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Auctioneers

Online Auction

Thursday 15th July 2021
commencing at 12pm

T: 020 8492 9449



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Meet the team.



John Barnett FRICS
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Order of Sale Thursday 15th July 2021

Commencing 12.00pm

Lot

1	42a & 42b The Broadway and 1, 3 & 3a Broadway House	Mill Hill	London NW7
2	159/161 Arthur Road	Wimbledon	London SW19
3	83/83a Braemar Avenue	Neasden	London NW10
4	85 Willow Vale	Shepherds Bush	London W12
5	Unit 47 Tonge Bridge Industrial Estate, Tonge Bridge Way	Bolton	Lancashire
6	246/246a Sherrard Road	Manor Park	London E12
7	The Old White Lion, 112 King Street	Great Yarmouth	Norfolk
8	41 High Street	Newhaven	East Sussex
9	The Florist Public House, 324 Fratton Road	Portsmouth	Hampshire
10	73/74 Hope Street	Crook	County Durham
11	139 Walbrook Road	Derby	Derbyshire
12	747/747a London Road	Westcliff-on-Sea	Essex
13	136 Dalton Road	Barrow-in-Furness	Cumbria
14	10/10a Penton Avenue	Staines	Middlesex
15	Flats 1 to 9, 136 Willesden Lane	Kilburn	London NW6
16	43 Medway Parade	Perivale	Middlesex

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Contact John Barnett FRICS
(Registered Valuer)
jbarnett@barnettross.co.uk

barnettross.co.uk
020 8492 9449



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Lot 1

42a & 42b The Broadway and
1, 3 & 3a Broadway House,
Mill Hill, London NW7 3LH

***Guide: £250,000**
In same ownership for over 40 years
6 week completion



SITUATION

Located on a prominent position on this established retail thoroughfare amongst a host of multiple retailers including **Marks & Spencer, Costa, Iceland, Boots, WH Smith, Tesco Express** and **Santander**. Mill Hill Broadway Rail Station (Thameslink) is just a few hundred yards distant with direct access to King's Cross St Pancras International. Mill Hill is a popular and affluent residential suburb situated some 10 miles north-west of central London with easy access to the M1 (Junction 4) and M25 (Junction 23).

PROPERTY

An end of terrace building comprising **2 Half Shops** together with a separate front entrance to a **Dental Surgery** on the first floor and **2 Self-Contained Flats** on the second and third floors.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 25th December 1977 at a peppercorn ground rent (**thus having approx. 955½ years unexpired**).

Note: In accordance with s5B 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.

