

**BARNETT ROSS ONLINE AUCTION – THURSDAY 14<sup>TH</sup> JULY 2022**  
**ADDENDUM**

**The following Lot has been sold prior:**

**8**

**LOT 1 – 16 BALLARDS LANE, FINCHLEY, LONDON N3**

Flat 16a – The AST was for a term of 1 year from 1<sup>st</sup> August 2013 (holding over) and the rent deposit is £1,560.00

**LOT 3 – 37 BLUE BOAR ROW, SALISBURY, WILTSHIRE SP1 1DA**

Revised Special Conditions of Sale as of 08/07/22 are available to download.

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

The tenant has applied for a Licence to Assign to one of his employees who will provide a 6 month rent deposit and a personal guarantor

**LOT 4 – 16 COURTENAY STREET, NEWTON ABBOT, DEVON**

Revised Special Conditions of Sale as of 07/07/22 are available to download.

The tenant also has a reversionary lease for 6 months from 6<sup>th</sup> March 2023 expiring on 5<sup>th</sup> September 2023.

**LOT 6 – 715 NORTH CIRCULAR ROAD, LONDON NW2**

Contrary to the Auction Particulars, the property is now known as 'David Ethan House'.

**LOT 7 – 417/419 HIGH STREET, CHATHAM, KENT**

Revised Special Conditions of Sale as of 01/07/22 are available to download.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £2,500 towards the Vendor's costs.

The Property is sold subject to the right to park two vehicles in the rear car parking area of the Property granted in favour of the ground floor tenant of next door premises 413 – 415 High Street Chatham in a lease dated 19<sup>th</sup> April 2011 and made between Rosac Charitable Trust (1) and Matthew Sims t/a Unique Boxing (2) for as long as that lease endures and the Buyer shall not raise any requisition on or object to this.

**LOT 9 – 589 LONDON ROAD, NORTH CHEAM, SURREY**

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.

Contrary to the Auction Particulars, completion will be 4 weeks from the date of exchange of contracts.

**LOT 10 – 2 ST JOHNS ROAD, WOKING, SURREY**

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

**LOT 12 – 158-168 BEECHES ROAD, GREAT BARR, WEST MIDLANDS**

Revised Special Conditions of Sale as of 12/07/22 are available to download.

We are now quoting 'Guide: £625,000'.

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 16 – 9-10 ST THOMAS STREET, WEYMOUTH, DORSET**

Revised Special Conditions of Sale as of 30/06/22 are available to download.

**LOT 17 – 336 WIMBORNE ROAD, WINTON, BOURNEMOUTH, DORSER**

Revised Special Conditions of Sale as of 04/07/22 are available to download.

**LOT 19 – 45/45A/45B REGENT STREET, HINCKLEY, LEICESTERSHIRE**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,850 + VAT towards the Vendor's legal costs.

Shop 45a – The lease is repairing and insuring.

**LOT 21 – 51 HIGH STREET, SPILSBY, LINCOLNSHIRE**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,080 towards the Vendor's legal costs.

Shop – The lease is internal repairing and insuring.

**LOT 22 – 18 GAINSBOROUGH GARDENS, GOLDERS GREEN, LONDON NW11**

Revised Special Conditions of Sale as of 13/07/22 are available to download.

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

**LOT 23 – 9 CAMPDALE ROAD, TUFNELL PARK, LONDON N7**

The property is let to Wolf Kitchen Ltd t/a Bear + Wolf Café (having 2 branches).

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