

**Barnett
Ross**

Auctioneers

Online Auction

Tuesday 14th September 2021
commencing at 12pm

T: 020 8492 9449



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Meet the team.



John Barnett FRICS
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London N20 9BD

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W: barnettross.co.uk

Order of Sale Tuesday 14th September 2021

Commencing 12.00pm

Lot

1	21/22 Oldfields Circus	Northolt	Middlesex
2	58/58a High Road	Ilford	Essex
3	483/483a Upper Richmond Road West	East Sheen	London SW14
4	50/51 Market Street	Loughborough	Leicestershire
5	428 High Street	Winsford	Cheshire
6	1 Dover Court, Horninglow Road North	Burton-on-Trent	Staffordshire
7	16-21/22-36/40-45 & 46-54 Bexley Court, Parkhouse Lane	Reading	Berkshire
8	Garages at Bexley Court, Parkhouse Lane	Reading	Berkshire
9	41 High Street	Grantham	Lincolnshire
10	83 & 84 Northbrook Street	Newbury	Berkshire
11	Piccolo Café, High Street	Wadhurst	East Sussex
12	95-97 High Street	Sittingbourne	Kent
13	54 Northbrook Street	Newbury	Berkshire
14	43/43a High Street	Billericay	Essex
15	304/304a Nelson Road, Whitton	Twickenham	Middlesex
16	27 Market Place	Great Yarmouth	Norfolk
17	13 Western Road	Bexhill-on-Sea	East Sussex
18	34, 36, 38 Great Moor Street	Bolton	Lancashire
19	143 Fore Street	Exeter	Devon
20	Land Adjoining 1 Wickliffe Avenue	Finchley	London N3
21	36 Aubert Park	Highbury	London N5
22	Clarence Court, 16/18 Craufurd Rise	Maidenhead	Berkshire
23	Underwood Court, Chapel Lane	Binfield	Berkshire
24	1a Market Place & 33 Queensway	Stevenage	Hertfordshire
25	Ephraim Court, Ephraim Street, Hanley	Stoke-on-Trent	Staffordshire
26	81 Penderyn Way	Tufnell Park	London N7
27	29 St John's Road, Oakley	Basingstoke	Hampshire
28	Flat 22 Eddison Court, 253 Sussex Way	Upper Holloway	London N19
29	Land at r/o 350–368 Kingston Road	Ewell	Surrey

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

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SITUATION

In this well known shopping location amongst such other multiple retailers as **Boots**, **Ladbrokes** and **Costcutter** as well as a host of independent local traders.

Northolt is a popular suburb approx. 11 miles north-west of central London with easy access via the A40 to the M40 and M25 motorways and approx. 8 miles north-east of Heathrow Airport.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access via a service road approached from Wadham Gardens to a **Self-Contained Flat** planned on the first and second floors, a private parking area and a rear entrance to the shop.

ACCOMMODATION

No. 21 - Ground Floor Shop

Gross Frontage	20'6"
Internal Width	18'6"
Built Depth	46'0"

No. 22 - First & Second Floor Flat

5 Rooms, Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **L. & A. Ruggeiro t/a Golden Crust Bakery** for a term of 20 years from 24th June 2003 at a current rent of **£19,500 per annum** exclusive.

Valuable Reversion June 2023

Note 1: The shop was closed at the time of our inspection as the lessees were abroad, but the shop is due to re-open on 30th August 2021 when a new photograph will be taken which will be available from the Auctioneers upon request.

Note 2: We understand the flat is sublet on an AST at £12,000 p.a. (£1,000 pcm).

£19,500 p.a. with
Valuable Reversion in 2023

Joint Auctioneers

Stanwood Professional Services
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Email: steve@stanwoodestates.co.uk

Vendor's Solicitors

BACI Solicitors
Tel: 020 8349 7680 Ref: David Conway
Email: d.conway@baciasolicitors.co.uk



SITUATION

Located at the junction with Cranbrook Road in this prominent prime retailing position in the heart of this well-known town centre and serving a large residential area.

Iceland and **Coral** are adjacent, **Barclays** is opposite, and other nearby multiple retailers include **NatWest**, **Boots** and **Nationwide** and a **Sainsbury's Supermarket** is nearby. Ilford Rail Station, which was rebuilt for Crossrail in 2019, is under ½ mile distant.

Ilford is a popular suburb that lies approx. 9½ miles north-east of central London with good road access to the M11, M25 and the North Circular Road (A406).

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 35'3" Internal Width 27'0" Shop Depth 35'6" Built Depth 48'8" WC	RAL Ltd t/a Admiral Casino (T/O for Y/E 31/12/19 £86.84m, Pre-Tax Profit £11.9m and Shareholders' Funds £31.2m)	10 years from 20th February 2017	£57,250 Note 1: The rent is £55,000 p.a. but there is also an additional management fee of 5% of the rent (£2,750 p.a.) payable to the freeholder.	FRI Rent Review 2022 Note 2: The Lessees have expressed an intent to extend their lease.
First Floor Flat	2 Bedrooms, Living Room/Kitchen, Bathroom/WC (GIA Approx 789 sq ft)	Individual(s)	1 year from 30th October 2020	£14,976	AST
Second Floor Flat	2 Bedrooms, Living Room/Kitchen, Bathroom/WC (GIA Approx 789 sq ft)	Individual(s)	13 months from 13th April 2021	£14,700	AST
				Total: £86,926	

£86,926 p.a. (see Note 1)

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

Vendor's Solicitors

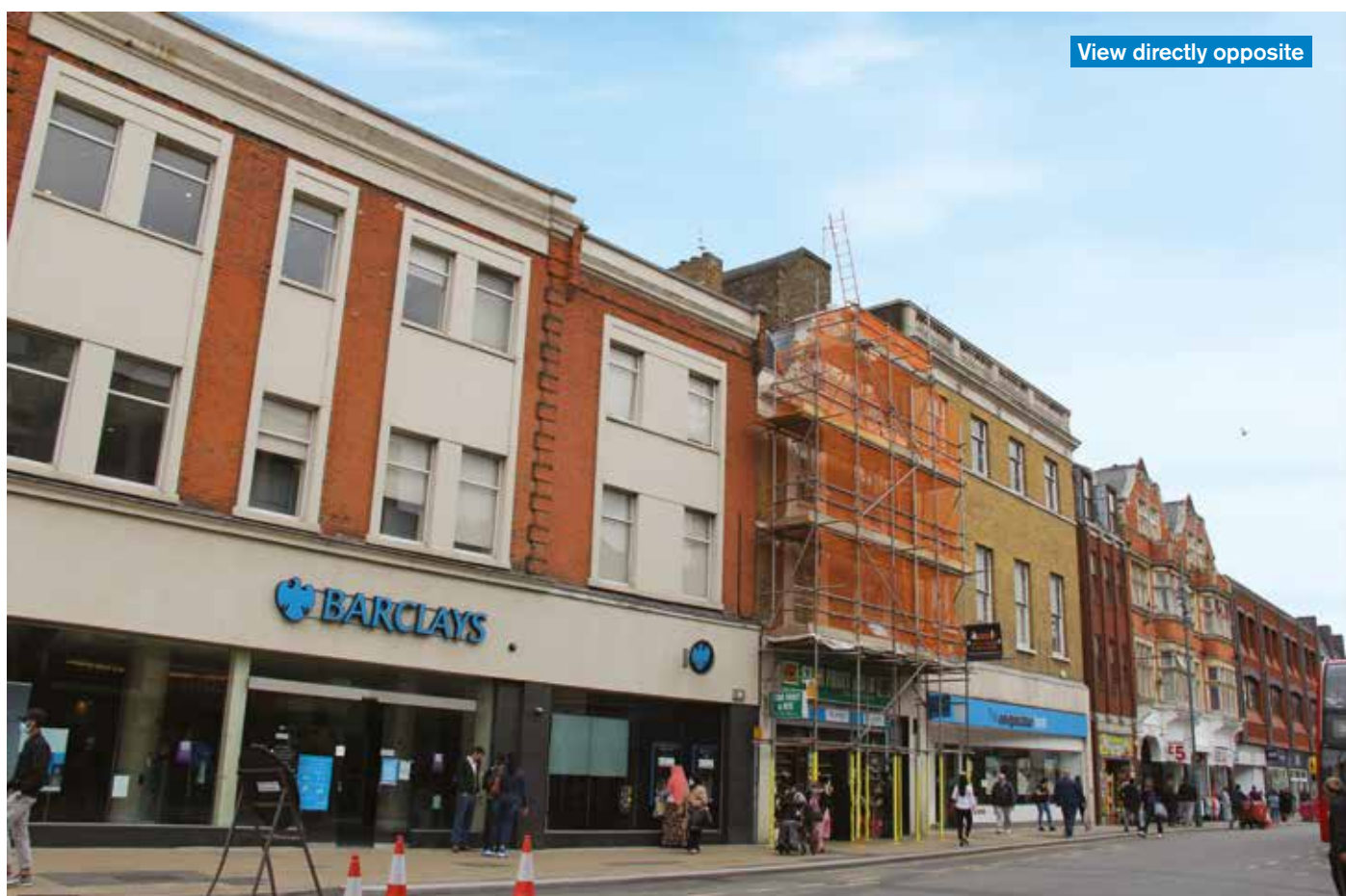
Debenhams Ottaway Solicitors
Tel: 01923 857 171 Ref: Kat McDonagh
Email: khm@debenhamsottaway.co.uk