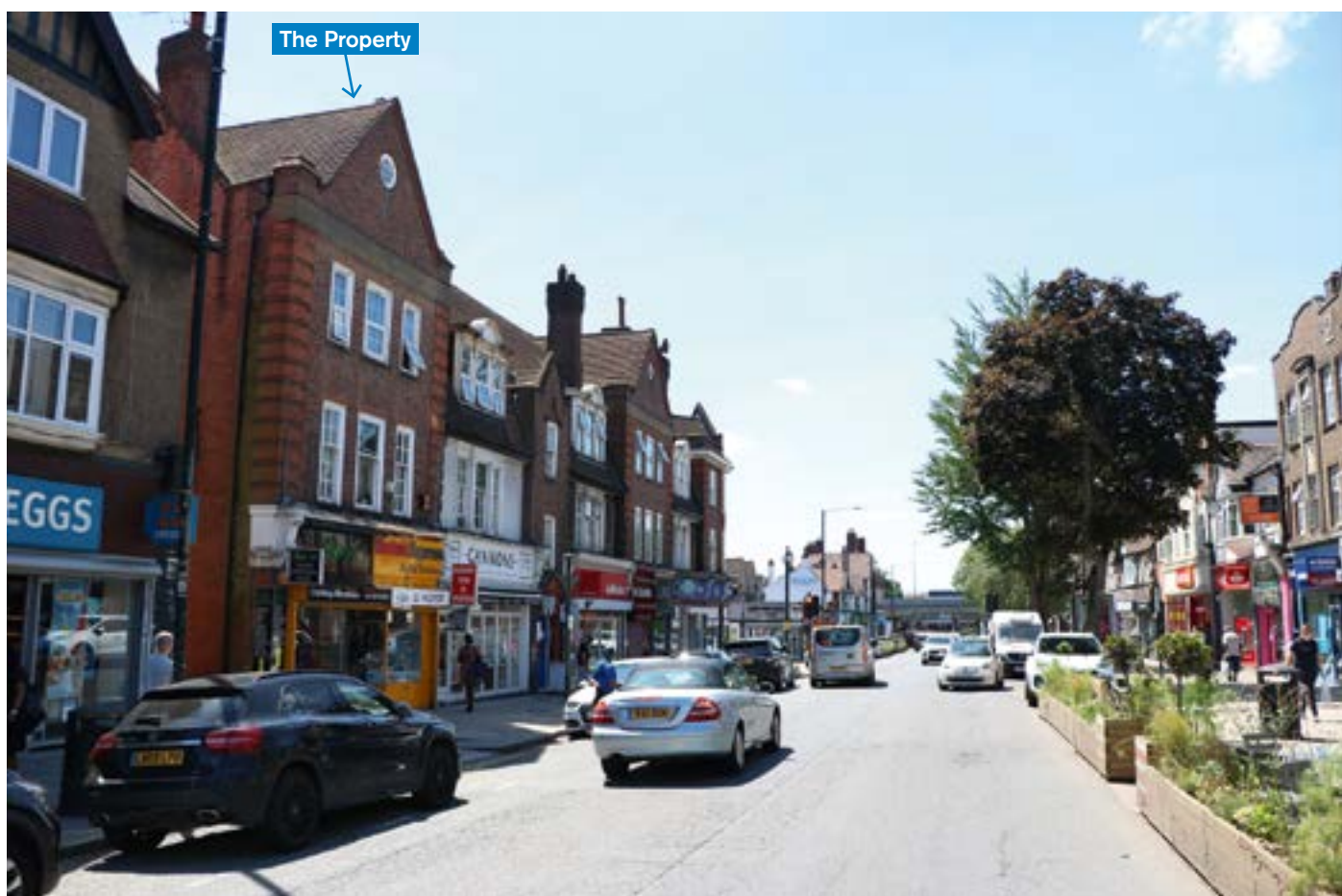
£18,175 per annum

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

Vendor's Solicitors

Gregory Abrams Davidson LLP
Tel: 020 8209 0166 Ref: Peter Joseph
Email: pjoseph@gadlegal.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'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks	
No. 42a (Shop)	Internal Frontage Internal Width narrowing to Shop Depth	5'5" 8'1" 5'5" 40'1"	Brish Fones & Imaging Ltd (Photographic services)	5 years from 29th February 2020 (excl. s.24-28 of L & T Act 1954)	£9,000	Effectively FRI Mutual Break 2023.
No. 42b (Shop)	Internal Frontage Internal Width (max) Shop Depth Built Depth WC (shared with shop 42a)	7'1" 7'9" 33'0" 49'9"	P. Sherify (Clothing alterations)	10 years from 29th February 2020 (excl. s.24-28 of L & T Act 1954)	£9,000	Effectively FRI Rent Reviews 2025 and 2030. £4,000 Rent Deposit held.
Dental Surgery (Flat 1 – 1st Floor)	Area Approx. 820 sq ft	2 Individuals	179 years from 30th September 1977	£125	FRI Rent rises by £25 p.a. every 25 years.	
Flat 3 (Part 2nd Floor)	Not inspected	Individual(s)	125 years from 28th January 2002	£25	FRI Rent rises by £25 p.a. every 25 years.	
Flat 3a (Part 2nd & 3rd Floors)	Not inspected	Individual(s)	125 years from 28th January 2001	£25	FRI Rent rises by £25 p.a. every 25 years.	
				Total: £18,175		

Lot 2

159/161 Arthur Road,
Wimbledon, London SW19 8AD

***Guide: £375,000**
In same ownership for over 25 years
6 week completion



SITUATION

Opposite the junction with The Crescent, in this retail parade serving this sought-after and affluent residential area, adjacent to a **Post Office**, close to a **Co-Op Supermarket** and amongst a variety of independent retailers.

