

**Barnett  
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## **Online Auction**

Thursday 7<sup>th</sup> April 2022  
commencing at 12pm

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T: 020 8492 9449



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## Meet the team.



**John Barnett FRICS**  
Auctioneer and Director  
jbarnett@barnettross.co.uk



**Jonathan Ross MRICS**  
Auctioneer and Director  
jross@barnettross.co.uk



**Steven Grossman MRICS**  
Director  
sgrossman@barnettross.co.uk



**Elliott Greene BA (Hons)**  
egreene@barnettross.co.uk



**Nathan Schindler**  
nschindler@barnettross.co.uk



**Samantha Ross**  
sross@barnettross.co.uk

# Order of Sale Thursday 7<sup>th</sup> April 2022

Commencing 12.00pm

## Lot

<b>A</b>	Flats 1-12, Holmbush Court, Green Lane	<b>Hendon</b>	London NW4
<b>1</b>	130 High Street	<b>West Wickham</b>	Kent
<b>2</b>	128 High Street	<b>West Wickham</b>	Kent
<b>3</b>	175 Church Lane	<b>Kingsbury</b>	London NW9
<b>4</b>	2-6 Mulgrave Road	<b>Sutton</b>	Surrey
<b>5</b>	256a Oxlow Lane	<b>Dagenham</b>	Essex
<b>6</b>	Units 2 & 3, 114 Powis Street and 7-13 Hare Street	<b>Woolwich</b>	London SE18
<b>7</b>	Unit 4, 114 Powis Street and 7-13 Hare Street	<b>Woolwich</b>	London SE18
<b>8</b>	196 High Street	<b>Barnet</b>	Hertfordshire
<b>9</b>	44 Fretherne Road	<b>Welwyn Garden City</b>	Hertfordshire
<b>10</b>	Flat 7 Balmoral Court, 20 Queen's Terrace	<b>St John's Wood</b>	London NW8
<b>11</b>	Land at Willifield Way	<b>Temple Fortune</b>	London NW11
<b>12</b>	71/71a Poole Road	<b>Epsom</b>	Surrey
<b>13</b>	60 & 62 Newgate Street and 4, 6 & 8 Westgate Road	<b>Bishop Auckland</b>	Co. Durham
<b>14</b>	39 Regent Street	<b>Great Yarmouth</b>	Norfolk
<b>15</b>	55 Tonge Moor Road	<b>Bolton</b>	Lancashire
<b>16</b>	131 Grimsby Road	<b>Cleethorpes</b>	Lincolnshire
<b>17</b>	10 Ingelow Road	<b>Battersea</b>	London SW8



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Contact Jonathan Ross  
[jross@barnettross.co.uk](mailto:jross@barnettross.co.uk)

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Contact John Barnett FRICS  
(Registered Valuer)  
[jbarnett@barnettross.co.uk](mailto:jbarnett@barnettross.co.uk)

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Contact John Barnett FRICS  
(Registered Valuer)  
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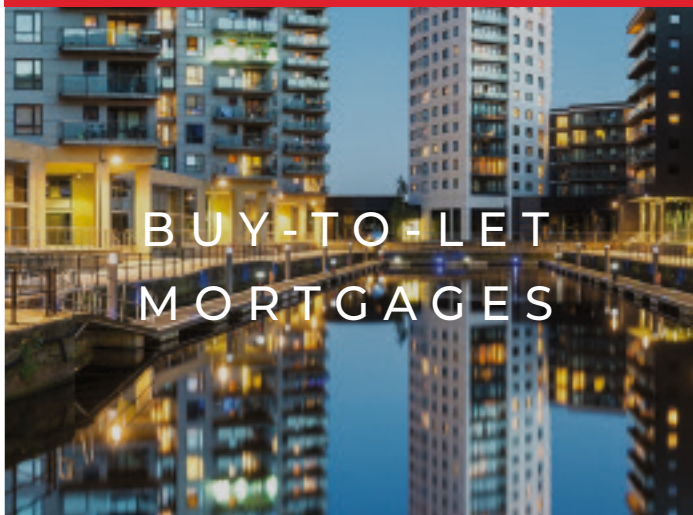


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**Flats 1-12, Holmbush Court,  
Green Lane, Hendon, London NW4 2NS**

**\*Guide: £5,000,000**  
(Approx. £445 psf freehold + Planning for 4 flats)  
In same family ownership for over 50 years



## **An Unbroken Residential Block of 12 Self-Contained Flats (6 x 3 Bed and 6 x 2 Bed) comprising:**

9 Flats let on ASTs  
2 Vacant Flats  
1 Flat let on a Regulated Tenancy  
plus  
Planning for 4 x 2 Bed Flats

**Freehold for Sale by Online Auction at 12pm on Thursday 7th April 2022**

For details of the online auction process including Bidding Registration  
visit [www.barnettross.co.uk](http://www.barnettross.co.uk) or contact the Auctioneers below:

**Barnett  
Ross**

Auctioneers

**Auctioneers:**

Tel: 020 8492 9449

**Steven Grossman:** [sgrossman@barnettross.co.uk](mailto:sgrossman@barnettross.co.uk)

**John Barnett:** [jbarnett@barnettross.co.uk](mailto:jbarnett@barnettross.co.uk)

**George Eckert**  
Independent Chartered Surveyors

**Joint Auctioneers:**

Tel: 020 8883 3232

**Anna Eckert:** [anna@eckert.co.uk](mailto:anna@eckert.co.uk)



Artist's impression of roof development



#### SITUATION

Located at the junction of Green Lane and Brent Street and being conveniently situated for the local shopping facilities in Brent Street and Golders Green Road as well as being less than 1 mile from the Brent Cross Shopping Centre.

The property is approx. 275 yards from the intersection with the North Circular Road (A406) and just over ½ mile from Hendon Central Underground Station (Northern Line).

Hendon is a popular and sought after suburb which lies approx. 8 miles north-west of central London.

#### PROPERTY

A substantial detached corner block comprising **12 Self-Contained Flats** planned on ground, first and second floors, each with uPVC double glazing, entryphone, independent hot water supply and gas central heating.

The block has 2 front entrances, a rear communal garden and includes a small Basement with restricted head height.

In addition, there is Planning for a further 4 x 2 bed flats on the third floor – see 'Planning' section.

**The entire Site Area is approx. 0.26 acres**

**Floor plans are available from the Auctioneers.**

**VAT is NOT applicable to this Lot**

**FREEHOLD**

#### PLANNING

Planning Permission was granted on 26th July 2019 by the London Borough of Barnet for 'Additional storey to third floor level including 8no. dormers and 11no. rooflights to provide 4no. self-contained residential units'.

