

BARNETT ROSS ONLINE AUCTION – THURSDAY 15TH JULY 2021
ADDENDUM

The following Lots have been sold prior:

11 & 16

LOT 1 – 42A & 42B THE BROADWAY AND 1, 3 & 3A BROADWAY HOUSE, MILL HILL, LONDON NW7

We are now quoting 'Guide: £260,000'.

Revised Special Conditions of Sale as of 09/07/21 are available to download.

The lease for Shop 42B is not excluded from s.24-28 of the Landlord and Tenant Act 1954.

LOT 2 – 159/161 ARTHUR ROAD, WIMBLEDON, LONDON SW19

No. 159 (Shop & Basement) – The 24th April 2021 Rent Review is outstanding and no action has been taken.

LOT 3 – 83/83A BRAEMAR AVENUE, NEASDEN, LONDON NW10

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 – 246/246A SHERRARD ROAD, MANOR PARK, LONDON E12

Revised Special Conditions of Sale as of 14/07/21 are available to download.

LOT 7 – THE OLD WHITE LION, 112 KING STREET, GREAT YARMOUTH, NORFOLK

For the avoidance of doubt, the titles being sold are both Freehold (Title No. NK173518) and Leasehold (Title No. NK477603) which is for a term of 125 years from 1 January 2017.

The Purchaser may choose to merge these titles if they wish to, following completion.

LOT 8 – 41 HIGH STREET, NEWHAVEN, EAST SUSSEX

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1.5% of the purchase price plus VAT towards the Vendor's costs.

LOT 9 – THE FLORIST PUBLIC HOUSE, 324 FRATTON ROAD, PORTSMOUTH, HAMPSHIRE

Revised Special Conditions of Sale as of 13/07/21 are available to download.

Reference in the Revised Special Conditions of Sale to the £1,800 contribution towards the Vendor's legal costs is to be deleted.

VAT is applicable on 90% of the purchase price.

Contrary to the Revised Special Conditions of Sale, there will be no rent arrears charged to the Buyer on completion.

LOT 10 – 73/74 HOPE STREET, CROOK, COUNTY DURHAM

Revised Special Conditions of Sale as of 14/07/21 are available to download.

LOT 12 – 747/747A LONDON ROAD, WESTCLIFF-ON-SEA, ESSEX

Revised Special Conditions of Sale as of 14/07/21 are available to download.

Shop – The lease is subject to a Tenant's Break in February 2022 and February 2027. The Rent Reviews are based on RPI.

LOT 13 – 136 DALTON ROAD, BARROW-IN-FURNESS, CUMBRIA

Revised Special Conditions of Sale as of 14/07/21 are available to download.

LOT 14 – 10/10A PENTON AVENUE, STAINES, MIDDLESEX

The deposit shall be 10% of the purchase price or £2,000, whichever the greater.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,250 + VAT towards the Vendor's legal costs.

LOT 15 – FLATS 1 TO 9, 136 WILLESDEN LANE, KILBURN, LONDON NW6

The Special Conditions of Sale provide that the Purchaser is to pay additional sums equivalent to the following:

- a. Auctioneer's costs of 2% of the purchase price plus VAT and £600 + VAT.
- b. Vendor's legal costs of 2% of the purchase price plus VAT.
- c. Managing Agent's fee capped at £300 including VAT.