The property is conveniently located less than 100 yards from Wimbledon Park Underground Station (District Line) and within easy walking distance of Wimbledon Park and The All England Lawn Tennis & Croquet Club (home of The Wimbledon Championships).

PROPERTY

A pair of mid-terrace buildings comprising **2 Ground Floor Shops with Basements** plus a shared separate front access to **4 Self-Contained Flats** planned on the first, second and third floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note: In accordance with s5B 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.

Interior of No. 159



£31,200 per annum

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

Vendor's Solicitors

Penman Sedgwick LLP
Tel: 01923 225 212 Ref: Kamran Shah
Email: kshah@penmansedgwick.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'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 159 (Shop & Basement)	Ground Floor Shop Gross Frontage 19'3" Internal Width 15'1" (max) Shop & Built Depth 32'4" Basement Kitchen & Extra Seating Area Area Approx. 360 sq ft Plus WC	A. Ahmetaj (Coffee Shop) (visit: www.saucerandcup.com)	12 years from 24th April 2013	£13,000	FRI by way of Service Charge (capped at £800 p.a.) £3,000 Rent Deposit held
No. 161 (Shop & Basement)	Ground Floor Shop Gross Frontage 20'10" Internal Width 18'3" (max) Shop Depth 32'4" Built Depth 42'4" WC Basement Meeting Room, Office & Kitchen Area Approx. 517 sq ft WC & Shower	Johnson & Johnson Lockroy Ltd (Construction Company) (visit: www.jjlockroy.com)	5 years from 1st January 2021	£18,000	FRI by way of Service Charge (capped at £500 p.a.) Tenant's Break Dec 2023 £9,000 Rent Deposit held
Nos. 159 a, b, c & d (4 Flats)	First, Second & Third Floors 4 Flats – not inspected	Various	Each 125 years from 1st January 1998	£200 (each £50)	FRI by way of Service Charge
				Total: £31,200	



SITUATION

Located within this popular residential area within close proximity to the local shopping facilities in Neasden Lane North and the open spaces of Welsh Harp and Neasden Park. Neasden Underground Station (Jubilee Line) is just over a mile distant and the area benefits from excellent road access being within easy reach of the North Circular Road (A406). Neasden lies approx. 6 miles north-west of central London and 1½ miles from Wembley Stadium.

PROPERTY

An end of terrace building comprising:

- **2 Self-Contained Flats** planned on ground and first floors each with a separate street entrance. Both flats include a fridge/freezer, cooker, washer/dryer and gas central heating.
- **Front garden**
- **Rear garden with shed.**
- **Garage** and gated **Parking Space** accessed via a shared drive.

Note 1: The property has the following potential, all of which are subject to obtaining the necessary consents:

- **Extend at the rear and into the loft space.**
- **Create a front parking area as per the adjoining property.**
- **Convert into a single dwelling house.**

ACCOMMODATION

Ground Floor Flat

1 Bedroom, Living Room, Kitchen, Shower Room/WC plus rear garden with Shed, Garage and Parking Space
(GIA Approx. 435 sq ft)

First Floor Flat

1 Bedroom, Living Room, Kitchen, Bathroom/WC and Balcony
(GIA Approx. 418 sq ft)

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 2: A 1 bed leasehold flat at No. 110 Braemar Avenue sold for £290,000 in October 2020 (source: zoopla.co.uk).

Note 3: Refer to Auctioneers for the virtual tour of the flats.