According to the floor plans, the flats will comprise:

- 1 x 2 bedrooms (1 with ensuite), Open Plan Kitchen/Diner/Lounge, Bathroom/WC  
**(Area Approx. 868 sq ft)**
- 1 x 2 bedrooms (1 with ensuite), Lounge, Kitchen/Diner, Bathroom/WC  
**(Area Approx. 872 sq ft)**
- 1 x 2 Bedrooms, Open Plan Kitchen/Diner, Bathroom/WC  
**(Area Approx. 755 sq ft)**
- 1 x 2 Bedrooms, Open Plan Kitchen/Diner, Bathroom/WC  
**(Area Approx. 664 sq ft)**

**Planning Documents are available from the Auctioneers.**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 1 (Ground Floor)	2 Bedrooms, Lounge, Kitchen, Bathroom/WC <sup>1</sup> (Area Approx. 944 sq ft) <sup>2</sup>	Individual	Regulated	£9,222	<a href="#">EDR 01/12/20</a>
Flat 2 (Ground Floor)	2 Bedrooms, Lounge, Kitchen, Bathroom/WC <sup>1</sup> (Area Approx. 751 sq ft) <sup>2</sup>	2 Individuals	AST - 1 year from 17/04/21	£16,120	<a href="#">£1,550 deposit held.</a>
Flat 3 (First Floor)	2 Bedrooms, Lounge, Kitchen, Bathroom/WC (Area Approx. 944 sq ft) <sup>2</sup>			<b>VACANT</b>	
Flat 4 (First Floor)	2 Bedrooms, Lounge, Kitchen, Bathroom/WC <sup>1</sup> (Area Approx. 751 sq ft) <sup>2</sup>	Individual	AST – 1 year from 15/04/14	£15,600	Holding over. <a href="#">£1,200 deposit held.</a>
Flat 5 (Second Floor)	2 Bedrooms, Lounge, Kitchen, Bathroom/WC <sup>1</sup> (Area Approx. 944 sq ft) <sup>2</sup>	2 Individuals	AST - 1 year from 14/09/21	£16,800	<a href="#">£1,615 deposit held.</a>
Flat 6 (Second Floor)	2 Bedrooms, Lounge, Kitchen, Bathroom/WC <sup>1</sup> (Area Approx. 751 sq ft) <sup>2</sup>	Individual	AST – 1 year from 01/12/10	£15,600	Holding over. <a href="#">£800 deposit held.</a>
Flat 7 (Ground Floor)	3 Bedrooms, Lounge, Kitchen, Bathroom/WC (Area Approx. 1,058 sq ft) <sup>2</sup>	Individual	AST – 2 years from 01/12/03	£14,400	Holding over. <a href="#">£580 deposit held.</a>
Flat 8 (Ground Floor)	3 Bedrooms (2 with ensuite Shower Room/WC), Lounge, Kitchen, Bathroom/WC <sup>1</sup> (Area Approx. 990 sq ft) <sup>2</sup>	3 Individuals	AST – 6 months from 29/08/20	£20,400	Holding over. <a href="#">£1,900 deposit held.</a>
Flat 9 (First Floor)	3 Bedrooms, Lounge, Kitchen, Bathroom/WC <sup>1</sup> (Area Approx. 1,058 sq ft) <sup>2</sup>	Individual	AST – 1 year from 14/01/15	£16,500	Holding over. <a href="#">£1,350 deposit held.</a>
Flat 10 (First Floor)	3 Bedrooms, Lounge, Kitchen, Bathroom/WC (Area Approx. 990 sq ft) <sup>2</sup>	Individual	AST – 1 year from 01/08/11	£15,600	Holding over. <a href="#">£1,000 deposit held.</a>
Flat 11 (Second Floor)	3 Bedrooms, Lounge, Kitchen, Bathroom/WC (Area Approx. 1,058 sq ft) <sup>2</sup>	3 Individuals	AST – 1 year from 29/03/18	£19,800	Holding over. <a href="#">£1,850 deposit held.</a>
Flat 12 (Second Floor)	3 Bedrooms, Lounge, Kitchen, Bathroom/WC (Area Approx. 990 sq ft) <sup>2</sup>			<b>VACANT</b>	
<b>Total Area Approx. 11,229 sq ft</b>				<b>Total: £160,042 Plus 2 Vacant Flats &amp; Planning for 4 Flats</b>	

<sup>1</sup>Not inspected by Barnett Ross

<sup>2</sup>Area provided by Vendor.

**Note 1: This purchase may be subject to Stamp Duty Land Tax Relief for Multiple Dwellings – Applicants should consult their own advisors in this respect.**

**Note 3: There is a 6 week completion.**

**Note 4: Refer to Auctioneers for virtual tours of some of the flats.**

**Note 2: A purchase by a Charity or a Registered Social Landlord may qualify for 100% Stamp Duty Tax Relief – Applicants should consult their own advisors in this respect.**







Rear of Property



The Property







**Vendor's Solicitors**

Morgan LaRoche

Tel: 01792 277 840 Ref: Kevin Thomas

Email: [kthomas@morganlaroche.com](mailto:kthomas@morganlaroche.com)



## SITUATION

Located close to the junction with Surrey Road, in a good trading position in this retail thoroughfare, diagonally opposite **Sainsburys** and nearby branches of **Costa Coffee, Subway, M&S Foodhall, Savers, WH Smith, Nationwide, Barclays, Lloyds Bank** and a host of local traders.

West Wickham lies some 12 miles south-east of central London, situated midway between Croydon and Bromley and the property is located less than a mile from West Wickham Station (Southeastern Rail).

## PROPERTY

A mid terrace building comprising a **Ground Floor Restaurant with a Deep Rear Extension (built circa. 1991)** together with separate rear access to a **Self-Contained Flat** on the first and second floors.

## ACCOMMODATION

### Ground Floor Restaurant

Gross Frontage	16'3"
Internal Width	15'7"
narrowing to	14'4"
Built Depth	88'0" (incl. 56'9" rear extension)
2 WCs	

### First & Second Floor Flat

Nort inspected – Believed to be 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 **M. Yadiz t/a Topolino Italian Restaurant** for a term of 20 years from 24th June 2006 at a current rent of **£22,500 per annum** exclusive (see Note 1).

**Note 1: If the tenant assigns the lease, the rent increases to £24,500 p.a.**

**Note 2: The Freehold of the adjoining property (No. 128) is also being offered for sale in this Auction – See Lot 2.**

**£22,500** per annum

The Surveyors dealing with this property are  
**John Barnett and Nathan Schindler**

## Vendor's Solicitors

Lawrence Stephens Limited  
Tel: 020 7936 8888 Ref: David Freedman  
Email: dfreedman@lawstep.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



Entrance to Restaurant



Interior of Restaurant











## SITUATION

Located close to the junction with Surrey Road, in a good trading position in this retail thoroughfare, diagonally opposite **Sainsburys** and nearby branches of **Costa Coffee, Subway, M&S Foodhall, Savers, WH Smith, Nationwide, Barclays, Lloyds Bank** and a host of local traders.

