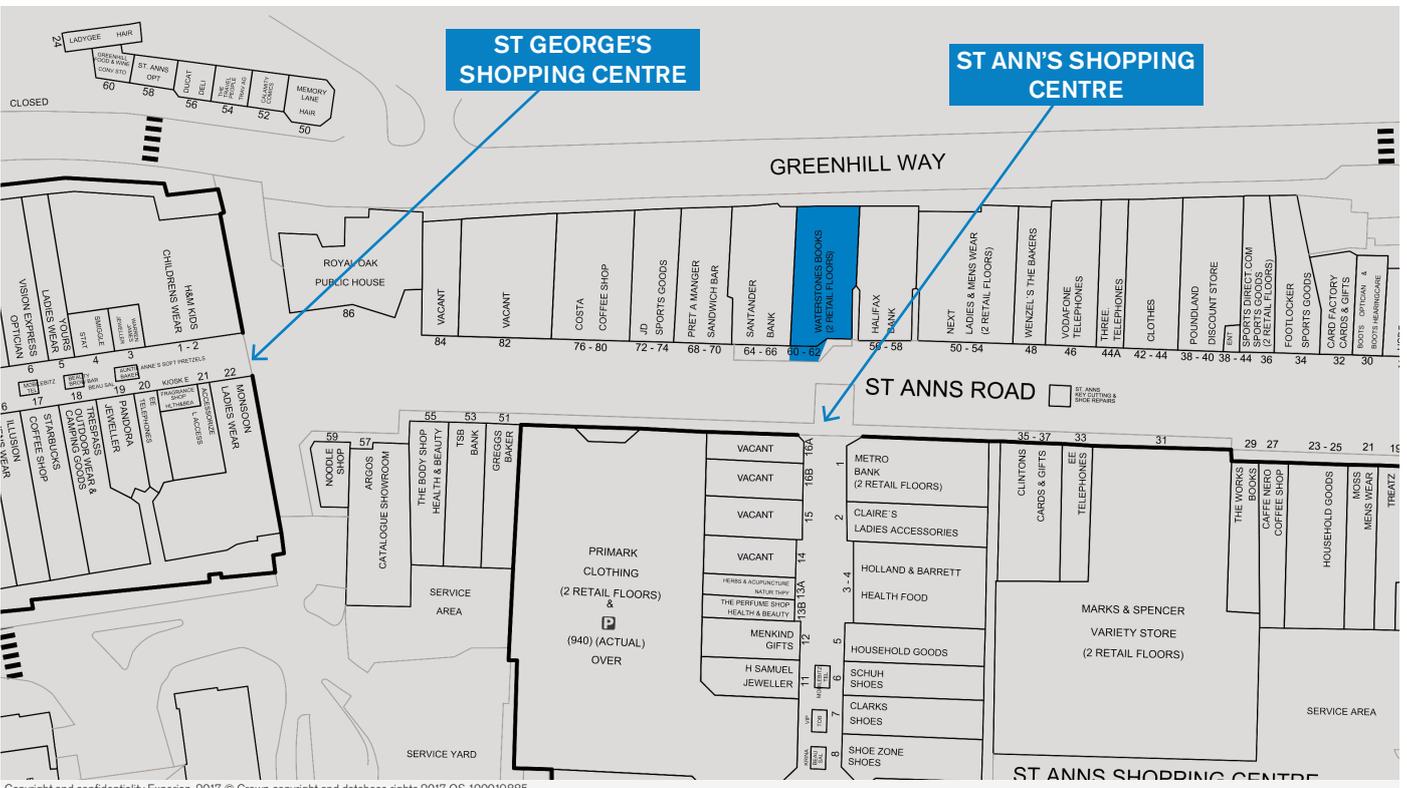
Note 1: There is potential to convert the first and second floors to circa 8 x 1 bed flats, subject to obtaining possession (see Landlord's Break) and the necessary consents. Refer to the legal pack for Planning Guidance.