2 Vacant Flats

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

Vendor's Solicitors

DKLM LLP
Tel: 020 7549 7888 Ref: Adam Keeble
Email: a.keeble@dklm.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'**

Rear of property



Garage and gated parking space



SITUATION

In the popular 'Groves' area of Shepherds Bush within close proximity of Goldhawk Road and located less than a mile from White City Underground Station (Central Line) and Wood Lane Underground Station (Circle & Hammersmith & City Lines). Westfield Shopping Centre lies approx. 1 mile to the east.

PROPERTY

A 2 storey terraced house.

ACCOMMODATION

Believed to be a 3 Bed House (not inspected internally)

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to an **Individual** for a term of 90 years from 25th March 1933 (**thus having 1¾ years unexpired**) at a fixed ground rent of **£7 per annum**.

Note 1: This lot was offered in our 27th May 2021 auction with a Reserve Price below £300,000 and it sold after many bids for £513,000. The Purchaser failed to pay the full 10% deposit and the Vendors have treated that as a repudiation of the contract.

Note 2: The property was recently affected by a fire.

Note 3: The property was to be insured by the lessee, but we are not aware if any insurance is in place to cover reinstatement.

Note 4: A 3 bed terraced house at No. 85 Thorpebank Road sold in February 2020 for £760,000 (Source: rightmove.co.uk).

Note 5: There is a 6 week completion.

Lot 5

Unit 47 Tonge Bridge Industrial Estate,
Tonge Bridge Way, Bolton,
Lancashire BL2 6BD

***Guide: £150,000+**
Ground Rent Investment
6 week completion



SITUATION

Located in this industrial area just over ½ mile east from Bolton city centre.

Bolton is a major retail and commercial centre enjoying easy access via the M61 and M62 motorways, some 10 miles north of Manchester.

PROPERTY

An L shaped site on which there has been erected **2 Single Storey Industrial/Warehouse Buildings on a site of approx 17,248 sq ft (0.4 acres).**

ACCOMMODATION

Ground Floor

Front Unit Area	Approx.	3,741 sq ft
Rear Unit Area	Approx.	8,759 sq ft

Total Area	Approx.	12,500 sq ft
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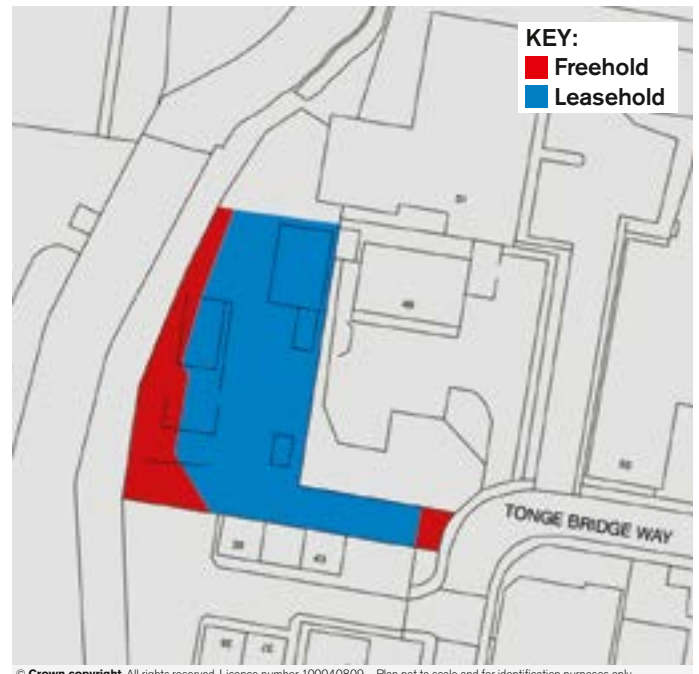
VAT is NOT applicable to this Lot

Part FREEHOLD and part LEASEHOLD for a term of 999 years from 20th June 1872 at a peppercorn.

TENANCY

The entire property is let on a full repairing and insuring lease to **GMP Baird Ltd as a Battery Collection Service** for a term of 90 years from 23rd January 1995 at a current rent of **£7,125 per annum** exclusive.

Rent Reviews 2024 and 5 yearly.