West Wickham lies some 12 miles south-east of central London, situated midway between Croydon and Bromley and the property is located less than a mile from West Wickham Station (Southeastern Rail).

## PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors. **The property includes an area for parking approximately 3 cars at the rear.**

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage 16'3"  
Built Depth 38'1"  
WC

### First and Second Floor Flat

Not inspected – Believed to be 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 **Care Outlook Limited as a Care Agency (having 8 branches)** (T/O for Y/E 31/03/2021 **£19.49m, Pre-Tax Profit £322,000 and Shareholders' Funds £854,000**) for a term of 15 years from 22nd January 2013 at a current rent of **£19,500 per annum** exclusive.

**Rent Review and Tenant's Break January 2023**

**Note 1: We understand the tenant currently uses the flat for storage.**

**Note 2: The Freehold of the adjoining property (No. 130) is also being offered for sale in this Auction – See Lot 1.**

**£19,500** per annum

The Surveyors dealing with this property are  
**John Barnett and Nathan Schindler**

## Vendor's Solicitors

Lawrence Stephens Limited  
Tel: 020 7936 8888 Ref: David Freedman  
Email: dfreedman@lawstep.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**









## SITUATION

On the junction with Wood Lane, in this shopping parade close to branches of **The Co-operative Funeralcare, Co-Op Convenience Store, Ladbroke's** and a host of local traders all serving this popular suburb.

Kingsbury is situated between Wembley and Brent Cross and lies approximately 8 miles north-west of central London.

## PROPERTY

An end of terrace building comprising a **Ground Floor Shop**.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	33'0"
Internal Width	32'3"
shop narrowing to	17'6"
Shop Depth	39'4"
Built Depth	51'2"
WC	

**VAT is applicable to this Lot**

## TENURE

Leasehold for a term of 125 years from 18th August 2009 (thus having approx. 112½ years unexpired) at a peppercorn ground rent.



## TENANCY

The entire property is let on a full repairing and insuring lease to **Bestway National Chemist Limited t/a Well Pharmacy (having 760 branches)** (T/O for Y/E 30/06/2020 £699m, Pre-Tax Profit £5.97m and Shareholders' Funds £152.5m) for a term of 15 years from 6th October 2014 at a current rent of **£19,000 per annum** exclusive.

**Rent Review & Tenant's Break 2024**

**Note: The Tenant did not exercise their 2019 Break Option.**

**£19,000** per annum

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

## Vendor's Solicitors

YVA Solicitors

Tel: 020 8445 9898 Ref: Constantine Alexandrou

Email: ca@yvasolicitors.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders'



# Lot 4

2-6 Mulgrave Road, Sutton,  
Surrey SM2 6LE

**\*Guide: £1,750,000**  
In same ownership for over 20 years  
6 week completion



## SITUATION

Located in this prominent position at the junction with High Street and diagonally opposite Sutton Rail Station which provides fast access to central London. Nearby occupiers include **Tesco Express**, **Anytime Fitness**, **William Hill**, **Nando's** and **Zizzi** as well as a host of independent traders all serving the surrounding residential population. In addition, the pedestrianised town centre is less than 150 yards distant.

Sutton lies some 7 miles west of Croydon and 10 miles south-west of central London.

## PROPERTY

A mid terraced building comprising:

- 2 intercommunicating Ground Floor Shops
- 1 Ground Floor Restaurant/Takeaway
- Separate front access to a Self-Contained First and Second Floor with F1 Use (Non-residential education centre).
- Separate rear Car Park for 11 cars with vehicular access via a right of way through Mulgrave Chambers which is the adjoining development.

VAT is applicable to this Lot

**FREEHOLD**



**Note 1:** There may be potential for a residential development on the rear car park, subject to obtaining possession and the necessary consents.

**Note 2:** There may be potential to convert the first and second floors to Residential Use, subject to obtaining possession and the necessary consents.

**Note 3:** There may be potential to add a third floor for Residential Use, subject to obtaining the necessary consents.

**£113,841** per annum

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

## Vendor's Solicitors

Emin Read  
Tel: 020 8892 7576 Ref: Sacha Moore  
Email: [sacha@eminread.co.uk](mailto:sacha@eminread.co.uk)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus 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
Nos. 2-4 (2 Ground Floor Shops)	Gross Frontage Built Depth Area	55'3" 32'3" (max) Approx. 996 sq ft <sup>1</sup>	<b>Leaders Limited (Estate Agents having over 128 branches) (T/O for Y/E 31/12/20 £60.76m, Pre-Tax Profit £1.31m and Shareholders' Funds £12.29m)</b>	10 years from 15th January 2019 <b>(Renewal of a previous lease – in occupation since 2004)</b>	£36,625	Repairing and Insuring <b>Rent Review and Tenant's Break 2024</b>
No. 6 (Ground Floor Restaurant/ Takeaway with 18 covers)	Gross Frontage Built Depth Area WC <b>Separate Rear Store</b> Area	13'9" 29'6" Approx. 338 sq ft <sup>1</sup>  Approx. 300 sq ft	<b>The Gamsa Limited (Japanese Restaurant)</b>	16 years from 4th March 2016	£26,000	FRI <b>Rent Review 2024</b> <b>There is a £5,500 Rent Deposit held</b>
First & Second Floor (with F1 Use)	<b>First Floor</b> Area WC <b>Second Floor</b> Area 2 WCs and 3 Shower Cubicles <b>Total Area</b>	Approx. 1,097 sq ft <sup>1</sup>  Approx. 1,097 sq ft <sup>1</sup>  <b>Approx. 2,194 sq ft</b>	<b>EYC Global Limited (Training programme provider for the rail and digital sectors – www.eyc.global)</b>	4 years from 17th December 2020	£42,000	FRI <b>Tenant's Break December 2022</b> <b>There is a £10,500 + VAT Rent Deposit held</b>
Separate Rear Car Park	5 Spaces	<b>5 car spaces included in lease to Leaders Limited for shop Nos. 2-4 above</b>				
	6 Spaces	<b>Your Move</b>	Quarterly	£9,216 (£1,536 per space)		
<sup>1</sup> Area taken from VOA.					<b>Total: £113,841</b>	













## SITUATION

Located close to the junction with Frizlands Lane within this established neighbourhood shopping area, amongst such multiples as **Coral**, **Betfred**, **Post Office** and **Tesco Express**, and within easy walking distance to Dagenham Heathway Underground Station (District Line). Dagenham is a densely populated residential area being approximately 3 miles south-east of Ilford and 3 miles south-west of Romford benefitting from good road links to the A406 North Circular and only 5 miles from London City Airport.

## PROPERTY

An end of terrace building comprising a **Ground Floor Former Bank** with separate rear access to a **Self-Contained Flat** on the first floor (refer to special conditions of sale). In addition, the property includes a **Front Forecourt** and a **Rear Yard** which is accessed via a service road.