Note 2: There is potential to add a third floor by way of Permitted Development in order to create circa 4 x 1 bed flats. Refer to the legal pack for Planning Guidance.

Note 3: Floor Plans are available in the legal pack.

Note 4: The Joint Auctioneers (Winkworth) have advised that sales of these types of 1 bed flats of between 450 sq ft to 550 sq ft are in the region of £650 psf to £750 psf and rental values of such 1 bed flats are in the region of £14,400 p.a. to £15,600 p.a. (£1,200 pcm to £1,300 pcm). Refer to legal pack for this advice.

Note 5: In its current form, this Non-VAT registered property provides a Purchaser with the benefit of £120,000 p.a. whilst planning consent is obtained to change the upper parts to residential use and agree a pre-let for the ground floor retail unit which will be in excess of 2,500 sq ft (GIA). The Vendor's investigations and diligence is of the belief that this ground floor unit without upper parts will be of considerable interest to a variety of retailers, especially fast food and specialist restaurant operators which in turn will substantially enhance the investment value of the property. However, all Parties should refer to the Planning Guidance in the legal pack and rely on their own research.



Lot 7

**Horsham Court, Lansdowne Road &
Dorking Court, Hampden Lane,
Tottenham, London N17 0LP**

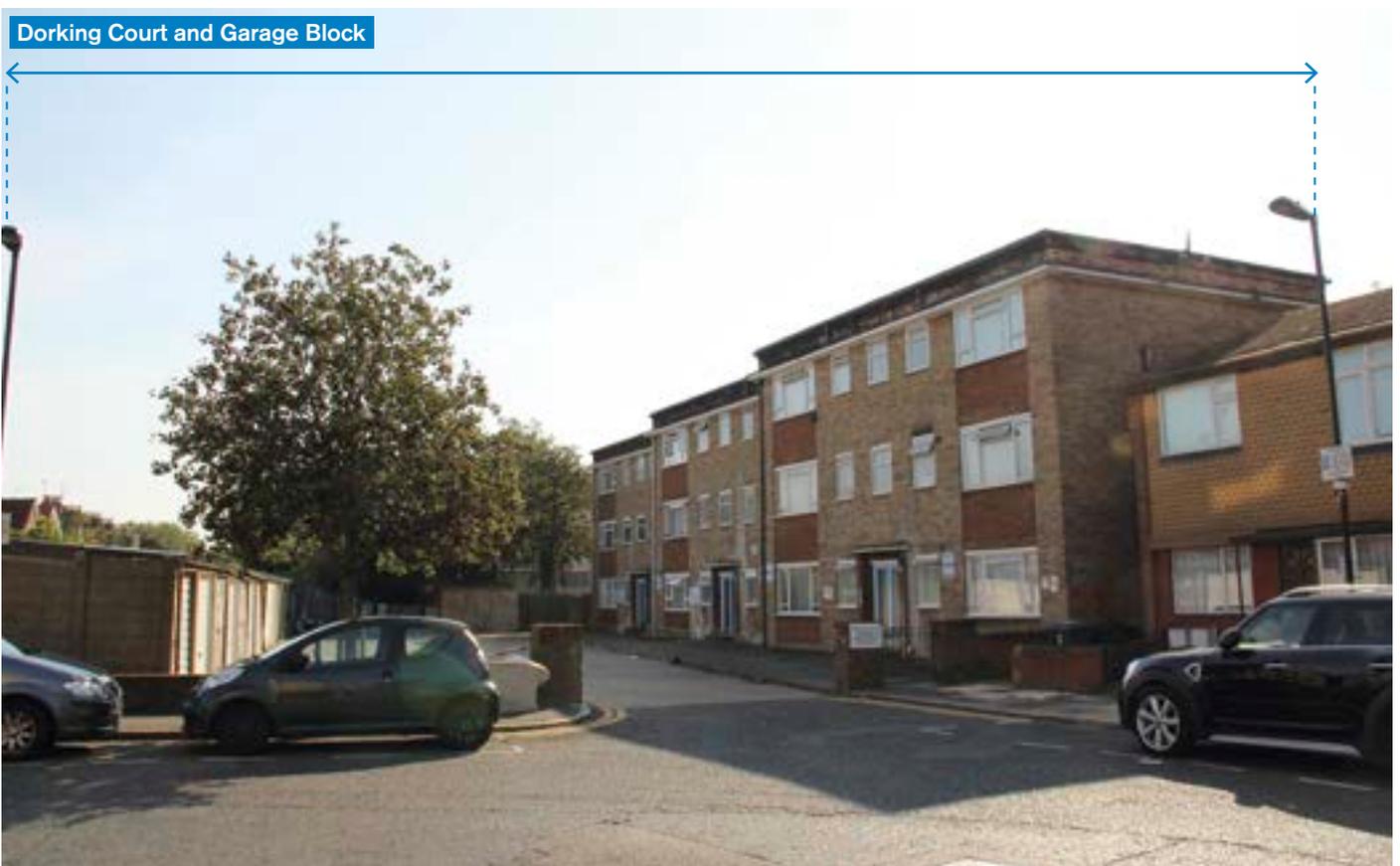
***Guide: £750,000+**

In same ownership for over 25 years
Freehold Ground Rent Investment with 18 Valuable Reversions
in approx. 45 years and development opportunity

Horsham Court



Dorking Court and Garage Block



Ground Rents with 18 Valuable Reversions. Potential Development Opportunity

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

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Vendor's Solicitors

BP Collins LLP

Tel: 01753 889 995 Ref: Anthony O'Reilly

Email: anthony.oreilly@bpcollins.co.uk



SITUATION

Located from both Lansdowne Road and Hampden Lane in this popular residential area being approx. ¾ mile from Northumberland Park, Bruce Grove and White Hart Lane Overground Stations. In addition, the area is within close proximity to the various shopping facilities in the High Road.