£7,125 per annum

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

Vendor's Solicitors

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



SITUATION

Located close to the junction with Shrewsbury Road and conveniently situated to the varied local shopping facilities in High Street North and being less than 1/2 mile from Woodgrange Park Rail Station (Overground).

Manor Park lies approx. 9 miles east of central London and approx. 3 miles east of Westfield Stratford Shopping Centre.

PROPERTY

A mid-terraced building comprising **2 Self-Contained Flats** planned on the ground and first floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Flat	Not inspected	Individual	99 years from 1st January 1979	£35 (rising to £45 p.a. in 2023 and to £75 p.a. in 2045)	FRI Valuable reversion in approx. 56½ years.
First Floor Flat	Not inspected – Area Approx. 473 sq ft ¹	Individual	189 years from 1st January 1979	Peppercorn	FRI
				Total: £35	

¹Area taken from EPC.

Note 1: A 2 bed flat at 343 Sherrard Road sold for £260,000 in September 2020.

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 the property. Current sum insured is £297,992. Current premium is £307.74 p.a.

Note 4: There is a 6 week completion.

£35 p.a. with 1 Valuable Reversion

Vendor's Solicitors

Gardner Leader
Tel: 01635 508 080 Ref: Greg Humphreys
Email: g.humphreys@gardner-leader.co.uk

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



SITUATION

Located on the corner of King Street and Nottingham Way in this mixed commercial and residential area, close to the Town Centre and Sea Front.

Great Yarmouth is a popular coastal resort, located approximately 18 miles east of Norwich, 8 miles north of Lowestoft and benefits from good road links via the A47, A143 and the A12.

PROPERTY

A Grade II* Listed former public house beautifully converted approximately 10 years ago comprising **5 Self-Contained Flats** and **1 Self-Contained Flat in shell condition** planned on ground, first and second floors.

In addition the property includes an adjoining **Site with Planning for an additional 6 Self-Contained Flats** ([See Planning](#)).

PLANNING

Planning Permission and Listed Building Consent was granted by Great Yarmouth Borough Council on 7th November 2011 for "Conversion and extension of public house to provide seven residential units and a restaurant" (ref: 06/11/0194/F and 06/11/0195/LB). Subsequent revisions were granted, planning was implemented and the latest scheme provides for the development of 6 new build Flats, in addition to the existing 6 Flats (one in shell condition).

Planning Documents and Plans are available from the Auctioneers.



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VAT is NOT applicable to this Lot

FREEHOLD

Note 1: There is a 6 week completion.

£28,620 p.a. plus further Planning for 6 additional Flats

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

Vendor's Solicitors

Mayo Wynne Baxter

Tel: 01273 477 071 Ref: Robert Trench

Email: rtrench@mayowynnebaxter.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'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Apartment 1 (Ground Floor)	1 Bedroom, Living/Dining Room, Kitchen, Shower/WC GIA Approx. 530 sq ft	Individual(s)	6 months from 21st November 2014	£5,700	AST. Holding Over. £550 Rent Deposit held.
Apartment 2 (Ground Floor)	1 Bedroom, Living Room, Kitchen, Shower/WC GIA Approx. 700 sq ft	Individuals	6 months from 12th November 2016	£5,700	AST. Holding Over. £550 Rent Deposit held.
Apartment 4 (First Floor)	1 Bedroom, Kitchen/Living Room, Shower/WC GIA Approx. 562 sq ft	Individual(s)	6 months from 3rd June 2016	£5,700	AST. Holding Over. £550 Rent Deposit held.
Apartment 10 (First Floor)	1 Bedroom, Kitchen/Living Room, Storage Room, Shower/WC GIA Approx. 584 sq ft	Individuals	12 months from 30th November 2018	£5,700	AST. Holding Over. £550 Rent Deposit held.
Apartment 12 (Second Floor)	1 Bedroom, Living Room, Kitchen/Dining Room, Bathroom/WC GIA Approx. 833 sq ft	Individual	6 months from 24th July 2020	£5,820	AST. Holding Over. £559 Rent Deposit held.
Apartment 3 (Ground & First Floor)	GIA Approx. 728 sq ft				VACANT (in shell condition)
Adjoining Site	Site Frontage 22'6" Site Depth 73'6"				VACANT SITE with Planning for 6 Flats
				Total: £28,620 Plus Planning for 6 Flats	

Note 2: Refer to the Auctioneers for virtual tours of the flats.