## ACCOMMODATION

### Ground Floor Former Bank

Gross Frontage 21'0"  
Internal Width 17'8"  
Shop Depth 28'2"  
Built Depth 67'10"  
2 WCs

### First Floor Flat

1 Bedroom, Living Room, Kitchen, Bathroom/WC  
(GIA Approx. 770 sq ft)

**VAT is NOT applicable to this Lot**



## FREEHOLD offered with VACANT POSSESSION

**Note 1:** There is potential to extend the property at the rear and into the loft, subject to obtaining the necessary consents.

**Note 2:** Refer to Auctioneers for the virtual tour of the property.

## Vacant Former Bank & Self-Contained Flat

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

### Joint Auctioneers

Blue Alpine Partners Ltd  
Tel: 020 3771 0697 Ref: Joseph Bachman  
Email: joseph@bluealpine.com

### Vendor's Solicitors

Harold Benjamin Solicitors  
Tel: 020 8422 5678 Ref: Milli Jones  
Email: milli.jones@haroldbenjamin.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



View opposite





## SITUATION

Located on Hare Street and close to the junction with Powis Street within this town centre retail location, adjacent to **TK Maxx**, opposite **Primark** and **Boots** and amongst such other multiple retailers as **Sports Direct**, **Scope**, **Cash Converters** and **British Heart Foundation**. In addition, the property is approx. 100 yards from the pedestrianised retail section of Powis Street which hosts **Iceland**, **The Works**, **Shoe Zone**, **CEX**, **Holland & Barrett** and many others. The Woolwich Ferry Terminal is within close proximity and the area is well served by other transport links being less than ½ a mile from King George V Station (DLR) and Woolwich Arsenal Mainline Station. Woolwich lies some 7 miles south of central London close to the A2 and A20 which provide direct access to the M25.

## PROPERTY

Forming part of a town centre development comprising a **Ground Floor Triple Retail Unit** with use of a rear communal service area for unloading.

## ACCOMMODATION

### Ground Floor Triple Retail Unit

Gross Frontage	61'6"
Internal Width	59'0" narrowing to 39'4" at rear
Shop & Built Depth	64'6"
Area	Approx. 3,620 sq ft incl. WC

**VAT is applicable to this Lot**

## TENURE

**Leasehold – Held on 2 leases each for a term of 999 years from 27th February 2013 at a peppercorn ground rent.**

## TENANCY

The property is let on an internal repairing lease (subject to a schedule of condition) to **Exclusive Furniture Limited t/a The Better Beds Store (having 3 branches)** for a term of 3 years from 11th October 2019 (excl. s24-28 of the L & T Act 1954) at a current rent of **£32,000 per annum** inclusive of insurance and service charge.

**Mutual Break at any time on 6 months prior notice.**

**There is a £3,200 (including VAT) Rent Deposit held.**

**Note: The adjoining shop (Unit 4) is also being offered for sale in this Auction – See Lot 7.**

**£32,000** per annum

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

## Vendor's Solicitors

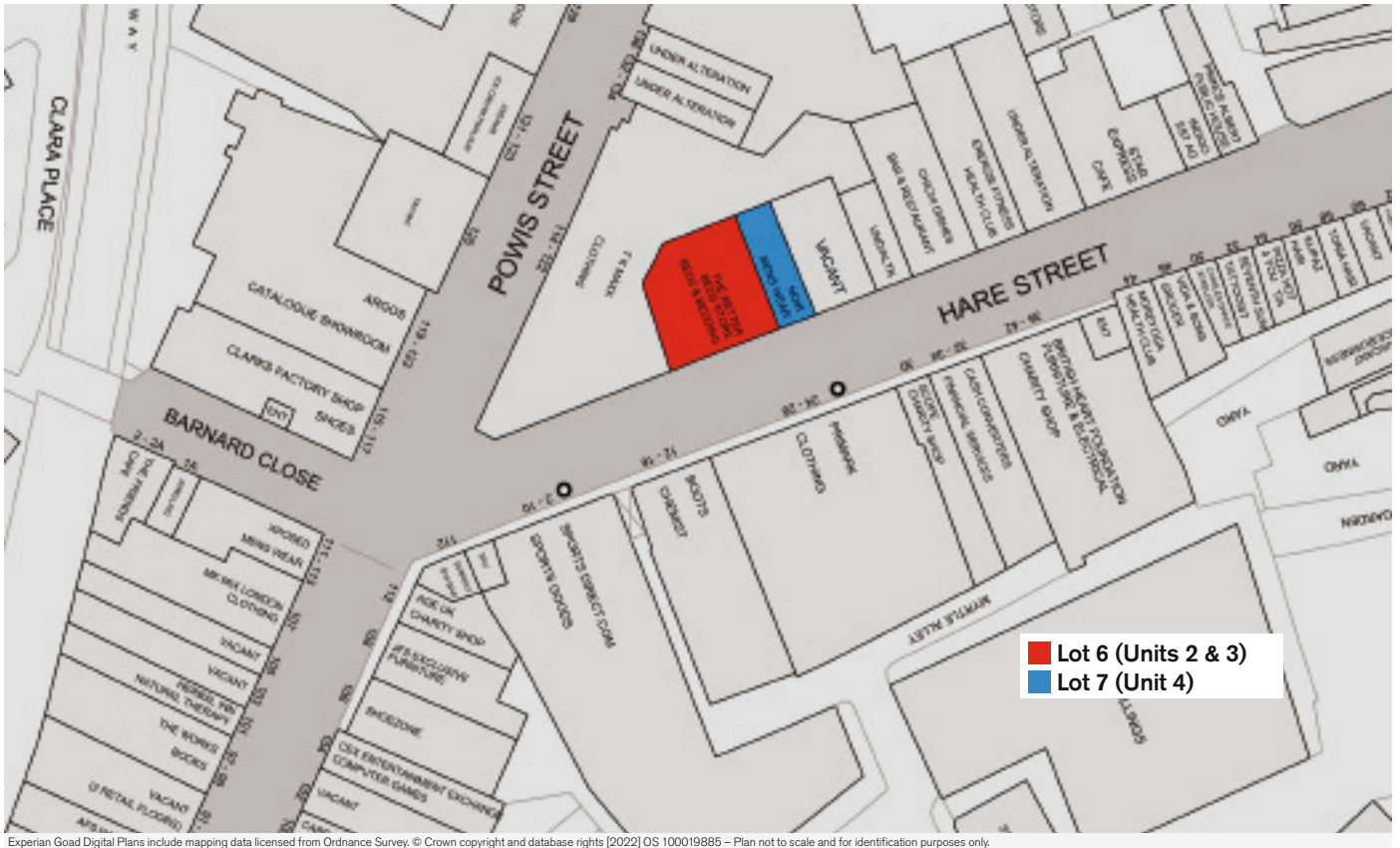
Collyer Bristow

Tel: 020 7242 7363 Ref: Dan McCarron

Email: dan.mccarron@collyerbristow.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**





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# Lot 7

Unit 4, 114 Powis Street  
and 7-13 Hare Street,  
Woolwich, London SE18 6NE

**\*Guide: £200,000**

Gross Yield 12.5%  
6 week completion



## SITUATION

Located on Hare Street and close to the junction with Powis Street within this town centre retail location, adjacent to **TK Maxx**, opposite **Primark** and **Boots** and amongst such other multiple retailers as **Sports Direct**, **Scope**, **Cash Converters** and **British Heart Foundation**. In addition, the property is approx. 100 yards from the pedestrianised retail section of Powis Street which hosts **Iceland**, **The Works**, **Shoe Zone**, **CEX**, **Holland & Barrett** and many others. The Woolwich Ferry Terminal is within close proximity and the area is well served by other transport links being less than ½ a mile from King George V Station (DLR) and Woolwich Arsenal Mainline Station. Woolwich lies some 7 miles south of central London close to the A2 and A20 which provide direct access to the M25.