Tottenham is a busy mixed use area lying approx. 8 miles north of central London.

PROPERTY

2 substantial detached Residential Blocks separated by a communal garden together with a detached block of 15 Garages as follows:

- **Horsham Court** – Fronting from Lansdowne Road and comprising a block of **18 Self-Contained Flats** planned on ground, first and second floors together with a large front forecourt for parking.
- **Dorking Court** – Accessed from Hampden Lane and comprising a block of **18 Self-Contained Flats** planned on ground, first and second floors together with a large front forecourt for parking.
- A detached block of **15 Garages** accessed from Hampden Lane.

There is potential to create substantial roof developments on both the Residential Blocks and Garage Block to create additional flats, subject to obtaining possession and the necessary consents.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: In accordance with s.5b of the Landlord and Tenant Act 1987, Notices have been served on the lessees and they have reserved their rights of first refusal. This lot cannot be sold prior to the auction.

Note 2: The deposit will only be 5% of the purchase price.

Note 3: The most recent sale in the block was Flat 13 Horsham Court which sold for £250,000 in April 2017 having a lease for 99 years from 2002.

Note 4: The lessees of 9 and 15 Dorking Court have served s.42 Notices quoting £35,000 for an additional 90 year lease extension for each flat and the Freeholder has subsequently served counter Notices quoting £67,700 for each flat. The Purchaser will take-over these negotiations after completion of the auction sale.

Note 5: When 17 Horsham Ct was sold in 2014 the lease for Garage 10 was not sold with it. The whereabouts of the lessee for Garage 10 is unknown and rent of £9 p.a. has remained unpaid since 2014. Therefore, there may be potential to repossess this garage.

Note 6: There is a 6 week completion.