SITUATION

Located in a prominent trading position in the centre of the town, close to other multiple retailers as **Boots** and **Londis**, together with a host of local traders.

Newhaven is an established cross-channel Ferry Port lying some 8 miles east of Brighton and 6 miles south of Lewes with excellent road access via the A26 and A27.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to a **Self-Contained Upper Part** on the first floor (see Note 1). In addition, the property includes a rear entrance and parking for 2 cars from Marshall Lane.

Note 1: We understand the first floor was previously a Self-Contained Flat with its own separate entrance at the rear of the property.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 18'6"
Internal Width 16'3"
Built Depth 59'5"

Reception, Viewing Room, Morgue,
Office & Kitchen/Staff Room

Area Approx. 645 sq ft plus WC

First Floor

4 Rooms Area Approx. 542 sq ft plus WC

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Funeral Services Limited (t/a The Co-operative Funeralcare – a wholly owned subsidiary of the Co-Op having over 1,000 branches)** for a term of 5 years from 22nd April 2016 (holding over – see Note 2 – in occupation since 2006) at a current rent of **£7,000 per annum** exclusive.

Note 2: The tenant has served a section 26 Notice requesting a new 10 year lease from 15th December 2021 (with tenant's breaks at the end of years 3, 5 and 7) at a rent of £5,000 p.a. payable from the first anniversary of the term. The Landlord has advised the tenant that their offer is not acceptable and subsequently offered the tenant a new 10 year lease at a rent of £15,000 p.a., subject to a rent review at the end of the fifth year.

£7,000 per annum

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

Joint Auctioneers

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

Vendor's Solicitors

Joelson
Tel: 020 7580 5721 Ref: Clive Bearman
Email: clive.b@joelsonlaw.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'**



Rear of Property



SITUATION

Located on the main Fratton Road (A2047) at the junction with Hampshire Street, in this densely populated residential area only 1 mile east of the city Centre and under 2 miles from Portsmouth Harbour. Portsmouth lies approximately 70 miles south-west of London enjoying excellent road links via the A3(M) and the M27 (Junction 12).

PROPERTY

An attractive corner building comprising a **Ground Floor Public House** with internal and separate side access to **Residential Accommodation** on the first and second floors. In addition, the property includes a **Large Rear Yard Area** (See Note 4).

ACCOMMODATION

Ground Floor Public House

Gross Frontage	30'0"
Return Frontage	51'0"
Internal Width	27'5"
Built Depth	54'6"
GIA	Approx. 1,440 sq ft incl. WCs

First Floor Residential

4 Rooms, Kitchen, Bathroom/WC	
GIA	Approx. 995 sq ft

Second Floor Residential

3 Rooms	
GIA	Approx. 575 sq ft

Total GIA **Approx. 3,010 sq ft**

VAT is applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on an internal repairing and insuring lease to **GMX Holdings Ltd** as a Public House for a term of 20 years from 10th July 2020 at a current rent of **£24,000 per annum** exclusive rising by **£1,000 p.a. to £36,000 p. a. by 2033.**

Note 1: There is an Electricity Sub-Station at the rear of the Yard which is let for a term of 20 years from 24th June 1986 (holding over) at £150 p.a.

Note 2: The property has potential to convert into a number of separate residential flats, subject to obtaining possession and the necessary consents.

Note 3: The Tenant currently sublets the residential upper parts.

Note 4: The Tenant is currently undertaking a programme of works to the exterior including roof repairs and external decorations and has plans to turn the yard into a rear beer garden.