## PROPERTY

Forming part of a town centre development comprising a **Ground Floor Shop** with use of a rear communal service area for unloading.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	20'7"
Internal Width	19'1" narrowing to 18'9" at rear
Shop & Built Depth	64'6"
Area	Approx. 1,220 sq ft incl. WC

VAT is applicable to this Lot

## TENURE

**Leasehold for a term of 999 years from 27th February 2013 at a peppercorn ground rent.**

## TENANCY

The property is let on a full repairing and insuring lease by way of service charge to **N G Menswear Ltd** for a term of 10 years from 23rd October 2015 (excl. s24-28 of the L & T Act 1954) at a current rent of **£25,000 per annum** exclusive. (see Note 1)

**There is a £7,500 (including VAT) Rent Deposit held.**

**Note 1: The tenant currently has a rent concession to £12,500 p.a. until 22nd October 2022, therefore the Vendor will top-up this rent shortfall from completion.**

**Note 2: The tenant did not operate their October 2020 Break Clause.**

**Note 3: The adjoining triple retail unit (Units 2 & 3) is also being offered for sale in this Auction – See Lot 6.**

**£25,000** per annum

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

## Vendor's Solicitors

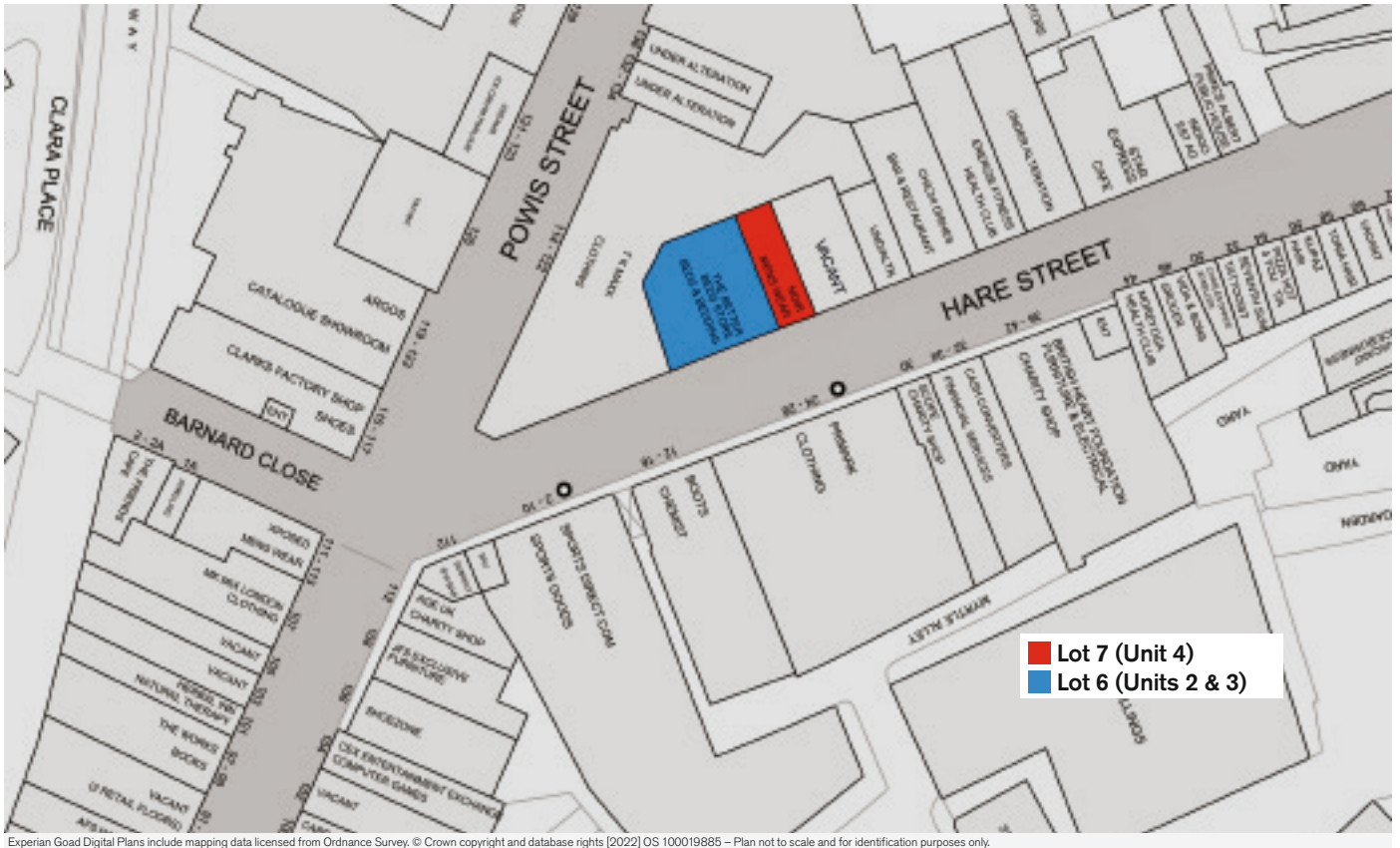
Collyer Bristow

Tel: 020 7242 7363 Ref: Dan McCarron

Email: dan.mccarron@collyerbristow.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**









## SITUATION

Located close to the junction with St Albans Road amongst a variety of restaurants and cafés as well as such multiple retailers as **Boots, Sainsbury's Local, Holland & Barret, KFC, Ryman** and **The Spire's Shopping Centre**.

High Barnet Underground Station (Northern Line) and Barnet College Wood Street Campus are both within easy walking distance.

Barnet lies approx. 10 miles north of central London, benefitting from excellent road access to the M25 (Junction 23) and the A1(M) (Junction 1).

## PROPERTY

An attractive mid terraced building comprising a **Ground Floor Restaurant** and **Basement Store** together with internal and separate rear access from Nesbitts Alley to **Ancillary Accommodation on the first and second floors** (**Floor Plans available from the Auctioneers**).