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'**

View down High Road



View directly opposite





SITUATION

Located close to the junction with Coval Road within this established and popular retail thoroughfare amongst a host of local traders, all serving the surrounding affluent residential population. East Sheen is a sought after south-west London suburb which lies between Putney and Richmond and close to Barnes. The area is served by Mortlake Station (South West Trains) and there is good road access via the A205 (South Circular Road).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear 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	Gross Frontage 14'10" Internal Width 13'7" narrowing at rear to 6'8" Shop & Built Depth 36'5" WC Plus rear Lean-to 15'9" x 9'3"	P. A Knight (Dog & Cat Groomers)	From 9th July 2021 to 1st January 2027 (Renewal of a previous lease – in occupation since 2017)	£18,500 (see Note)	FRI Note: The rent is currently £15,500 p.a. rising to £18,500 p.a. from 1st Jan. 2023 and therefore the Vendor will top up this rent shortfall on completion.
First & Second Floor Flat	Not inspected	Individual(s)	999 years from 27th October 1983	Peppercorn	FRI
				Total: £18,500	

£18,500 per annum

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

Joint Auctioneers

Martin Campbell & Co
Tel: 020 8940 2266 Ref: Richard Farndale
Email: r.farndale@martincampbell.co.uk

Vendor's Solicitors

Simons Muirhead Burton LLP
Tel: 020 3206 2700 Ref: Mark Levine
Email: mark.levine@smb.london

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

Occupying an excellent trading position in the pedestrianised section of the town centre, diagonally opposite **Peacocks** and amongst such other multiple traders as **Oxfam**, **Iceland**, **Santander**, **TUI**, **Poundland**, **Greggs**, **Costa Coffee** and **Cancer Research**.

In addition, the property is close to the junction with Market Place which hosts other traders including **Boots**, **Primark** and **Superdrug** as well as a Street Market.

Loughborough is a busy town lying some 12 miles north of Leicester and 21 miles south-east of Derby with excellent road access via the A6 which links to the M1.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access via a communal front entrance to a **Self-Contained Flat** on the first and second floors.

VAT is applicable on 80% of this Lot

TENURE

Leasehold for a term of 2,000 years from 25th December 2017 at a peppercorn ground rent.

TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks			
No. 50 (Ground Floor Shop)	Gross Frontage Internal Width Shop & Built Depth WC	16'4" 14'6" 51'4"	H. M. Mohammadzadeh (Barbers)	10 years from 3rd December 2019	£10,000	FRI Rent Review 2024 There is a £2,500 + VAT Rent Deposit held.			
No. 51 (First & Second Floor Flat)	Not Inspected					Individual	125 years from 25th March 2009	£100	FRI Rent rises by £25 every 25 years.
						Total: £10,100			

£10,100 per annum

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

Vendor's Solicitors

ISC Lawyers

Tel: 020 7833 8453 Ref: Michael Conlon

Email: michaelconlon@iscslawyers.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'





Lot 5

428 High Street, Winsford,
Cheshire CW7 2DS



SITUATION

Located close to the junction with Alexander Street approx. 1/3 mile west of the town centre.

PROPERTY & ACCOMMODATION

A semi-detached building planned on the ground and first floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The property is let on a lease to **ADP Dental Company Limited t/a My Dentist (which operates a network of 600+ NHS funded and private pay dental practices across the UK)** for a term from 12th September 2008 to 29th June 2023 at a current rent of **£12,000 per annum** exclusive.

Note: The rent increased from £6,000 p.a. at the last review.

£12,000

per annum

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'

Lot 6

1 Dover Court, Horninglow Road North,
Burton-on-Trent, Staffordshire DE13 0SP

*Reserve below £160,000

Gross Yield 11.7%
6 week completion



SITUATION

Located at the junction with Dover Road in this neighbourhood parade serving the surrounding residential area. Burton-on-Trent is located approx. 28 miles north-east of Birmingham and 11 miles south-west of Derby.

PROPERTY

An end of terrace building comprising a **Ground Floor Retail Unit** with internal access to **Ancillary Storage** on the first floor. In addition, the property benefits from use of a service area for unloading and a customer car park at the rear.

VAT is applicable to this Lot

TENURE

Leasehold for a term of 2,000 years from 29th September 1986 at a peppercorn ground rent.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Retail Unit & First Floor Store	Ground Floor Retail Unit Gross Frontage 63'3" Internal Width 57'9" (max) Built Depth 94'3" Area Approx. 4,775 sq ft First Floor Ancillary Area Approx. 1,915 sq ft Ladies & Gents WCs Total Area Approx. 6,690 sq ft	The Carpet Stop (Derby) Ltd (with personal Guarantor)	10 years from 25th December 2019 (In occupation since 2009)	£18,650	FRI Rent Review December 2024. Tenant's Breaks December 2022 and 2024. £4,750 Rent Deposit held.
Part roof and airspace		AP Wireless II (UK) Limited	50 years from 26th October 2018	Peppercorn	Tenant's break at any time on 1 months notice.
				Total: £18,650	



£18,650 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
*Refer to points 9 and 10 in the 'Notice to all Bidders'

Vendor's Solicitors

ISC Lawyers

Tel: 020 7833 8453 Ref: Michael Conlon

Email: michaelconlon@isclawyers.co.uk

Lot 7

16-21, 22-36, 40-45 & 46-54 Bexley Court,
Parkhouse Lane, Reading, Berkshire RG30 2DY

***Guide: £290,000**
Freehold Ground Rent Investment
with 15 Valuable Reversions
In same ownership for over 38 years

Flat Nos. 46-54



SITUATION

Located in this cul-de-sac off Parkside Road close to its junction with Tilehurst Road, approximately 1 mile west of Reading Town Centre and Reading Station (National Rail).

Reading is located some 40 miles west of central London and is the major commercial and administrative centre for the prosperous Thames Valley enjoying easy access to the M4 (Junctions 10 & 11).

PROPERTY

A development of 4 detached purpose-built residential blocks comprising **36 Self-Contained Flats** planned on the ground, first and second floors set in **Communal Gardens**.

