

BARNETT ROSS ONLINE AUCTION – THURSDAY 26TH MAY 2022
ADDENDUM

The following Lots have been sold prior:

A, 1, & 18

The following Lot has been withdrawn:

20

LOT 2 – 84 MOWBRAY PARADE, EDGWARE WAY, EDGWARE, MIDDLESEX

Contrary to the Special Conditions, the date of the Transfer referred to in the Registered Title clause should read “27th November 1959”.

LOT 4 – 37 & 39 HIGH STREET, WESTON-SUPER-MARE, SOMERSET

We are now quoting ‘Guide: £635,000+’.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,000 + VAT towards the Vendor’s legal costs.

LOT 5 – 79 HIGH STREET, POTTERS BAR, HERTFORDSHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £500 + VAT towards the Vendor’s legal costs.

LOT 6 – 12-16 BANK HEY STREET, BLACKPOOL, LANCASHIRE

We are now quoting ‘Guide: £280,000+’.

LOT 7 – 466-468 WITTON ROAD, ASTON, BIRMINGHAM, WEST MIDLANDS

There is a building that adjoins the rear of the property which interconnects with Nos. 466-468 Witton Road at ground floor level only, both of which are occupied by William Hill Organization Ltd. For the sake of clarity, only the freehold of Nos. 466-468 Witton Road under Title No. WM285808 is being offered for sale which does not include the rear building. Accordingly, we are now quoting ‘Guide: £100,000’.

The Built Depth on the particulars should read 29’0” and reference to ‘3 WCs’ on the particulars should be deleted.

LOT 8 – 125 POWIS STREET, WOOLWICH, LONDON SE18

Revised Special Conditions of Sale as of 19/05/22 are available to download.

LOT 9 – 127 POWIS STREET, WOOLWICH, LONDON SE18

Revised Special Conditions of Sale as of 19/05/22 are available to download.

LOT 10 – 131/131A HIGH STREET, CHATHAM, KENT

Revised Special Conditions of Sale as of 16/05/22 are available to download.

First Floor Dental Surgery – The lease is for a term of 20 years from 28th July 2014.

LOT 11 – 3 & 4 QUEEN ANNE’S COURT, PEASCOD STREET, WINDSOR, BERKSHIRE

We are now quoting ‘Guide: £850,000+’.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,500 + VAT towards the Vendor’s costs.

The 999 year lease will commence from 1st January 2021.

The lease to PJ Restaurants Limited commenced 30th June 2017.

LOT 13 – 123 STOKE NEWINGTON HIGH STREET, STOKE NEWINGTON, LONDON N16

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £500 + VAT towards the Vendor’s legal costs.

Contrary to the Tenancy Schedule in the Special Conditions of Sale, the Term should read ‘10 years from 3 August 2012’.

LOT 15 – GARAGE SITE R/O 40-48 ALEXANDRA ROAD, YEOVIL, SOMERSET

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £2,000 towards the Vendor’s costs.

Contrary to the Special Conditions of Sale, the deposit shall be ‘10% of the purchase price’.

LOT 16 – GARAGE SITE AT BEECH GROVE, GURNOS, MERTHYR TYDFIL, MID GLAMORGAN

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £2,000 towards the Vendor’s costs.

Contrary to the Special Conditions of Sale, the deposit shall be ‘10% of the purchase price’.

LOT 17 – 126 CAMELSDALE ROAD, HASLEMERE, WEST SUSSEX

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

Contrary to the special conditions of sale, the deposit will be held by the auctioneers as agent for the vendor.

LOT 19 – 30 SALISBURY STREET, BLANDFORD FORUM, DORSET

The rent increases to £9,500 p.a. from 16th July 2022. The tenant is 'Ms K. Hartey'.

LOT 21 – 2, 6 & 8 SOUTHGATE, ELLAND, WEST YORKSHIRE

No. 2 (Bank) – The lease commenced on 24th June 1892.

The seller has been made aware of any outstanding repair to the render on the north gable end overlooking 4 Southgate. An estimate of the cost of repairs has been obtained which is in the legal pack. The buyer will be responsible for completing such repairs as are necessary.

LOT 22 – SHOP 2 ROMNEY COURT, SHEPHERD'S BUSH GREEN, LONDON W12

There is a separate store cupboard located within an external area of the block of flats (Romney Court) which has been demised to the occupational tenant, Shahed Limited, but is not included in the 999 Year Head Lease dated 29th September 1979.

LOT 23 – 18-20 WEST PERCY STREET, NORTH SHIELDS, TYNE & WEAR

For the avoidance of doubt, the ground floor of 56 Bedford Street is not included with the freehold of the 18 and 20 West Percy Street and a copy of the Register and Title for 56 Bedford Street is in the legal pack.

LOT 25 – 155 HIGH STREET, DORKING, SURREY

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1% of the sale price towards the Vendor's costs.

LOT 27 – 1-3 WEST END LANE, BARNET, HERTFORDSHIRE

Revised Special Conditions of Sale as of 11/05/22 are available to download.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,000 + VAT towards the Vendor's legal costs.

LOT 28 – 13-15 WEST END LANE, BARNET, HERTFORDSHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,000 + VAT towards the Vendor's legal costs.

The Seller has received notification that there has been an assignment of the leasehold interest of 13 West End Lane by virtue of a transfer dated 11th April 2022.

LOT 29 – 17-19 WEST END LANE, BARNET, HERTFORDSHIRE

Revised Special Conditions of Sale as of 11/05/22 are available to download.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,000 + VAT towards the Vendor's legal costs.