## ACCOMMODATION

### Ground Floor Restaurant

Gross Frontage	29'11"
Internal Width	29'2" (max) narrowing at rear.
Built Depth	61'8"
GIA	Approx. 1,700 sq ft incl. WC

### Basement Store

GIA	Approx. 175 sq ft
-----	-------------------

### First Floor Ancillary

GIA	Approx. 1,000 sq ft incl. WCs
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### Second Floor Ancillary

GIA	Approx. 380 sq ft incl. WC & Shower
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<b>Total GIA</b>	<b>Approx. 3,255 sq ft</b>
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**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note 1: The Vendor has applied to the London Borough of Barnet for Permitted Development to convert the first and second floors to 2 x 1 Bed Flats – refer to legal pack for documentation.**

**Note 2: Refer to Auctioneers for virtual tour of the property.**

# Vacant Building with Potential Residential Development

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 plus 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](mailto:martina@macroryward.co.uk)







## SITUATION

Located in the town centre near Howardsgate and the Howard Centre, the principal retailing area of the town, adjacent to **KFC** and nearby branches of **Sainsburys, Argos, Iceland, Holland & Barrett, Pizza Express, Halifax Bank, Waterstones, Bills and Costa**. In addition one of the main town centre car parks is situated only a few doors away in Church Road.

Welwyn Garden City is a popular Hertfordshire town located approximately 25 miles north of London and benefits from good road access via the A1(M) (Junctions 4, 5 & 6).

## PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to a **Beauty Salon** on the first floor. In addition the property benefits from use of a rear service road.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	17'8"
Internal Width	16'10"
Shop Depth	29'1"
Built Depth	36'5"

### First Floor

Tanning, Beauty & Nail Salon, Kitchen Area Approx. 500 sq ft  
WC

**VAT is applicable to this Lot**

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **L. Weller and H. Pearce trading as Spectrum Hair Tanning & Beauty Salon** for a term from 6th July 2017 to 31st May 2030 at a current rent of **£30,150 per annum exclusive rising to £33,165 per annum on 1st May 2025**.

**There is a £7,982.37 Rent Deposit held.**

**£30,150 p.a.**  
**rising to £33,165 p.a. in 2025**

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

## Vendor's Solicitors

J. S. Lane & Co.  
Tel: 020 8950 1782 Ref: Jon Lane  
Email: jon@jslane.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**









## SITUATION

Located at the corner of Queen's Terrace and Finchley Road, only 100 yards from St John's Wood Underground Station (Jubilee Line), a few minutes' walk from both Lord's Cricket Ground and St John's Wood High Street with its popular shops, cafés and restaurants and just ½ mile from Regent's Park.

## PROPERTY

A **Self-Contained 3 Bed Flat** located on the first floor of this prestigious six-storey modern block constructed in the late 1980's, with entry-phone and an electric hot-air heating system. The block has a wide entrance foyer, daytime concierge and 2 x 8 person passenger lift. In addition, the flat includes **1 car space** in the underground car park.

## ACCOMMODATION (measurements to maximum points)

### First Floor Flat

Bedroom 1	17'1"	×	10'3"
plus en-suite Bathroom/WC			
Bedroom 2	13'8"	×	8'8"
Bedroom 3	13'2"	×	7'1"
Reception/Dining Room	24'4"	×	19'2"
Kitchen	14'7"	×	7'8"
Family Shower Room/WC			
Separate WC			

**GIA Approx. 1,266 sq ft**

**Plus 1 car space in the underground car park.**

VAT is NOT applicable to this Lot

## TENURE

**Leasehold for a term of 999 years from 1st January 1990 at a fixed ground rent of £300 p.a. (not demanded).**

**Offered with VACANT POSSESSION**

### Note 1:

- Flat 15 Balmoral Court (GIA 1,318 sq ft) situated on the 3rd floor sold for £2,200,000 in November 2019 (£1,669 psf) (Source: Land Registry).
- Flat 9 Balmoral Court situated on the 2nd floor sold for £1,820,200 in January 2021 (Source: Land Registry).

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

**Note 3: Refer to Auctioneers for the video tour of the flat.**

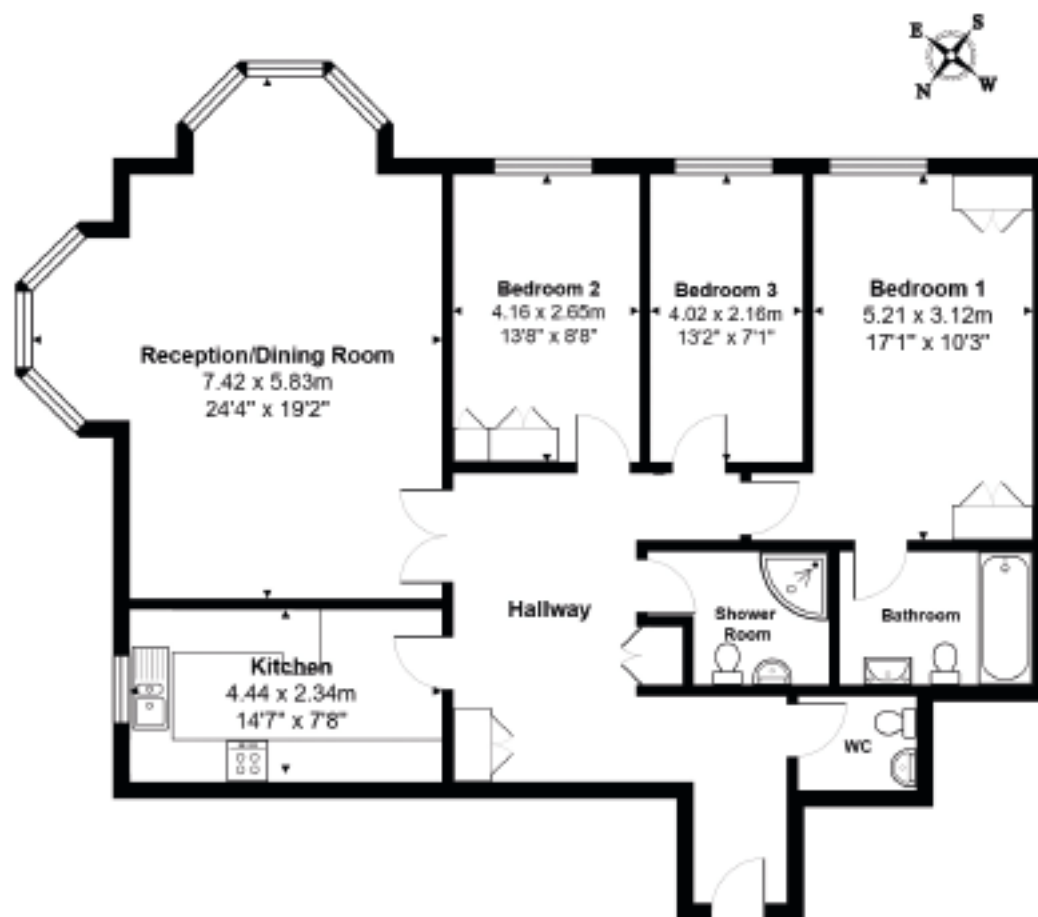
# Vacant 3 Bed Flat





Entrance foyer





First Floor

Total Area: 117.6 m<sup>2</sup> ... 1266 ft<sup>2</sup>

All measurements are approximate and for display purposes only.