VAT is NOT applicable to this Lot

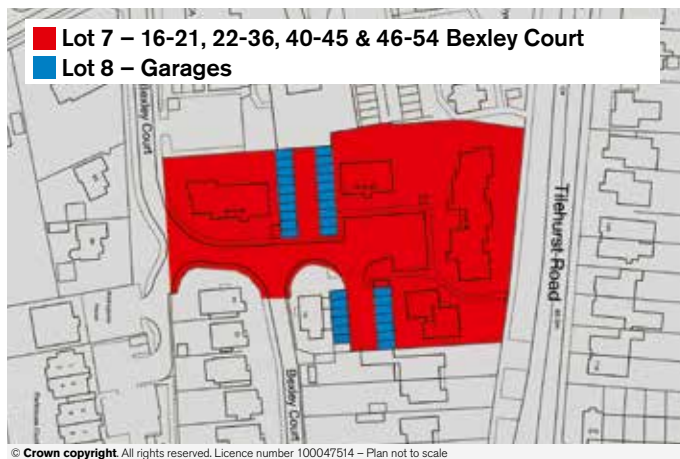
FREEHOLD

Note 1: Whenever a Flat in Bexley Court is sold the Ground Rent rises in proportion to the increase in value from the previous sale, providing that Ground Rent is payable on that Flat.

Note 2: 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.

Note 3: The Freeholder insures. Current sum insured £8,117,943. Current premium is £11,646 p.a.

Note 4: The most recent sale in Bexley Court was of Flat 34 (on an unextended lease), which sold for £145,000 in June 2021.



Note 5: The Lease of Flat 41 Bexley Court (which had an unexpired term of approx. 71 years) was extended in December 2019 for a premium of £20,000.

Note 6: There is a 6 week completion.

Note 7: The Freehold of the 33 garages at Bexley Court is also being offered in this auction – see Lot 8.

£6,727.07 p.a.
Plus 15 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

Lawrence Stephens Limited

Tel: 020 7936 8888 Ref: Stephen Messias

Email: smessias@lawstep.co.uk

Flat Nos. 40–45



Flat Nos. 22–36



Flat Nos. 22–36



Flat Nos. 16–21



TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee	Term	Ann. Excl. Rental	Remarks
Flats 16, 18, 20, 23, 24, 26, 27, 34, 36, 43, 46, 48, 49, 50, 54	15 Flats Each believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Various	Each 99 years from 1st September 1981	£3,025.84	Each FRI by way of service charge. 15 Valuable Reversions in approx. 59 years.
Flats 17, 19, 25, 29, 30, 31, 32, 33, 41, 42, 44, 45, 52	13 Flats Each believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Various	Each for terms of between 91 and 149 years unexpired	£3,946.23	Each FRI by way of service charge.
Flats 21, 22, 28, 35, 40, 47, 51, 53	8 Flats Each believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Various	Each for terms to 31st August 2170	Peppercorn	Each FRI by way of service charge.
				Total: £6,972.07	

¹Not inspected by Barnett Ross. Accommodation provided by Vendor.



SITUATION

Located in this cul-de-sac off Parkside Road close to its junction with Tilehurst Road, approximately 1 mile west of Reading Town Centre and Reading Station (National Rail). Reading is located some 40 miles west of central London and is the major commercial and administrative centre for the prosperous Thames Valley enjoying easy access to the M4 (Junctions 10 & 11).

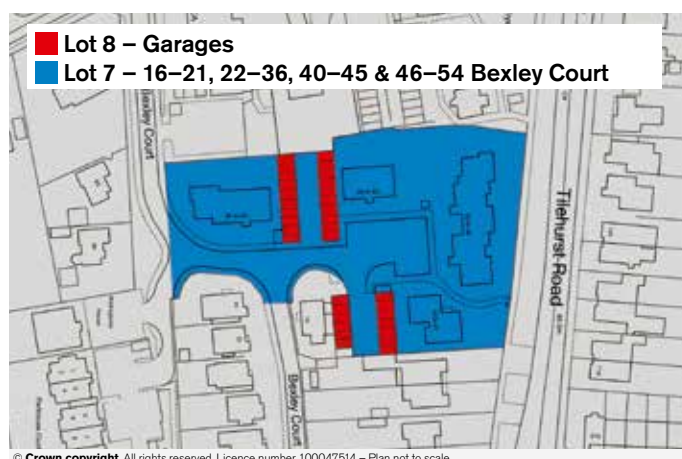
PROPERTY

33 Garages arranged in 4 separate rows.

VAT is NOT applicable to this Lot

FREEHOLD

Note: The Freehold of the 36 Flats at Bexley Court is also being offered in this auction – see Lot 7.



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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Garages 5, 6, 7, 8, 9, 10, 12, 15, 16, 19, 20, 21, 23, 24, 26, 27 & 31	17 Garages	Various	Each with unexpired terms of approx. 59 years	£17 (Each £1 p.a.)	Each FRI by way of service charge. 17 Valuable Reversions in approx. 59 years.
Garages 1, 2, 4, 13, 14, 25, 30, 32, 33 & 34	10 Garages	Various	Each with unexpired terms of between 91 and 149 years	£10 (Each £1 p.a.)	Each FRI by way of service charge.
Garages 3, 11, 17, 22, 28 & 29	6 Garages	Various	Each with unexpired terms of approx. 149 years	Peppercorn	Each FRI by way of service charge.
				Total: £27	

£27 p.a. plus
17 Valuable Garage 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

Lawrence Stephens Limited
Tel: 020 7936 8888 Ref: Stephen Messias
Email: smessias@lawstep.co.uk

Garages Nos. 1-14 (excl. No. 8)





SITUATION

Located opposite the junction with Avenue Road in the main retailing thoroughfare of the town, adjacent to **Boots** and **Lloyds Bank** and amongst such other multiple retailers as **Savers**, **Costa**, **B&M Bargains**, **WHSmith**, **Scrivens**, **Tui** and many others. Grantham is an attractive market town which lies at the junction of the A1 with the A52 some 22 miles east of Nottingham.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	12'4"
Internal Width	9'8" (max)
Shop Depth	41'2"
Built Depth	61'0"
WC	

First Floor

Office/Store Area	Approx. 150 sq ft
Kitchen/Staff Area	Approx. 125 sq ft plus WC

VAT is NOT applicable to this Lot

FREEHOLD



The Property

TENANCY

The entire property is let on a full repairing and insuring lease to **M. Metinkaya (t/a Kings Barbers – see Note)** for a term of 15 years from 9th March 2020 at a current rent of **£12,500 per annum** exclusive.

Rent Reviews 2023 and 3 yearly

Tenant's Break 2025

Note: We understand the tenant trades from other towns as Kings Barbers including Huntingdon, Newark and Downham Market.

£12,500 per annum

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John Barnett and **Steven Grossman**

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Vendor's Solicitors

Sylvester Amiel Lewin & Horne LLP
Tel: 020 8446 4000 Ref: Jonathan Horne
Email: jonathanhorne@sylvam.co.uk



SITUATION

Located in the prime position within the town's principal retail thoroughfare, adjacent to **Vodafone** and **Superdrug**, opposite **Marks & Spencer** and **Tesco Metro**, and amongst such other multiple retailers as **Wilko**, **Boots**, **Vision Express**, **WHSmith**, **Greggs** and many more. Newbury is an attractive and affluent market town which lies approx. 16 miles west of Reading and 4 miles south of the M4 (Junction 13) via the A34.

PROPERTY

Two adjoining terraced buildings currently comprising a **Deep Ground Floor Double Shop** with internal access to **Ancillary Accommodation** on the first floor. In addition, there is a separate **External Store** at rear first floor level.

VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 83 (Shop & First Floor)	Ground Floor Shop Gross Frontage 16'6" Internal Width 15'3" Shop Depth 78'3" Built Depth 100'10" Sales Area Approx. 1,184 sq ft ¹ First Floor Ancillary Area Approx. 351 sq ft ¹ plus 2 WC's Rear First Floor Store Area Approx. 195 sq ft	Robert Dyas Holdings Ltd (Robert Dyas trade from 94 stores)	10 years from 29th September 2014	£41,750	FRI
No. 84 (Shop & First Floor)	Ground Floor Shop Gross Frontage 15'8" Internal Width 14'4" Shop Depth 78'3" Built Depth 88'1" Sales Area Approx. 1,130 sq ft ¹ First Floor Ancillary Area Approx. 168 sq ft ¹	Robert Dyas Holdings Ltd (Robert Dyas trade from 94 stores)	10 years from 29th September 2014	£44,750	FRI
Total Area		Approx. 3,028 sq ft		Total: £86,500	

¹Floor areas agreed at the 2014 Rent Review.

Note: The property may have future residential development potential to include extending the first floor and adding a second floor, subject to obtaining possession and the necessary consents.

£86,500 per annum

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

Joint Auctioneers

Roth Associates
Tel: 020 7499 5051 Ref: Stephen Roth
Email: sar@rothassociates.co.uk

Vendor's Solicitors

Charles Russell Speechlys LLP
Tel: 01242 221 122 Ref: Ian Brothwood
Email: ian.brothwood@crsblaw.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'**





The Property



Interior View



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SITUATION

Occupying a prominent trading position adjacent to a new **Jempsons Convenience Store**, in the heart of this picturesque Village surrounded by a host of established traders. Wadhurst lies on the B2099 midway between the A21 and A26 some 7 miles south-east of Tunbridge Wells.

VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 36'0" Internal Width 33'7" Shop Depth 29'6" max Built Depth 36'11" WC	Jempsons Limited (T/O for Y/E 30/06/20 £19.17m, Pre-Tax Profit £427,529 and Shareholders' Funds £10.87m) (Sub-let to N&J Howard t/a Piccolo Café until 16th May 2029)	15 years from 16th June 2014	£16,907	FRI Rent Review 2024 in line with RPI (min 1% and max 5% compound) Note 2: Based on current RPI levels the 2024 rent will increase to £18,000 p.a.
First & Second Floor Flat plus 1 parking space	Not Inspected	Individual	120 years from 7th May 2021	£250	FRI
				Total: £17,157 (Rising in 2024 - see Note 2)	

PROPERTY

An attractive Period corner building comprising a **Ground Floor Double Café** with separate side access to a **Self-Contained Flat** at first and second floor levels.

There is a rear parking space for 1 car.

Note 1: The right hand half of the shop is only included in the Title at ground floor level - see red arrows on second photo.

£17,157 p.a.
Rising in 2024 - see Note 2

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

Vendor's Solicitors

Axiom Stone
Tel: 020 8951 6982 Ref: Jaymini Ghelani
Email: jg@axiomstone.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'**





SITUATION

Located close to the junction with Central Avenue in the heart of the town's pedestrianised retail thoroughfare, adjacent to **Boots Opticians** and amongst other such multiples as **Starbucks, Vodafone, WHSmith, Holland & Barrett, Betfred** and others. In addition, the property is situated directly opposite the entrance to the Forum Shopping Centre. Sittingbourne lies on the A2 some 45 miles south-east of London and 12 miles from Maidstone.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Store** on the first floor. In addition, the property includes a **Rear Yard**.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	26'3"
Internal Width	23'3"
narrowing at rear to	20'11"
Shop Depth	56'5"
Built Depth	67'7"
Area	Approx. 1,190 sq ft
2 WCs	

First Floor Area

Ancillary Store	Approx. 555 sq ft
-----------------	-------------------

Total Area

Approx. 1,745 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease to **Greggs Plc (having over 2,000 branches)** (T/O for Y/E 02/01/21 £811.3m, Pre-Tax Loss £13.7m and Shareholders' Funds £321.6m) for a term of 5 years from 26th August 2021 (**renewal of a previous lease – in occupation since 2010**) at a current rent of **£26,000 per annum** exclusive.

£26,000 per annum

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

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 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 close to the junction with Albert Road at the northern end of the town's main retail thoroughfare, close to the historic Clock Tower, and amongst such multiple retailers as **Ladbrokes, Strutt & Parker, Savills, Winkworth, Domino's, Specsavers, McDonald's, Scope, Timpson** and others. In addition, the pedestrianised section of Northbrook Street lies just approx. 100 yards away.

Newbury is an attractive and affluent market town which lies approx. 16 miles west of Reading and 4 miles south of the M4 (Junction 13) via the A34.

PROPERTY

A Grade II Listed mid terraced building comprising a **Ground Floor Shop** (formerly an estate agents) with internal access to **Offices** on the first and second floors.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	14'10"
Internal Width	13'2"
narrowing at rear to	9'11"
Shop Depth	26'3"
Built Depth	55'7"
Area	Approx. 570 sq ft
WC	

First Floor Offices

2 Rooms Area	Approx. 245 sq ft
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Second Floor Offices

2 Rooms Area	Approx. 295 sq ft
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Total Area	Approx. 1,110 sq ft
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VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant Shop & Upper Part

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

Joint Auctioneers

Quintons, 38 London Rd, Newbury RG14 1JX
Tel: 01635 551 441 Ref: Shane Prater
Email: shane@quintons.co.uk

Vendor's Solicitors

Warcup Law Firm
Tel: 01665 606 100 Ref: Mark Warcup
Email: mw@warcuplawfirm.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'**



SITUATION

Close to the junction with Chapel Street, in the heart of the town centre, adjacent to **Natwest** and **Oxfam** and amongst other multiples such as **Boots Opticians**, **Barclays**, **Toni&Guy**, **Subway** and a variety of independent retailers, cafés, pubs and restaurants.

Billericay is a popular commuter town located less than 5 miles east of Brentwood and approximately 7 miles south of Chelmsford and is well served by Billericay Station (Greater Anglia Rail) providing regular services to London Liverpool Street.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 43 (Ground Floor Restaurant)	Gross Frontage 31'0" Internal Width 30'11" (max) Built Depth 65'2" Restaurant Area Approx. 817 sq ft Bar Area Approx. 320 sq ft Kitchen Area Approx. 193 sq ft Total Area Approx. 1,330 sq ft Plus Office & 4 WCs Rear Storeroom Area Approx 130 sq ft	S. Uddin (t/a Amico Italian Restaurant)	20 years from 22nd May 2002	£31,000	FRI
No. 43a (First & Second Floor Dental Surgery)	First Floor 3 Surgeries, Reception, Waiting Room, Kitchen Area Approx. 677 sq ft WC Second Floor Surgery & Office Area Approx. 278 sq ft Total Area Approx. 955 sq ft	M. Khroud (t/a Billericay Dental Studio)	17 years from 26th June 2014	£15,300	FRI Rent Reviews 2022 and 4 yearly.
				Total: £46,300	

PROPERTY

A Grade II Listed mid-terrace building comprising a **Ground Floor Restaurant** with separate front access to a **Dental Surgery** on the first and second floors. In addition, the property includes a detached timber **Storeroom** at the rear.

VAT is NOT applicable to this Lot

FREEHOLD

£46,300 per annum

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

Vendor's Solicitors

BACI Solicitors

Tel: 020 8349 7680 Ref: David Conway

Email: d.conway@baciasolicitors.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'**



SITUATION

Located close to the junction with Hospital Bridge Road in this established parade, a few doors away from a **Costcutter** and amongst a variety of other local retailers, all serving the surrounding residential area.