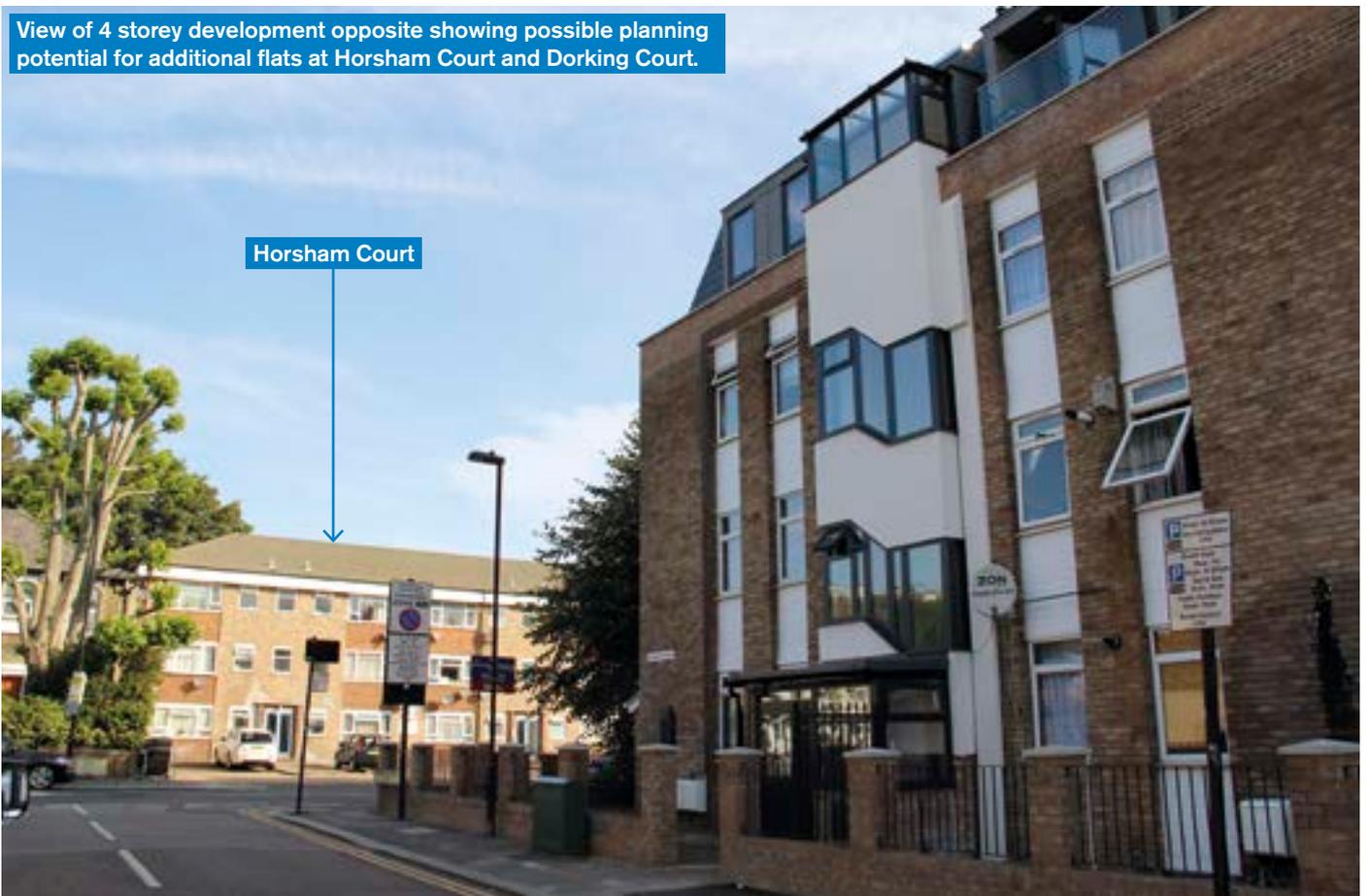
TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
18 Flats	Horsham Ct: Flats 4, 5, 7, 10, 11 & 18 Dorking Ct: Flats 2, 3, 4, 7, 8, 9, 12, 13, 15, 16, 17 & 18 Not inspected – Each believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC	Various	Each for a term of 99 years from 29th September 1966	£324 (£18 per flat)	Each FRI by way of service charge. 18 Valuable Reversions in approx. 45 years (see Note 4).
9 Flats (1 Flat incl. Garage 7)	Horsham Ct: Flats 1, 2, 3, 6, 8, 13 & 14 Dorking Ct: Flat 1 (incl. Garage 7) & 5 Not inspected – Each believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC	Various	Each for a term of 99 years from 29th September 2002	£990	Each FRI by way of service charge. Individual ground rents double every 33 years.
1 Flat	Flat 14 Dorking Ct: Not inspected – Believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC	Individual	99 years from 29th September 2002 (Refer to Special Conditions)	£100	FRI by way of service charge. Rent doubles every 33 years.
1 Flat incl. Garage 5	Flat 6 Dorking Ct: Not inspected – Believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC plus Garage No.5	2 Individuals	99 years from 18th May 2018	£150	FRI by way of service charge. Rent doubles every 25 years.
1 Flat	Flat 17 Horsham Ct: Not inspected – Believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC	Time Consultants Ltd	189 years from 29th September 1966	£18	FRI by way of service charge. Rent doubles every 33 years.
6 Flats (1 Flat incl. Garage 13)	Horsham Ct: Flats 9, 12, 15 & 16 Dorking Ct: Flats 10 (incl. Garage 13) & 11 Not inspected – Each believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC	Various	Each for a term of 189 years from 29th September 1966	Peppercorn	Each FRI by way of service charge.
11 Garages	Garage Nos. 1, 2, 3, 4, 6, 8, 9, 11, 12, 14 & 15	Various	Each for a term of between 72 and 125 years from between 1966 and 2016	£75	
1 Garage	Garage No. 10		99 years from 29th September 1966	See Note 5	
				Total: £1,657	