£24,150 per annum

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

Vendor's Solicitors

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Tel: 020 8458 5656 Ref: Vivian Vernick
Email: vvernick@bnllaw.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'**

Interior of Pub



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Photo taken August 2020





SITUATION

Located in the centre of this market town amongst other multiple retailers as **Greggs, Cooplands, William Hill, One Stop** and **Betfred** as well as a host of local traders.

Crook lies approx. 20 miles north-west of Darlington and 13 miles south-west of Durham with the A1(M) being some 13 miles to the east.

PROPERTY

A mid terrace building comprising a **Ground Floor Betting Shop** with separate access to **2 Self-Contained Flats** on part ground, first and second floors.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Betting Shop	Area Approx. 1,677 sq ft incl. customer & staff WCs ¹	Ladbrokes Betting & Gaming Limited (T/O for Y/E 31.12.19 £983m, Pre-Tax Profit £462m and Shareholders' Funds £1.19bn)	15 years from 25th March 2014	£13,000	Effectively FRI Rent Review and Tenant's Break 2024
Apartment 1 (Part Ground & First Floors)	Not inspected	Individual(s)	125 years from 1st January 2007	£50 (rising by £50 p.a. every 25 years)	Effectively FRI
Apartment 2 (Part First & Second Floors)	Not inspected	Individual(s)	125 years from 1st January 2007	£50 (rising by £50 p.a. every 25 years)	Effectively FRI
				Total: £13,100	

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

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: 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 2: There is a 6 week completion.

£13,100 per annum

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

Vendor's Solicitors

Gardner Leader

Tel: 01635 508 080 Ref: Greg Humphreys

Email: g.humphreys@gardner-leader.co.uk

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Interior of shop





SITUATION

Located in a densely populated residential area of Normanton which is approx. 1 1/2 miles south of Derby city centre. Derby is approx. 10 miles west of Nottingham and one of the major towns in the Midlands.

PROPERTY

A semi-detached 2 storey building comprising a **Ground Floor Shop** with separate side access to a **Self-Contained Flat** on the first floor.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'6"
Internal Width	15'7"
Shop Depth	32'0"
Built Depth	57'0"

WC

First Floor Flat

2 Rooms, Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: There is a 6 week completion.

Vacant Shop & Flat

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

Vendor's Solicitors

Gardner Leader

Tel: 01635 508 080 Ref: Greg Humphreys

Email: g.humphreys@gardner-leader.co.uk



SITUATION

Located in an established retail parade diagonally opposite **Aldi**, close to **Tesco Express** and amongst a variety of independent traders, all serving the surrounding residential population.

Westcliff-on-Sea lies on the main A13 and is adjacent to the popular town of Southend-on-Sea. The seafront and Westcliff Station (National Rail) are located approx. 1 mile to the south of the property.

PROPERTY

An attractive corner building comprising a **Deep Ground Floor Shop with a side parking area and garage**. In addition, there is a side staircase to a **Self-Contained Flat** on the first and second floors

VAT is NOT applicable to this Lot

FREEHOLD

Note: There is a 6 week completion.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 26'0" Internal Width 25'1" Shop Depth 37'5" Built Depth 77'6" 2 WCs, Kitchen & Parking	Piano Pavilion (Brentwood) Limited (Piano music shop)	15 years from 26th February 2018	£13,000	FRI Rent Reviews 2023 and 2028
Flat & Garage	6 Rooms, Kitchen, Bathroom/WC plus Balcony ¹ (Area 1,105 sq ft)	Individual(s)	125 years from 24th June 1998 (thus having approx. 102 years unexpired)	£100 (rising by £50 p.a. every 25 years)	FRI
				Total: £13,100	

¹Not inspected by Barnett Ross.

£13,100 per annum

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

Vendor's Solicitors

Gardner Leader

Tel: 01635 508 080 Ref: Greg Humphreys

Email: g.humphreys@gardner-leader.co.uk

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SITUATION

Located in the town's main pedestrianised retail thoroughfare amongst such other multiple retailers including **The Works, McDonald's, Ryman, Shoe Zone, Costa Coffee, Halifax** and **Poundland**.