Twickenham is located some 11 miles west of central London with good road links via the A316.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. In addition, the property benefits from a rear yard with access from Whitton Way.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'9" Internal Width 17'1" narrowing at rear to 6'8" Shop Depth 28'1" Built Depth 43'7" Includes Treatment Room & External WC	Tease Hair Design Limited (with personal guarantor) (Hairdresser with Beautician's Treatment Room)	5 years from 28th May 2021 (excl. s24-28 of L&T Act 1954) (The shop has traded as a hairdresser for many years)	£14,000	FRI There is a £4,667 Rent Deposit held.
First Floor Flat	Not inspected	Individual(s)	125 years from 25th March 1999	£50 (rising every 25 years)	FRI
				Total: £14,050	

£14,050 per annum

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

Vendor's Solicitors

PWW Solicitors

Tel: 020 7821 8211 Ref: Alexa Beale

Email: abeale@pwwsolicitors.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'





SITUATION

Occupying a prime position in the heart of this pedestrianised town centre, adjacent to **The Works** and **British Heart Foundation**, amongst other multiples such as **Specsavers**, **Santander**, **Poundland**, **Holland & Barrett**, and **Savers**, diagonally opposite an entrance to **Great Yarmouth Market** and less than ½ a mile to the 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 mid terrace building comprising a **Ground Floor Bank** with internal access to **Ancillary Accommodation** on the first and second floors. The property includes a **Yard** and a **Drive-in** for parking several cars at the rear.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Bank

Gross Frontage	19'0"
Internal Width	18'6"
Built Depth	55'6"
Banking Hall Area	Approx 935 sq ft

First Floor Ancillary

2 Offices & Staff Kitchen Area	Approx 403 sq ft
Ladies & Gents WCs	

Second Floor Ancillary

Storage Area	Approx 236 sq ft
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Total Area **Approx 1,574 sq ft**

TENANCY

The entire property is let on a full repairing and insuring lease to **Yorkshire Building Society (T/O for Y/E 31/12/2020 £977m, Pre-Tax Profit £161m and Shareholders' Funds £2.8bn)** for a term of 5 years from 27th November 2020 (**renewal of a previous Lease - in occupation for over 20 years**) at a current rent of **£20,000 per annum** exclusive.

Tenant's Break November 2023

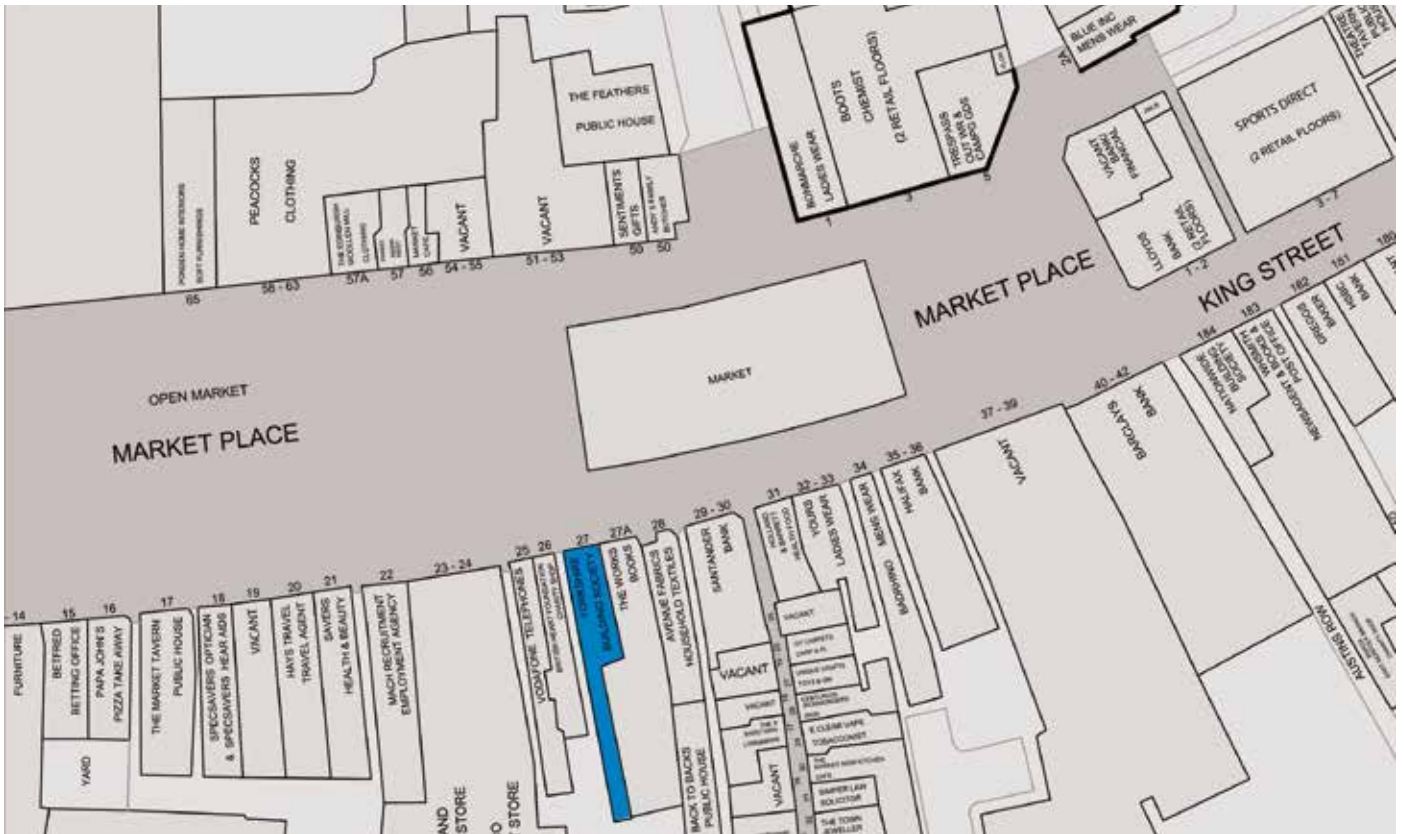
£20,000 per annum

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

Edwards Duthie Shamash
Tel: 020 8514 9030 Ref: Charles Newman
Email: ch@edwardsduthieshamash.co.uk





SITUATION

Close to the junction with Devonshire Road in one of the town's principal retail thoroughfares, amongst multiples such as **HSBC, Jempsons Local, Ladbroke's, Cancer Research, Specsavers, Oxfam, Timpson**, as well as a variety of independent retailers, coffee shops, cafés and restaurants and just yards from Bexhill Station (National Rail). Bexhill-on-Sea is a popular seaside town which lies on the A259 coast road, midway between Eastbourne and Hastings.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal and separate rear access to a **Self-Contained Flat** on the first and second floors.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'2"
Internal Width	14'7"
Shop Depth	30'8"
Built Depth	54'9"

WC

First & Second Floor Flat

2 Bedrooms, Living Room, Kitchen (incl. Shower enclosure) & separate WC

GIA Approx 940 sq ft

VAT is NOT applicable to this Lot



FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **R. Dahwch as a Convenience Store & Off-Licence** for a term of 15 years from 4th March 2014 at a current rent of **£14,000 per annum** exclusive.

Rent Reviews 2019 (not actioned) and 2024

£14,000 per annum

The Surveyors dealing with this property are
John Barnett and Jonathan Ross

Vendor's Solicitors

Debenhams Ottaway

Tel: 01923 857 171 Ref: Ruth Bolton

Email: rlb@debenhamsottaway.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'



SITUATION

In the town centre, occupying a prominent trading position close to the junction with the pedestrianised Newport Street and diagonally opposite Bolton Interchange (Bolton's main Bus Station) where a new 'skylink' bridge connects the Interchange to Bolton's main Railway Station. Nearby multiples include **Home Bargains**, **Subway**, **Barnardo's**, **Ladbrokes** and **Admiral**.

