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Auctioneers

Online Auction

Thursday 14th July 2022
commencing at 12pm

T: 020 8492 9449



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Meet the team.



John Barnett FRICS
Auctioneer and Director
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Auctioneer and Director
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Steven Grossman MRICS
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Samantha Ross
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Order of Sale Thursday 14th July 2022

Commencing 12.00pm

Lot

1	16 Ballards Lane	Finchley	London N3
2	81 Dedworth Road	Windsor	Berkshire
3	37 Blue Boar Row	Salisbury	Wiltshire
4	16 Courtenay Street	Newton Abbot	Devon
5	63b High Street	Leatherhead	Surrey
6	Ethan David House, 715 North Circular Road	Neasden	London NW2
7	417/419 High Street	Chatham	Kent
8	413/415 High Street	Chatham	Kent
9	589 London Road	North Cheam	Surrey
10	2 St Johns Road	Woking	Surrey
11	132 Old Church Lane	Stanmore	Middlesex
12	158-168 Beeches Road, Great Barr	Birmingham	West Midlands
13	141 High Street	Blackwood	Gwent
14	66 Stevenage Road	Hitchin	Hertfordshire
15	39-41 Middle Street	Yeovil	Somerset
16	9-10 St Thomas Street	Weymouth	Dorset
17	336 Wimborne Road, Winton	Bournemouth	Dorset
18	11 North Street	Taunton	Somerset
19	45/45a/45b Regent Street	Hinckley	Leicestershire
20	29 Cornwall Street	Plymouth	Devon
21	51 High Street	Spilsby	Lincolnshire
22	18 Gainsborough Gardens	Golders Green	London NW11
23	9 Campdale Road	Tufnell Park	London N7

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(Registered Valuer)
jbarnett@barnettross.co.uk

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020 8492 9449



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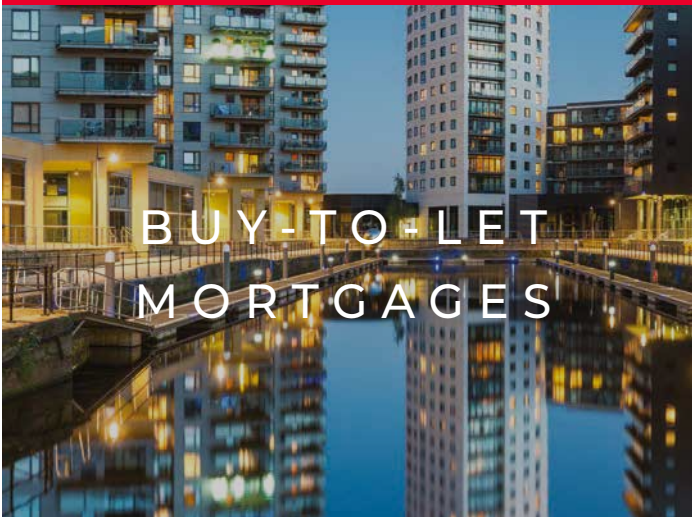
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SITUATION

In this busy main road shopping centre close to Finchley Central Underground Station (Northern Line) and serving the densely populated surrounding residential area, approximately 8 miles north of Central London.

Nearby multiple traders include **Tesco Supermarket, Greggs, Costa, Waitrose, Barclays Bank** and many others.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear communal entrance to **2 Self-Contained Flats** on the first and second floors. The property benefits from access at the rear via a service road and includes a private **Parking Area** for 1 large or 2 small cars.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'6" Internal Width 15'9" Shop Depth 58'6" Built Depth 70'6" WC	P. Bhatt t/a Rightway Food & Wine (Grocers, Newsagent, Off Licence)	15 years from 27th November 2013	£27,500	FRI 2021 Rent Review not actioned. £6,875 Rent Deposit held.
First Floor Flat (No. 16a)	3 Bedrooms, Kitchen/Lounge, Bathroom/WC with Gas Central Heating (GIA Approx. 675 sq ft)	Individual(s)	AST	£14,400	£1,661 Rent Deposit held.
Second Floor Flat (No. 16b)	2 Bedrooms, Kitchen/Diner, Lounge, Bathroom/WC (GIA Approx. 765 sq ft)	2 Individuals	AST - 2 years from 17th October 2020	£14,400	£1,384 Rent Deposit held.
				Total: £56,300	

£56,300 per annum

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

Vendor's Solicitors

Taylor Wessing
Tel: 020 7300 7000 Ref: Keith Barnett
Email: k.barnett@taylorwessing.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 in this secondary shopping centre which includes **Co-op, Costa Coffee, KFC and Pizza Hut** being approx. 1 mile from Windsor town centre.