View of 15 Garages



View of 4 storey development opposite showing possible planning potential for additional flats at Horsham Court and Dorking Court.





SITUATION

Located close to the junction with Bordyke in the town centre amongst a variety of independent retailers and approx. 300 yards from the prime retail pitch of the town which hosts various multiple retailers. Tonbridge is an affluent Kent town approximately 28 miles south-east of central London, 12 miles from Maidstone and 5 miles north of Royal Tunbridge Wells. In addition, the M25 (Junction 5) is easily accessible.

PROPERTY

Forming part of a mid terraced building comprising a **Ground Floor Shop** with internal access to **Basement Storage**. In addition, the property includes a **rear parking space**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'0"
Internal Width	13'6"
Shop Depth	25'9"
Built Depth	36'2"
WC	

Basement

Area	Approx. 235 sq ft
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VAT is applicable to this Lot

TENURE

Leasehold for a term of 999 years from 18th December 2019 at a peppercorn ground rent.



TENANCY

The property is let on a repairing and insuring lease (refer to lease and schedule of condition) to **Jack Charles Property Services Limited as Estate Agents (see Note 1)** for a term of 6 years from 3rd June 2020 at a current rent of **£10,000 per annum** exclusive.

Rent Review and Tenant's Break June 2023

Note 1: The tenant is in occupation of the newly fully fitted premises and officially launches the Estate Agency this month.

Note 2: There is a 3 month Rent Deposit held.

£10,000 per annum

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

Vendor's Solicitors

Berlad Graham LLP
Tel: 01895 457 474 Ref: Jack Grunhut
Email: jg@bglaw.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 junction with Queen's Road in this mixed commercial and residential area nearby such multiples as **Asda**, **Post Office**, **Coral** and **Best One Convenience Store** and a variety of local traders, approximately 1 mile north-east of the town centre. Ashton-under-Lyne lies on the main A635 under 1 mile east of the M60 (Junction 23) and approximately 5 miles east of Manchester City Centre.

PROPERTY

An end of terrace building comprising a **Ground Floor Fish and Chips Takeaway**.