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

PROPERTY

Forming part of a retail parade comprising:

- **A Ground Floor Shop** with a **Mezzanine Floor**, **Ancillary Accommodation** on the first floor and a **Basement**.
- **A Ground Floor Shop** with **Ancillary Accommodation** on the first floor and a **Basement**.
- **A Ground Floor Shop** with a **Basement**.
- Separate side access to a **Dance School** planned on part first and second floors.

VAT is applicable to this Lot

TENURE

2 Leaseholds each for a term of 99 years from 1st November 1963 (thus having approx. 41 years unexpired) at a total fixed ground rent of £550 p.a.



£46,000 per annum

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

Vendor's Solicitors

Watermans

Tel: 020 8888 2820 Ref: Paul Browne

Email: pgb_watermans@btconnect.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. 34	Ground Floor Shop Internal Width 12'11" Shop Depth 36'1" Built Depth 47'10" WC Mezzanine Floor Area Approx. 147 sq ft First Floor Ancillary Area Approx. 385 sq ft Basement Area Approx. 191 sq ft	Crystal Nails (Nail Bar)	10 years from 28th August 2020 (excl. s.24-28 of L & T Act 1954)	£13,000	IRI. Rent Review (subject to RPI) and Tenant's Break 2025.
No. 36	Ground Floor Shop Internal Width 13'0" Shop Depth 36'9" Built Depth 48'0" First Floor Ancillary Area Approx. 347 sq ft WC Basement – Not inspected.	Shelter (Having approx. 100 branches)	5 years from 21st December 2018	£12,000	Effectively FRI (subject to £1,000 p.a. cap). Rolling Tenant's Break on 6 months' notice from Dec 2021.
No. 38	Ground Floor Shop Internal Width 13'8" Shop Depth 35'8" Built Depth 48'8" WC Basement Area Approx. 155 sq ft	M. Z. Wenge (t/a Fanty Fashion) (Hair & Beauty Products)	10 years from 3rd August 2018 (excl. s.24-28 of L & T Act 1954)	£11,000	IRI. Rent Review (subject to RPI) and Tenant's Break 2023.
Nos. 34-38	Part 1st & 2nd Floor Dance School: Part 1st Floor Dance Studio & Changing Room Area Approx. 410 sq ft 2 WCs 2nd Floor 2 Dance Studios, Reception, Music Room & Store Area Approx. 1,380 sq ft	D. T. Dawson (t/a Dawsons Academy of Dance and Stage - Visit: www.dawsonsacademy.co.uk)	10 years from 24th June 2015 (Renewal of a previous lease – in occupation since 2005)	£10,000	Effectively FRI (subject to £1,000 p.a. cap). Rent Review June 2020 – no action taken. Note: The Lessee did not operate their Jun 2020 Break Option.
				Total: £46,000	



SITUATION

Occupying a prominent trading position in the heart of the City Centre close to the junction with King Street, directly opposite a branch of **McColls** and amongst a wide variety of independent retailers, only a few minutes' walk from the prime retailing further along Fore Street. Exeter is an historic Cathedral and University City, being one of the main commercial and administrative hubs for the South-West with excellent road communications to the M5 (Junctions 29-31).

PROPERTY

An attractive Grade II Listed mid terrace building comprising **2 Ground Floor Shops** with separate front access to **7 Self-Contained Flats** planned on the first, second, third and fourth floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: 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.

£23,547.50 per annum

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

Vendor's Solicitors

Brown Turner Ross

Tel: 01704 542 002 Ref: Michael Stephens

Email: michael.stephens@brownturnerross.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. 143A (Ground Floor Shop)	Gross Frontage 15'9" Internal Width 13'5" Shop Depth 42'4" Built Depth 63'4" WC	T. Kilic (Barbers)	6 years from 25th December 2017 (In occupation for 13 years)	£12,022.50	Effectively FRI
No. 143B (Ground Floor Shop)	Gross Frontage 15'5" Internal Width 12'8" Shop Depth 42'4" Built Depth 63'4" WC	Best Stop Shop Ltd (with A Y Bekir as guarantor) (Convenience Store & Shisha Pipes)	10 years from 27th April 2015	£11,000	Effectively FRI Rent Review Apr 2021 (Not Actioned). Note 2: Tenant's 2021 Break Option not exercised. Note 3: £2,250 Rent Deposit held
Flats 1 to 7	7 Flats – Not inspected	Various	Each 999 years from 1st January 2000	£525 (£75 each) (Increasing to £1,050p.a. in 2025 & then a further £525 p.a. every 25 years)	Effectively FRI
				Total: £23,547.50	



SITUATION

Located close to the junction with Hendon Lane in this popular and sought-after residential area, less than $\frac{3}{4}$ of a mile from the shopping facilities of Finchley Central and Finchley Central Underground Station (Northern Line), less than $1\frac{1}{2}$ miles from Brent Cross Shopping Centre and approximately 7 miles north of Central London.

PROPERTY

A mainly **Rectangular Shaped Site with Outline Planning (see Planning)**. The Site includes a dilapidated timber frame Garage and benefits from a dropped kerb to the road.

ACCOMMODATION

Site Frontage 41'0"

Site Depth 120'0"

Site Area Approx 4,850 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

PLANNING

Outline Planning Permission was granted on 3rd June 2021 by the London Borough of Barnet (Planning ref: 21/1741/OUT) for: Outline application for construction of 2no. two-storey plus rooms in roofspace single family dwellings with associated amenity space to rear, off street car parking, bin storage and bike storage to front.



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- The 2 proposed Semi-Detached Houses will **each** provide the following accommodation:

Ground Floor: Entrance Hall, Living Room, Kitchen/Dining Room, Utility Room/WC.
1st Floor: 3 Bedrooms (1 with ensuite Bathroom/WC), Family Bathroom/WC.
2nd Floor: 1 Bedroom with ensuite Bathroom/WC.

- GIA of each House is Approx. 1,990 sq ft.
- Each House will have 2 open car parking spaces at the front.

Planning Documentation and Plans are available in the Legal Pack.

Vacant Site with Planning for 2 Houses

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

Joint Auctioneers

Athawes, Son & Co.

Tel: 020 8992 0056 Ref: Mark T. Stevens

Email: mark@athawes.co.uk

Vendor's Solicitors

Wrigleys Solicitors

Tel: 0113 244 6100 Ref: Caroline Wilson

Email: caroline.wilson@wrigleys.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'**





SITUATION

Occupying a prominent position on the corner with Avenell Road in this highly sought-after residential area. The shopping facilities of Highbury Barn, Arsenal's Emirates Stadium and Arsenal Underground Station (Piccadilly Line) are all within close proximity.

Highbury lies approximately 4 miles north of Central London, midway between Finsbury Park and Islington.

PROPERTY

A detached building comprising **12 Self-Contained Flats** planned on lower ground, ground and the three upper floors.

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 5 (Ground Floor)	Believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC	Individual(s)	99 years from 29th September 1974	£60 (rising to £120 in 2040)	FRI by way of service charge. Valuable Reversion in approx. 52 years.
Flat 11	Believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC	Individual(s)	99 years from 29th September 2004	£100 (rising to £200 in 2037 & £300 in 2070)	FRI by way of service charge. Valuable Reversion in approx. 82 years.
Flat 9	Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	99 years from 29th September 2004	£100 (rising to £200 in 2037 & £300 in 2070)	FRI by way of service charge. Valuable Reversion in approx. 82 years.
Flat 12	Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	99 years from 29th September 2019	£100 (rising to £200 in 2052, £300 in 2085 & £350 in 2102)	FRI by way of service charge.
Flats 1, 2, 3, 6, 7, 8 & 10	7 Flats Not inspected	Various	Each 189 years from 29th September 1974	Peppercorn	Each FRI by way of service charge.
Flat 4	Not inspected	Individual(s)	189 years from 1st January 1999	Peppercorn	FRI by way of service charge.
				Total: £360	

¹Not inspected by Barnett Ross. Accommodation provided by Vendor.