Windsor is an historic and affluent market town famous for its links with the Royal Family, Windsor Castle and Eton College and lies some 25 miles west of central London with good road access with the M4 (Junction 6).

PROPERTY

Part of a 1930's parade comprising a **Deep Ground Floor Restaurant** with separate rear access from a communal rear car park to a **Self-Contained Flat** on first floor level. In addition, the property benefits from use of a front shopper's car park.

ACCOMMODATION

Ground Floor Restaurant

Gross Frontage	18'9"
Internal Width	17'9"
Restaurant Depth	7'0"
Built Depth	97'6"
2 WC's	
Area Approx.	1,127 sq ft ¹

First Floor Flat

3 Rooms, Shower Room/WC

¹Area taken from VOA

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **A.Bari as an Indian Restaurant** for a term of 15 years from 25th December 2016 at a current rent of **£30,000 per annum** exclusive.

Rent Reviews December 2021 (Outstanding - quoting £35,000 p.a.) and December 2026

Note 1: There is a £7,000 Rent Deposit held.

Note 2: The lessee has constructed a metal store and freezer room on part of the rear communal yard which is not demised to him in his lease.

£30,000 per annum

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

Vendor's Solicitors

Macroy Ward
Tel: 020 8440 3258 Ref: Martina Ward
Email: martina@macroyward.co.uk

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Lot 3

37 Blue Boar Row,
Salisbury, Wiltshire SP1 1DA

*Guide: £450,000

Gross Yield 8.5%
By order of Executors
6 week completion



SITUATION

Occupying a prominent trading position within the heart of the City Centre, close to the junction with Castle Street, facing the Market Place, adjacent to **Lloyds Bank** and amongst such multiples as **Martins, Timpson, HSBC, Tesco Metro, Pizza Express, Ryman, Tiger, NatWest Bank**, and a host of independent retailers and restaurants. Salisbury is a picturesque Cathedral City lying approximately 18 miles north-west of Southampton with good road access via the A30, A36, A303 and A338.

PROPERTY

An attractive Grade II Listed terraced building comprising a **Ground Floor Shop** with separate front entrance to **3 Self-Contained Flats** at first, second & third floor level.

VAT is NOT applicable to this Lot

FREEHOLD

Note: The Vendor converted the upper floors in 2016 from Offices to 3 Flats at a cost of around £175,000. They have subsequently spent a further £30,000 on external works to the roof and main structure.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 23'2" Internal Width 16'10" widening to 20'1" Shop Depth 29'3" WC	A. Atli (Turkish Barber)	10 years from 15th March 2022	£12,000 (Rising to £13,000 in March 2023 & £15,000 in March 2024)	Effectively FRI Rent Review 2027. Tenant's Break March 2024 on 6 months prior notice and upon payment of a £1,500 penalty charge. Rent Deposit £5,000.
Flat 1 (First Floor)	1 Bedroom, Living Room/Kitchen, Shower/WC	Individual (with Guarantor)	1 year from 8th October 2021	£9,300	AST. Rent Deposit £894.23.
Flat 2 (Second Floor)	1 Bedroom, Living Room, Kitchen, Shower/WC	Individual	1 year from 3rd December 2021	£9,000	AST. Rent Deposit £865.38.
Flat 3 (Third Floor)	1 Bedroom, Living Room, Kitchen, Shower/WC	Individual	1 year from 6th October 2021	£7,800	AST. Rent Deposit £750.
				Total: £38,100	

£38,100 p.a.
rising to £41,100 p.a.
by March 2024

Joint Auctioneers

Wooley & Wallis, 51–61 Castle Street,
Salisbury SP1 3SU Tel: 01722 330 333
Ref: Megan Casebow Email: m.casebow@w-w.co.uk