ACCOMMODATION

Ground Floor Takeaway

Gross Frontage	14'1"
Internal Width	13'0"
Shop Depth	16'10"
Built Depth	33'0"
WC	

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **A. Boyko (Andy's Fish & Chips)** for a term of 10 years from 25th September 2020 (**renewal of a previous lease – in occupation for approx. 13 years**) at a current rent of **£5,200 per annum** exclusive.

Rent Review 2025

£5,200 per annum

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

Vendor's Solicitors

Memery Crystal
Tel: 020 7242 5905 Ref: David O'Dwyer
Email: david.o'dwyer@memerycrystal.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

Located at the junction with Park Lane and High Street in the heart of the town centre nearby such multiples as **The Co-operative Food**, **Coral**, **The Co-operative Funeralcare**, **Grape Tree**, **Tesco Express** and **McColls** and a variety of independent retailers.

Bewdley is an historic, picturesque town, popular with tourists, approximately 3 miles west of Kidderminster and 20 miles south-west of Birmingham, enjoying good road access via the A456 which leads to the M5 (Junction 3).

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'11"
Internal Width	11'11"
Shop Depth	42'11"
Built Depth	60'2"
2 WCs	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.



TENANCY

The property is let on a full repairing and insuring lease (by way of service charge) to **S. Talbot-Newell as a Tattoo Studio** for a term of 6 years from 8th November 2016 at a current rent of **£7,000 per annum** exclusive.

Rent Review 2019 (not actioned)

Note: If Lot 1 (Freehold of 36 Load Street) does not sell in the auction, this Lot will be immediately withdrawn even if the reserve price has been met.

£7,000 per annum

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

Vendor's Solicitors

Rice-Jones & Smith

Tel: 020 7831 2506 Ref: Steven Hayward

Email: sh@londonrjs.co.uk

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SITUATION

Located directly opposite Shenfield Station (Mainline) in this fully occupied retail parade amongst such multiples as **Subway, The Co-operative Food, Barnardo's, Tesco Express, Costa, Barclays Bank** and a variety of independent retailers, cafes, bars and restaurants. Shenfield is an affluent commuter suburb of Brentwood some 7 miles north-east of Romford enjoying excellent road access to the M25 (Junction 28) via the A12. Shenfield Station provides regular direct rail services to London Liverpool Street.

PROPERTY

Forming part of a mid terrace building comprising a **Ground Floor Restaurant**. The property benefits from the use of a rear service road for deliveries.

ACCOMMODATION

Ground Floor Restaurant (40 Covers)

Gross Frontage	18'3"
Internal Width	16'10"
Shop Depth	32'8"
Built Depth	47'8"
Ladies & Gents WCs	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years (less 10 days) from 19th December 1990 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Asear Group Limited t/a Sienna's Restaurant** for a term of 25 years from 25th October 2015 at a current rent of **£26,000 per annum** exclusive.

Rent Reviews October 2020 (Outstanding – Landlord quoted £30,000 pa) and 5 yearly.

Tenant's Breaks 2025 and 5 yearly.

Note 1: The Tenant did not exercise their October 2020 Break Clause.

Note 2: There is a 6 month Rent Deposit held.

£26,000 per annum

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

Vendor's Solicitors

Capital Solicitors LLP
Tel: 020 7377 0847 Ref: Layla Al Khoee
Email: layla@capitalsolicitors.com

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SITUATION

A portfolio of 233 Rentcharges on 255 houses in various locations throughout Avon, Cheshire, Greater Manchester, Lancashire, Merseyside and Somerset.

VAT is NOT applicable to this Lot

SUMMARY OF RENTCHARGE SCHEDULE

Refer to Auctioneers for full list of addresses and rentcharges

Locations	Net Rentcharge
233 Rentcharges on 255 houses in Avon, Cheshire, Greater Manchester, Lancashire, Merseyside and Somerset	£2,604.96

Note 1: The last two sales of rentcharges to rentpayers (Freeholders) were completed on 28th August 2020 at 10 times the annual rentcharge payable.