VAT is NOT applicable to this Lot

FREEHOLD

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. Current sum insured £2,537,056. Current premium is £4,622.46 p. a.

Note 3: Flat 3 sold in July 2019 for £420,000 and Flat 2 sold in May 2019 for £515,238. (source: rightmove.co.uk)

£360 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

Curry Popeck Solicitors
Tel: 020 8907 2000 Ref: Neysan Valente
Email: nvalente@currypopeck.com

Lot 22

Clarence Court, 16/18 Craufurd Rise,
Maidenhead, Berkshire SL6 7LU

***Guide: £200,000**
Freehold Ground Rent Investment
with 14 Valuable Reversions
In same ownership for over 28 years



SITUATION

Located close to the junction with St. Luke's Road, within close walking distance of Kidwells Park and Maidenhead Town Centre and approximately ½ a mile from Maidenhead Station (Great Western Railway).

Maidenhead is a prosperous Thames Valley town which lies approximately 26 miles west of central London and enjoys easy access via the A404(M) to the M4 and M40 motorways.

PROPERTY

A purpose built residential block comprising **18 Self-Contained Flats** planned on the ground, first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD



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£4,851.19 per annum
Plus 14 Valuable Reversions

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

Vendor's Solicitors

Lawrence Stephens Limited
Tel: 020 7936 8888 Ref: Stephen Messias
Email: smessias@lawstep.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 ¹	Lessee	Term	Ann. Excl. Rental	Remarks
Flats 1-4, 6-9, 11, 13-16 & 18	14 Flats Each believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Various	Each 99 years from 1st June 1984	£4,356.39	Each FRI by way of service charge. 14 Valuable Reversions in approx. 61¼ years.
Flat 5	Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	162 years from 1st June 1984	Peppercorn	FRI by way of service charge.
Flat 10	Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	162 years from 5th July 2011	Peppercorn	FRI by way of service charge.
Flat 12	1 Flat Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	189 years from 1st June 1984	£303.13	FRI by way of service charge.
Flat 17	1 Flat Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	99 years from 15th March 2021	£191.67	FRI by way of service charge.
¹ Not inspected by Barnett Ross. Accommodation provided by Vendor.				Total: £4,851.19	

Note 1: Whenever a Flat in Clarence Court is sold the Ground Rent rises in proportion to the increase in value from the previous sale.

Note 5: The Lease of Flat 17 (which had an unexpired term of approx. 62 years) was extended in March 2021 for a premium of £22,000.

Note 2: 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.

Note 6: Flats in Clarence Court should not be used for any purpose whatsoever other than as private dwellinghouses to accommodate persons of the state retirement age.

Note 3: The Freeholder insures. Current sum insured £4,099,005. Current premium is £6,024.35 p.a.

Note 7: The Garages at the rear of Clarence Court are not included in the sale.

Note 4: According to Land Registry the most recent sale in the development was of Flat 5 which sold for £174,500 in December 2019.

Note 8: There is a 6 week completion.

Lot 23

**Underwood Court, Chapel Lane, Binfield,
Berkshire RG42 4AW**

***Guide: £150,000**
Freehold Ground Rent Investment
with 4 Valuable Reversions
In same ownership for over 38 years



SITUATION

Located in this cul-de-sac off Terrace Road South close to its junction with Foxley Lane, less than ½ a mile from the village's shops and amenities.

Binfield is a desirable and sought after village situated between Wokingham and Bracknell in the prosperous Thames Valley enjoying excellent road access to the M4 (Junction 10) via the A329M.

PROPERTY

A purpose built residential block comprising **15 Self-Contained Flats** planned on the ground, first and second floors set within landscaped **Communal Gardens**.

VAT is NOT applicable to this Lot

FREEHOLD



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£4,444.46 per annum
Plus 4 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

Lawrence Stephens Limited
Tel: 020 7936 8888 Ref: Stephen Messias
Email: smessias@lawstep.co.uk

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee	Term	Ann. Excl. Rental	Remarks
Flats 3, 4, 6 & 9	4 Flats Each believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Various	Each 99 years from 1st August 1979	£749.03	Each FRI by way of service charge. 4 Valuable Reversions in approx. 57 years.
Flat 1	1 Flat Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individuals	122 years from 26th August 2010	£322	FRI by way of service charge.
Flat 11	1 Flat Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	99 years from 6th February 2007	£50	FRI by way of service charge.
Flats 2, 5, 7, 8, 10, 12, 13, 14 & 15	9 Flats Each believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Various	Each with terms of between 133 & 162 years from 1st August 1979	£3,323.43	Each FRI by way of service charge.
¹ Not inspected by Barnett Ross. Accommodation provided by Vendor.				Total: £4,444.46	

Note 1: Whenever a Flat in Underwood Court is sold the Ground Rent rises in proportion to the increase in value from the previous sale.

Note 2: 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 3: The Freeholder insures. Current sum insured £3,640,000. Current premium is £4,032.49.

Note 4: According to Land Registry the most recent sale in the development was of Flat 5 which sold for £190,000 in June 2020 having a lease for 135 years from 1st August 1979 (thus having approx. 94 years unexpired).

Note 5: The Lease of Flat 12 was extended in 2016 for a premium of £18,000.

Note 6: There is a 6 week completion.



SITUATION

Located in the town's pedestrianised shopping centre amongst such multiple retailers as **Superdrug, Savers, Primark, Boots** and many other. Stevenage is a prosperous New Town which lies some 15 miles east of Luton and 31 miles north of central London via the A1(M).

PROPERTY

A purpose built commercial and residential building comprising **Ground Floor Retail Units** and separate access from Market Place to **14 Self-Contained Flats (12 x 1 Bed and 2 x Studio)** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Retail Units	Not inspected	Grow On Ltd	999 years from 19th July 2019	Peppercorn	FRI
Flats 1 to 6	6 Flats: Each 1 Bedroom, Living Room, Kitchen, Bathroom/WC	Various	Each 99 years from 1st June 2003	£600 (£100 per flat)	Each FRI by way of service charge. 6 Valuable Reversions in approx. 80% years.
Flat 7	Studio Flat	Individual(s)	99 years from 1st June 2003	£100	FRI by way of service charge. Valuable Reversions in approx. 80% years.
Flats 8 to 13	6 Flats: Each 1 Bedroom, Living Room, Kitchen, Bathroom/WC	Various	Each 125 years from 29th September 2015	£1,500 (£250 per flat – see Note 1 for rent increases)	Each FRI by way of service charge.
Flat 14	Studio Flat	Individual(s)	125 years from 29th September 2015	£250 (rent increases by £250 every 21 years)	FRI by way of service charge.
				Total: £2,450	

¹Not inspected internally by Barnett Ross. Accommodation provided by Vendor.

Note 1:

- The rent for Flat 8 doubles every 25 years.
- The rent for Flats 9, 11 & 12 doubles every 21 years.
- The rent for Flats 10 & 13 increases by £250 p.a. every 21 years.

Note 2: 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.

Note 3: The Freeholder insures. Current sum insured £2,459,338. Current premium is £2,890.54 p.a.

Note 4: There is a 6 week completion.

**£2,450 p.a. Plus
7 Valuable Reversions**

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

Vendor's Solicitors

Horizon Law
Tel: 020 8441 9999 Ref: Steve Zavros
Email: steve.zavros@horizonlaw.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'**

Lot 25

Ephraim Court, Ephraim Street,
Hanley, Stoke-on-Trent,
Staffordshire ST1 3SH

***Guide: £60,000**
Under £3.85 per sq ft Freehold
6 week completion



SITUATION

Located in this mixed commercial and residential area, directly opposite the Emma Bridgewater Pottery Factory, just off the main A50 (Lichfield Road) leading directly into Hanley town centre, which forms part of the City of Stoke-on-Trent.