## SITUATION

Located close to the junction with Finchley Road and to the side of The Pantiles being in easy walking distance to the local shopping facilities in this affluent and sought after residential suburb. Temple Fortune lies mid way between Golders Green and Finchley Central being approx. 6 miles north-west of central London

## PROPERTY & ACCOMMODATION

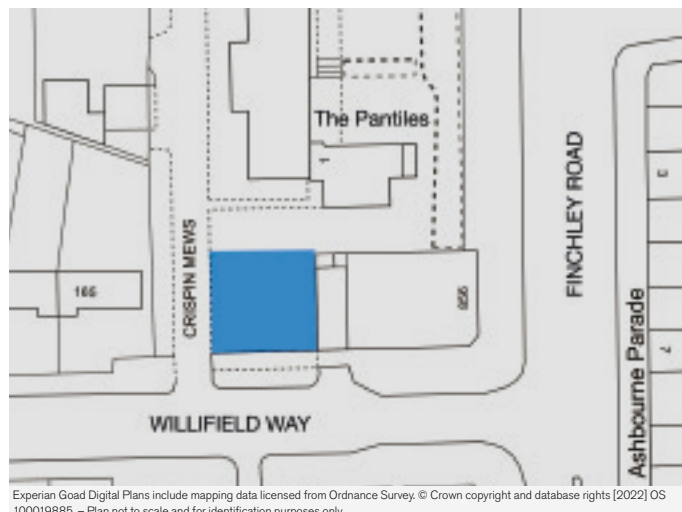
**Land** directly fronting Willifield Way:

Site Frontage	Approx. 45 ft
Site Depth	Approx. 42 ft
<b>Site Area</b>	<b>Approx. 1,890 sq ft</b>

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note: The Land may be suitable for a residential scheme, subject to obtaining the necessary consents.**



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## Vacant Land with Development Opportunity

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

### Vendor's Solicitors

Alison Sandler  
Tel: 020 8906 4411  
Email: [a.sandler@grgroup.co.uk](mailto:a.sandler@grgroup.co.uk)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**







## SITUATION

Located at the junction with Gadesden Road within this well established local parade, which includes a **Post Office**, serving the surrounding residential area between Ewell and Epsom town centre. Epsom is a busy and prosperous suburban town located approximately 7 1/2 miles south of Kingston-upon-Thames and 16 miles south-west of central London and enjoys excellent road access via the M25 (Junction 9) and the A24.

## PROPERTY

A corner property comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** on the first floor. In addition, the property includes a **Detached Garage/Store** located at the rear.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop and Garage Store	Gross Frontage	18'2"	L. Sallomi t/a Speckless Dry Cleaning	10 years from 26th August 2014	£6,000	FRI Note 1: The tenant did not operate the 2020 Break Clause. Note 2: There is a £1,500 Rent Deposit held.
	Return Frontage	11'7"				
	Internal Width	16'9"				
	Shop Depth	26'7"				
	Built Depth	35'2"				
	WC					
	Plus Detached Garage/Store					
First Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom/WC		Individual(s)	125 years from 24th June 1999	£50	FRI Rent rises by £25 p.a. every 25 years.
					Total: £6,050	



**£6,050** per annum

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

## Vendor's Solicitors

Axiom DWFM

Tel: 020 8951 6935 Ref: Ebru Yuruk

Email: eyuruk@axiomdwfm.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



# Lot 13

60 & 62 Newgate Street and  
4, 6 & 8 Westgate Road, Bishop Auckland,  
Co. Durham DL14 7EQ

**\*Guide: £150,000**  
Gross Yield 14.2% plus Vacant Flat  
4 week completion



## SITUATION

Located opposite the junction with Victoria Avenue within the town centre, adjacent to **Santander** and amongst other such multiple retailers as **Savers, Admiral, Peacocks, Vodafone** and **Halifax**. Bishop Auckland is a market town which lies some 12 miles south-west of Durham and 14 miles north-west of Darlington.

**VAT is NOT applicable to this Lot**

## PROPERTY

A mid terraced building comprising a **Deep Ground Floor Shop and Rear Store** together with separate rear access from Westgate Road to **3 Self-Contained Flats (2 x 2 Beds and 1 x 1 Bed)** on the two upper floors.

In addition, the property includes a **rear hard standing area for parking several cars** accessed from Westgate Road.

## FREEHOLD

## TENANCIES & ACCOMMODATION

Property	Accommodation <sup>1</sup>	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
60 & 62 Newgate Street (Ground Floor Shop & Rear Store)	Gross Frontage 19'10" Built Depth 119'0" Sales/Store Area Approx. 1,927 s ft <sup>2</sup> WC	<b>Butterwick Hospice Retail Ltd (Charity having 11 branches – visit: <a href="http://butterwick.org.uk">butterwick.org.uk</a>)</b>	5 years from 1st April 2019	£12,000	IRI <b>Rent Review 1st April 2022.</b>
Flat 4 Westgate Road	2 Bedrooms, Open Plan Living/Kitchen Area, Bathroom/WC <sup>1</sup>	<b>Individual(s)</b>	1 year from March 2022	£4,680	AST
Flat 6 Westgate Road	1 Bedroom, Living Room, Kitchen, Bathroom/WC <sup>1</sup>			<b>VACANT</b>	
Flat 8 Westgate Road	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup>	<b>Individual</b>	1 year from 20th June 2021	£4,680	AST
<sup>1</sup> Not inspected by Barnett Ross. Accommodation provided by Vendor. <sup>2</sup> Area taken from VOA				<b>Total: £21,360 plus Vacant Flat</b>	

# £21,360 p.a. Plus Vacant Flat

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 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

Bude Nathan Iwanier  
Tel: 020 8458 5656 Ref: B. Dubiner  
Email: [bd@bnllaw.co.uk](mailto:bd@bnllaw.co.uk)





Rear of Property from Westgate Road







## SITUATION

Located at the junction with King Street (which is the prime retail pitch) within the heart of the town centre, close to multiples such as **Sports Direct, CEX, Subway, River Island, Greggs, WH Smith** and others as well as a variety of independent retailers, 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 Shop** and **Basement** with internal access to **Ancillary Accommodation** at first, second and third floor levels.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	23'9"
Internal Width	21'7" (narrowing to 17'11")
Shop & Built Depth	37'0"