Note 2: According to the Government's website, the cost of a statutory rentcharge redemption is at present about 16 to 17 times the annual amount of the rentcharge. Visit: www.gov.uk/guidance/rentcharges

Note 3: There are currently arrears totalling £10,203.95 of which £6,729.48 has been accrued within the last 6 years. The Purchaser will be liable to pay 50% of these arrears accrued over the last 6 years on completion, i.e. £3,364.74 – refer to rentcharge schedule from Auctioneers for full breakdown of arrears.

Note 4: Rentcharges will compulsorily extinguish on 22nd July 2037. Therefore, if none of these rent charges are redeemed before this date, total income received will amount to over £44,000.

£2,604.96 per annum

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

Vendor's Solicitors

Abensons Solicitors
Tel: 0151 733 3111 Ref: Graham Riley
Email: griley@abensons.co.uk

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'**



Ground Floor Flat

SITUATION

Located close to the junction with Thornsbeach Road in this quiet, sought after residential area less than 1/2 a mile from Catford town centre.

Catford is located approximately 6 miles south-east of central London with good road links via the A21 and A205 (South Circular Road) and rail links via Catford and Catford Bridge Overground Stations.

PROPERTY

Forming part of a semi-detached building comprising a **Self-Contained 2 Bed Flat** on the ground floor. The property includes a **Front Forecourt for parking** and a **Rear Garden**.

The property also includes:

- Gas central heating (not tested)
- uPVC double glazing
- Hob & Oven

VAT is NOT applicable to this Lot

ACCOMMODATION

Ground Floor Flat (measurements to maximum points)

Reception Room	14'2" x 17'1" (into Bay)
Bedroom 1	10'7" x 11'9" (door to Garden)
Bedroom 2	7'3" x 8'6"
Kitchen	5'9" x 7'10"
Shower Room/WC	7'2" x 4'5"

GIA Approx. 690 sq ft

TENURE

Leasehold for a term of 125 years from 11th December 1989 (thus having approx. 94 years unexpired) at a fixed ground rent of £10 p.a.

Offered with Vacant Possession

Note: No. 9a Arran Road (2 bed flat) sold in July 2019 for £410,000 (Source: www.rightmove.com).

Vacant 2 Bed Flat

The Surveyors dealing with this property are
Elliott Greene 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
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Gelbergs LLP
Tel: 020 7226 0570 Ref: Colin Ledward
Email: colin@gelbergs.co.uk



SITUATION

Located opposite the junction with Russell Road in this popular residential area near Chestnuts Park & Downhills Park, just a short walk to Seven Sisters Station (Victoria Line, Overground & Main Line) and being approx. 1 mile from the multiple shopping facilities in High Road, Tottenham.

The new Tottenham Hotspur Football Stadium is located approx. 2 miles to the north-east adding to the area's regeneration and Canary Wharf is just 6 miles south.

PROPERTY

Forming part of an attractive Victorian mid terrace building comprising a purpose built **Self-Contained 2 Bed Flat** on the ground floor with its own street entrance. In addition the property includes gas central heating (not tested) and a **Rear Decked Garden**.

VAT is NOT applicable to this Lot

ACCOMMODATION

Ground Floor Flat (measurements to maximum points)

Lounge/Diner	12'8" x 11'8"
Bedroom 1	14'2" x 11'6"
Bedroom 2	11'6" x 11'3"
Kitchen	8'9" x 4'10"
Bathroom/WC	8'11" x 7'7"

GIA Approx. 624 sq ft

TENURE

Leasehold for a term of 215 years from 1st April 1973 (thus having approx. 167½ years unexpired) at a peppercorn ground rent.

Offered with Vacant Possession

Note: A 2 bed flat at 39 Southey Road sold in September 2019 for £446,000 (source: rightmove.co.uk).

Vacant 2 Bed Flat

The Surveyors dealing with this property are
Elliott Greene 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
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

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

**Barnett
Ross**

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