Barrow is the second largest urban area in Cumbria after Carlisle and lies on the Furness Peninsula, close to the Lake District and some 34 miles south-west of Kendal and the M6 (Junction 36).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with **Storage** on the first and second floors.

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage	12'9"	
Built Depth	61'0"	
Area	Approx.	601 sq ft

First Floor

Staff Kitchen & Open Plan Rest Space	Approx.	398 sq ft plus WC
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Second Floor

2 Rooms Area	Approx.	450 sq ft
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Total Area **Approx. 1,449 sq ft**

¹Not inspected by Barnett Ross. Areas supplied by Vendor.



VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Greggs Plc (having over 1,850 branches)** for a term of 15 years from 26th November 2004 (**holding over**) at a current rent of **£27,500 per annum** exclusive.

Note: There is a 6 week completion.

£27,500 per annum

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

Vendor's Solicitors

Gardner Leader
Tel: 01635 508 080 Ref: Greg Humphreys
Email: g.humphreys@gardner-leader.co.uk

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SITUATION

Located close to the junction with Wheatsheaf Lane being just over 1 mile from the multiple retail facilities in Staines Town Centre and Staines Rail Station.

PROPERTY

A mid-terraced building comprising **2 Self-Contained Flats** planned on the ground and first floor, each having their own street entrance. In addition, the property includes a rear garden.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 10 (Ground Floor Flat)	1 Bed Flat ¹ Plus rear garden	Individual	99 years from 25th December 1999	£200 (rising to £400 p.a. in 2032 and £800 p.a. in 2065)	Valuable reversion in approx. 77½ years.
No. 10a (First Floor Flat)	2 Bed Flat ¹ Plus rear garden	Individual(s)	189 years from 28th July 1965	£150	
				Total: £350	

¹Not inspected by Barnett Ross.

Note 1: A similar 1 bed flat at 36 Penton Avenue sold for £247,500 in November 2018.

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 the property. Current sum insured is £312,127. Current premium is £938.02 p.a.

£350_{p.a.} with 1 Valuable Reversion

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 close to the junction with Tennyson Road and directly opposite the entrance to Paddington Old Cemetery in this popular residential area, close to Brondesbury Park Station (Overground) and less than 500 yards from Kilburn High Road.

PROPERTY

An attractive predominantly detached building comprising **9 Self-Contained Flats** planned on ground, first, second and third floors. In addition the property benefits from a **Communal Garden** at the rear.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee	Term	Ann. Excl. Rental	Remarks
Flats 1 to 9	9 Flats: 3 × 1 Bed 4 × 2 Bed 2 × 3 Bed	Various	Each 125 years from 1st June 2016	£3,150 (each £350) (doubling every 25 years)	FRI by way of Service Charge

¹Not inspected by Barnett Ross

Note 1: In accordance with s5B of the Landlord & 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 Freeholder insures the building. The Buildings Sum Insured is £2,433,881. The current Premium is £2,180.75 p.a. (incl. IPT).

£3,150 per annum
doubling every 25 years

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

Vendor's Solicitors

Portner Law LLP
Tel: 020 7616 5300 Ref: Peter Green
Email: pg@portner.co.uk

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SITUATION

Located within the popular Medway Village just off the main A40 Western Avenue, only a short walk from both Perivale Underground (Central Line) and South Greenford Mainline Stations, close to local schools and recreational amenities as well as local shopping, and only 8 miles west of Central London.

PROPERTY

Comprising a **Self-Contained 2 Bedroom Flat** on the first floor in need of modernisation.

ACCOMMODATION

First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC
GIA Approx. 476 sq.ft.

VAT is NOT applicable to this Lot

TENURE

Leasehold **Plus share of Freehold**

Offered with Vacant Possession

Vacant 2 Bed Flat

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

Vendor's Solicitors

HCB Solicitors
Tel: 020 8907 4366 Ref: James Heaps
Email: jamesheaps@hcbgroup.com

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