Sales Area	Approx.	620 sq ft
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### Basement

Area	Approx.	290 sq ft
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### First Floor

Ancillary Area	Approx.	530 sq ft
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### Second Floor

Store Area	Approx.	315 sq ft plus 2 WCs & Kitchen
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### Third Floor

Store Area	Approx.	550 sq ft
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<b>Total Area</b>	<b>Approx.</b>	<b>2,305 sq ft</b>
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## TENANCY

The entire property is let on a full repairing and insuring lease to **TUI UK Retail Limited (part of the TUI Group of Travel Agents having approx. 350 branches in the UK)** for a term of 5 years from 1st August 2021 (**renewal of a previous lease**) at a current rent of **£6,000 per annum exclusive rising to £8,000 p.a. from 1st August 2023.**

**Tenant's Break at any time from 1st August 2023, subject to 6 months prior notice.**

**£6,000 p.a. rising to £8,000 p.a. in 2023**

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 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

Gunnercooke  
Tel: 03330 143 401 Ref: Duncan Ward  
Email: duncan.ward@gunnercooke.com



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## SITUATION

Located close to the junction with Union Road amongst a host of independent retailers all serving the surrounding residential population and being approx. 1 mile north-east of the town centre. 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

A mid terrace building comprising a **Ground Floor Take-Away** with internal access to **Residential Accommodation** at first and attic floor levels.

In addition, the property benefits from rear access on to Back Horsa Street.

## ACCOMMODATION<sup>1</sup>

### Ground Floor Take-Away

Gross Frontage 15'0"  
Built Depth 52'0"

### First & Attic Floor Residential Accommodation

First Floor – 1 Bedroom, Living Room, Bathroom/WC  
Attic Floor – Storeroom

<sup>1</sup>Not inspected by Barnett Ross.

**VAT is NOT applicable to this Lot**

## TENURE

**Leasehold for a term of 999 years from 12th May 1874 (thus having approx. 851 years unexpired) at a fixed ground rent of £3 per annum.**

## TENANCY

The entire property is let on a full repairing and insuring lease to **V. A. Vadlakonda as an Indian take-away** for a term of 6 years from 18th December 2020 at a current rent of **£10,140 per annum** exclusive.

## Rent Review 2023

**Note 1: The Vendor replaced the roof in 2020.**

**Note 2: The tenant advised he has recently spent circa £35,000 on a refit of the premises.**

**£10,140** per annum

The Surveyors dealing with this property are  
**Jonathan Ross** and **Nathan Schindler**

## Vendor's Solicitors

Slater Heelis LLP  
Tel: 0161 672 1434 Ref: Mike Fox  
Email: [mike.fox@slaterheelis.co.uk](mailto:mike.fox@slaterheelis.co.uk)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



## SITUATION

Located within this local parade, close to the junction with Tiverton Street amongst a variety of local traders as well as a **Tesco Express** and a **McDonald's**, all serving the surrounding residential area. Cleethorpes lies some 3 miles east of Grimsby and 31 miles north-east of Lincoln with good road access via the A48 and A180.

**VAT is applicable to this Lot**

## PROPERTY

A mid terrace building comprising a **Ground Floor Takeaway** with separate rear access to a **Self-Contained Flat** on the first floor. In addition, the property benefits from a rear yard and use of a rear service road for unloading.

**FREEHOLD**

## TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Takeaway	Gross Frontage	17'10"	<b>M. Hassan t/a Little Italy (Fast Food Takeaway)</b>	5 years from 6th March 2020 (excl. s.24-28 of L & T Act 1954)	£5,000 <b>(rising to £6,000 in 2023)</b>	Effectively FRI <b>Note: The tenant is currently undertaking a re-fit of the ground floor.</b>
	Internal Width	17'1"				
	Shop Depth	27'5"				
	Built Depth	61'0"				
	WC					
First Floor Flat	Not inspected - believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC				<b>VACANT</b>	<b>Previously let at £3,480 p.a.</b>
					<b>Total: £5,000 (rising to £6,000 in 2023) plus Vacant Flat</b>	

# £5,000 p.a. rising to £6,000 p.a. plus Vacant Flat

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

## Vendor's Solicitors

Darlington Hardcastles  
Tel: 01923 774 272 Ref: Geoffrey Warren  
Email: geoffwarren@dhsolicitors.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**





## SITUATION

Located in this popular residential area close to the junction with Broughton Street, approximately ½ a mile from the open spaces of Battersea Park to the north and less than a mile from Clapham Common to the south.

The property is ideally situated less than a mile from Battersea Park Station (Southern Rail) and the new Battersea Power Underground Station (Northern Line) and is approximately 3 miles south of central London.

## PROPERTY

A mid-terrace building comprising **2 Self-Contained Flats** planned on ground, first and second floors. The property includes a **Cellar** (see **Note 2**) and a **Rear Garden**.

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Flat & Rear Garden	Not inspected – believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC plus rear Garden <b>See Note 2 regarding the Cellar.</b>	<b>2 Individuals</b>	99 years from 20th February 1984	£60 (rising to £90 p.a. in 2050)	FRI <b>Valuable Reversion in approx. 61 years.</b>
First & Second Floor Flat	Not inspected – believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>See Note 3 regarding proposed roof extension.</b>	<b>Individual</b>	125 years from 1st January 2010	£150 (doubling every 25 years)	FRI <b>We understand this flat was sold in June 2021 for £645,000.</b>
				<b>Total: £210</b>	

**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.

**Note 2:** The lessees of the Ground Floor Flat use the Cellar which is accessed directly from the flat, but the Cellar is not included in the demise.

**Note 3:** The lessee of the First & Second Floor Flat submitted a planning application to Wandsworth Council on 01/11/2021 for 'Alterations including erection of mansard roof extension to main rear roof slope, increase of eaves height to three storey back addition and formation of roof terrace above part of back addition' (Ref: 2021/4562). **We understand the Freeholder's consent would be required for use of the airspace above the Loft and existing roof.**

**Note 4:** The Freeholder insures. Current sum insured is £549,645. Current premium is £524.45.

# £210 p.a. with Valuable Reversion

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 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

Merali Beedle  
Tel: 020 7368 3325 Ref: Victoria McDonagh  
Email: vmcdonagh@meralibeedle.com

**Barnett  
Ross**

**Auctioneers**

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List your property with one of  
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# The list is still open for the next main Barnett Ross Auction on 26<sup>th</sup> May 2022.

However, if you need an earlier or later sale, we can offer a Bespoke Auction where you can pick an auction date that suits you.



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**If you'd like to sell your property in our  
Thursday 26<sup>th</sup> May Auction, we will  
need your instructions soon.**

To register your property, or for a free, no obligations appraisal, please call us on 020 8492 9449 or email [sgrossman@barnettross.co.uk](mailto:sgrossman@barnettross.co.uk).



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