Stoke-on-Trent lies approximately 32 miles south of Manchester and 42 miles west of Nottingham, enjoying excellent road access to the M6 (Junctions 15 & 16).

PROPERTY

A substantial building in dilapidated condition comprising **a mix of former Light Industrial and Office Units** planned over ground, first and second floors. The property includes an inner courtyard area with vehicle access off Ephraim Street.

ACCOMMODATION¹

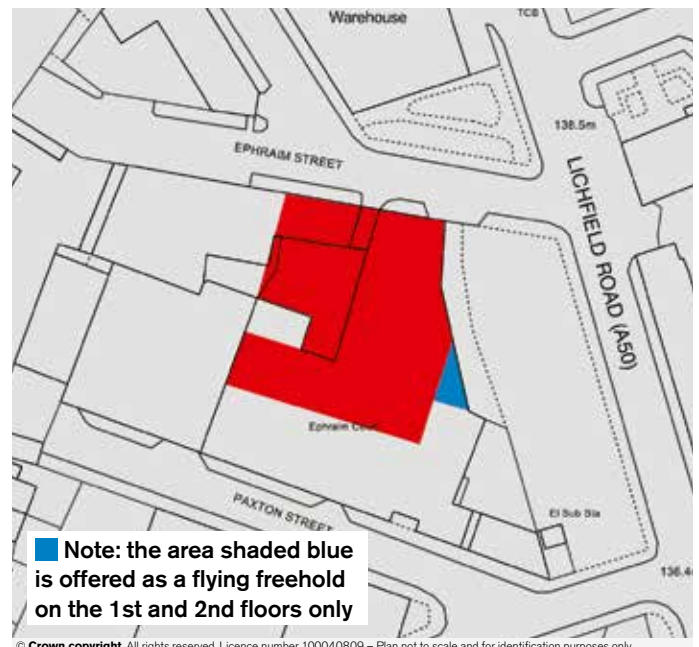
Total Area **Approx. 15,639 sq ft**

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

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: There may be potential for residential conversion, subject to obtaining planning.



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Vacant Freehold Approx. 15,639 sq ft

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

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
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SITUATION

Located within this purpose built development close to the junction with Carlton Road in this sought after residential neighbourhood, approx. ¾ mile from Tufnell Park Underground Station (Northern Line) and approx. 1 mile from Finsbury Park Station (Piccadilly & Victoria Lines). In addition, the varied multiple shopping facilities of Holloway Road are approx. 1 mile distant. Tufnell Park is a popular residential area well located for both the West End and City.

PROPERTY

A mid-terraced **5 Bed House** planned on ground, first and second floors. The property benefits from:

- uPVC Double Glazing
- Gas central heating
- Rear garden

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: The parking spaces at the front of the property are not included with the Freehold. Applicants can make enquiries about parking directly with Islington Council who control these spaces.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Reception Room	14'10"	x	9'0"
Kitchen	10'2"	x	6'0"
WC			

First Floor

Bedroom 1	14'11"	x	11'2"
Bedroom 2	14'1"	x	8'11" plus walk in wardrobe

Second Floor

Bedroom 3	12'3"	x	6'8"
Bedroom 4	7'4"	x	11'1"
Bedroom 5	7'7"	x	8'6"
Bathroom/WC	6'2"	x	5'7"

GIA Approx. 1,067 sq ft

Note 2: There is potential to extend the ground floor at rear as per the neighbouring property.

Note 3: No.53 Penderyn Way was recently sold for £665,000.

Note 4: There is a small area within the rear garden affected by Japanese Knotweed and there is a maintenance programme in place with a guarantee that expires on 31st March 2025.

Note 5: Refer to Auctioneers for the virtual tour of the property.

Vacant 5 Bed House

The Surveyors dealing with this property are
Jonathan Ross 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

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





SITUATION

Located close to the junction with Avon Road within this attractive village which lies approx. 4½ miles to the west of Basingstoke town centre.

Basingstoke is a major market town located approximately 14 miles south of Reading and 44 miles west of central London, enjoying excellent road access via the M3 (Junctions 6 and 7) with national rail access to London Waterloo.

PROPERTY

An unmodernised **6 Room Detached Bungalow** situated on a **large site of approx. 6,520 sq ft.** The property includes:

- uPVC double glazing
- gas central heating (not tested)
- drive-in access to a detached garage
- front and rear gardens
- rear outbuilding

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

ACCOMMODATION

Ground Floor Bungalow (measurements to maximum points)

Room 1	11'6" x 9'6"
Room 2	11'10" x 9'6"
Room 3	11'10" x 9'6"
Room 4	11'7" x 9'6"
Room 5	11'8" x 9'6"
Room 6	11'8" x 9'6"
Kitchen	5'7" x 11'7"
Shower Room/WC	5'4" x 7'5"

GIA Approx. 945 sq ft plus Garage and Outbuilding

Note 1: There is potential to re-develop the property to create a larger house in line with the neighbouring properties, subject to obtaining the necessary consents.

Note 2: There is a section of land at the back of the rear garden that is not included in the Freehold Title – refer to the special conditions of sale.

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

Vacant 6 Room Bungalow with Development Potential

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

Lamb Brooks LLP

Tel: 01256 844 888 Ref: Rupeena Shoker

Email: rupeena.shoka@lambbrooks.com



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SITUATION

Located directly off Sussex Way within a gated cobbled mews development in this popular and sought after area and in close proximity to the various shopping facilities and restaurants in Hornsey Road and Holloway Road. The area is well served by various bus routes and is near to Archway Underground Station (Northern Line) and both Crouch Hill and Upper Holloway Overground Stations. Upper Holloway is within easy reach of Crouch End and Finsbury Park and is well located for both the City and West End.

PROPERTY

Forming part of this mews development comprising a **1 Bed Self-Contained Flat** on the second floor in need of modernisation. The property includes:

- A Juliette balcony over the mews courtyard
- High ceilings
- Entryphone
- Double glazing

VAT is NOT applicable to this Lot

ACCOMMODATION

Second Floor Flat (measurements to maximum points)

Reception Room	19'2" x 13'11"
Bedroom	13'3" x 10'8"
Kitchen	9'10" x 6'2"
Bathroom/WC	7'5" x 5'1"

GIA Approx. 576 sq ft

TENURE

Leasehold for a term of 999 years from 29th September 1998 at a current ground rent of £125 p.a. rising - refer to lease.

Offered with Vacant Possession

Note 1: Flat 9 Eddison Court (1 bed flat) sold in September 2019 for £340,000 (source: www.zoopla.co.uk) .

Note 2: Floor Plan and Virtual Tour available from the Auctioneers.

Vacant 1 Bed Flat

The Surveyors dealing with this property are
Steven Grossman 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

Islington Council Legal Services
Tel: 020 7527 3410 Ref: Edward Soetan
Email: edward.soetan@islington.gov.uk





SITUATION

Accessed directly off the main Kingston Road (A240) and diagonally opposite the junction with Ruxley Lane, at the rear of a shopping parade, including a **Co-operative Food** and nearby an **Aldi**. Ewell is a popular and sought after south-west London suburb, located approximately 2½ miles north of Epsom and approximately 2 miles south of New Malden.

PROPERTY

Land comprising the **Service Road** serving the adjoining shopping parade and 15 garages.

VAT is NOT applicable to this Lot

FREEHOLD – subject to any rights which may exist thereover.

Note: There is an Electricity Sub-Station situated on the land which is let for a term of 99 years from 25th December 1964 at £1p.a.



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Land/Rear Service Road

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

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

Vendor's Solicitors

JG Poole & Co LLP
Tel: 01926 699 871 Ref: Lucy Poole
Email: lucy.poole@jgpoole.co.uk

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