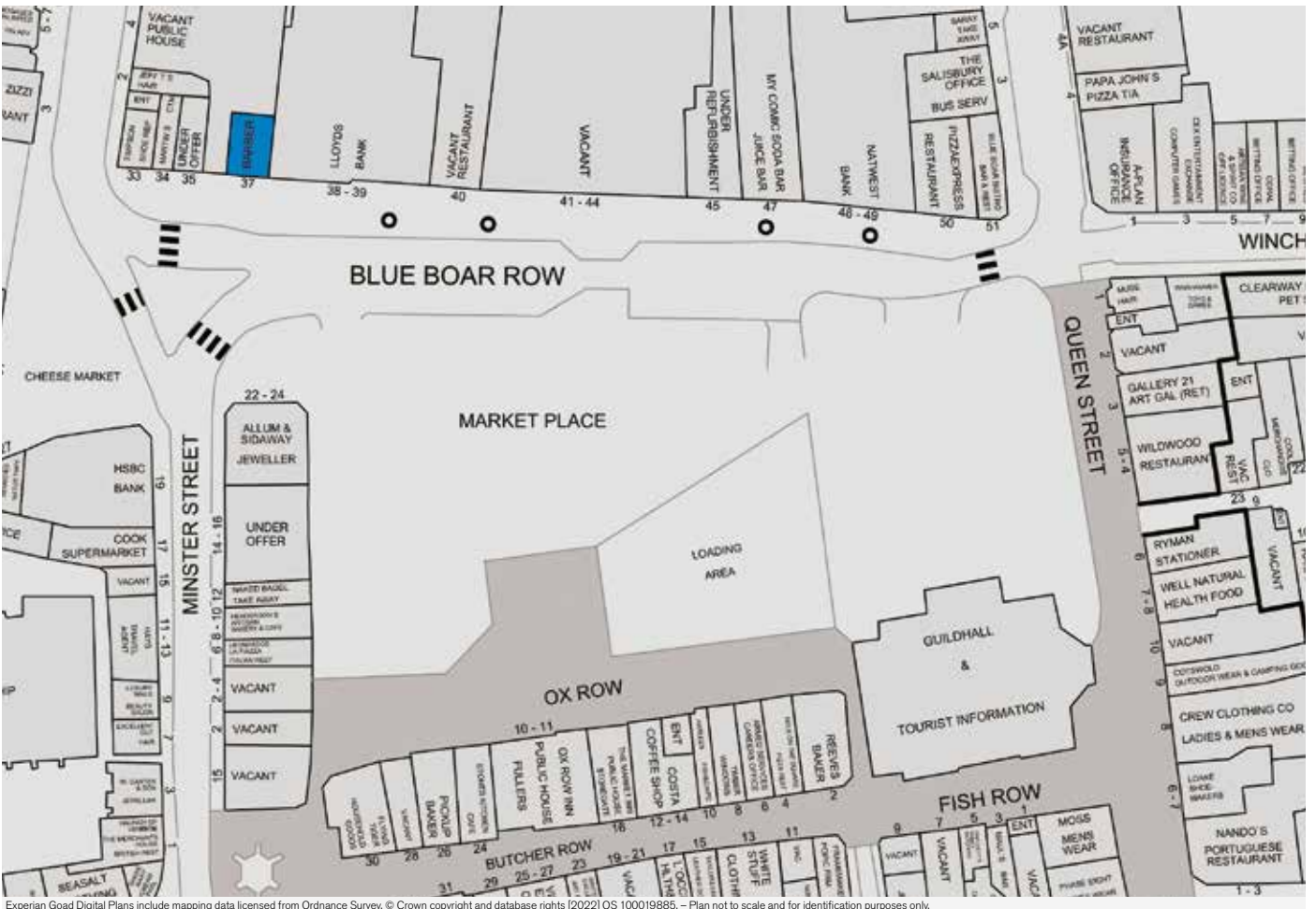
Vendor's Solicitors

Russell Cooke LLP
Tel: 020 8789 9111 Ref: Fiona Buckland
Email: fiona.buckland@russell-cooke.co.uk

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

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

View across Market Place



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Shop interior



Flat 1 interior





SITUATION

Occupying a prime position in the town's pedestrianised retail thoroughfare, adjacent to **Costa**, opposite **EE** and **Waterstones** and amongst other multiple retailers as **Card Factory**, **Superdrug**, **WHSmith**, **Tui**, **Peacocks**, **Boots** and many others.

Newton Abbot is a popular and attractive market town located between the A38 and the A380 some 13 miles south of the M5 (Junction 31) and 6 miles north-west of Torquay.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on part first floor and **2 Self-Contained Flats** planned on part first, second and third floors. The property benefits from a pedestrian right of way over part of the adjoining rear service area for access from East Street.

VAT is applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'1"
Internal Width	17'5"
widening at rear to	18'2"
Shop Depth	67'11"
Built Depth	81'2"
Area	Approx. 1,145 sq ft

2 WCs

First Floor Ancillary

Area	Approx. 495 sq ft
------	-------------------

First Floor Flat

1 Bedroom, Living Room/Kitchen, Bathroom, sep. WC
(GIA Approx. 460 sq ft)

Second & Third Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC
(GIA Approx. 865 sq ft)

TENANCY

The entire property is let on a full repairing and insuring lease to **Newton Abbot V.E. Limited (a subsidiary of Vision Express)** (**Vision Express have over 550 branches**) for a term of 5 years from 6th March 2018 (**renewal of a previous lease – in occupation since 2006**) at a current rent of **£37,800 per annum** exclusive.

Note 1: The first floor flat is used by the tenant for storage. The second floor flat is unoccupied.

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

£37,800 per annum

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

Joint Auctioneers

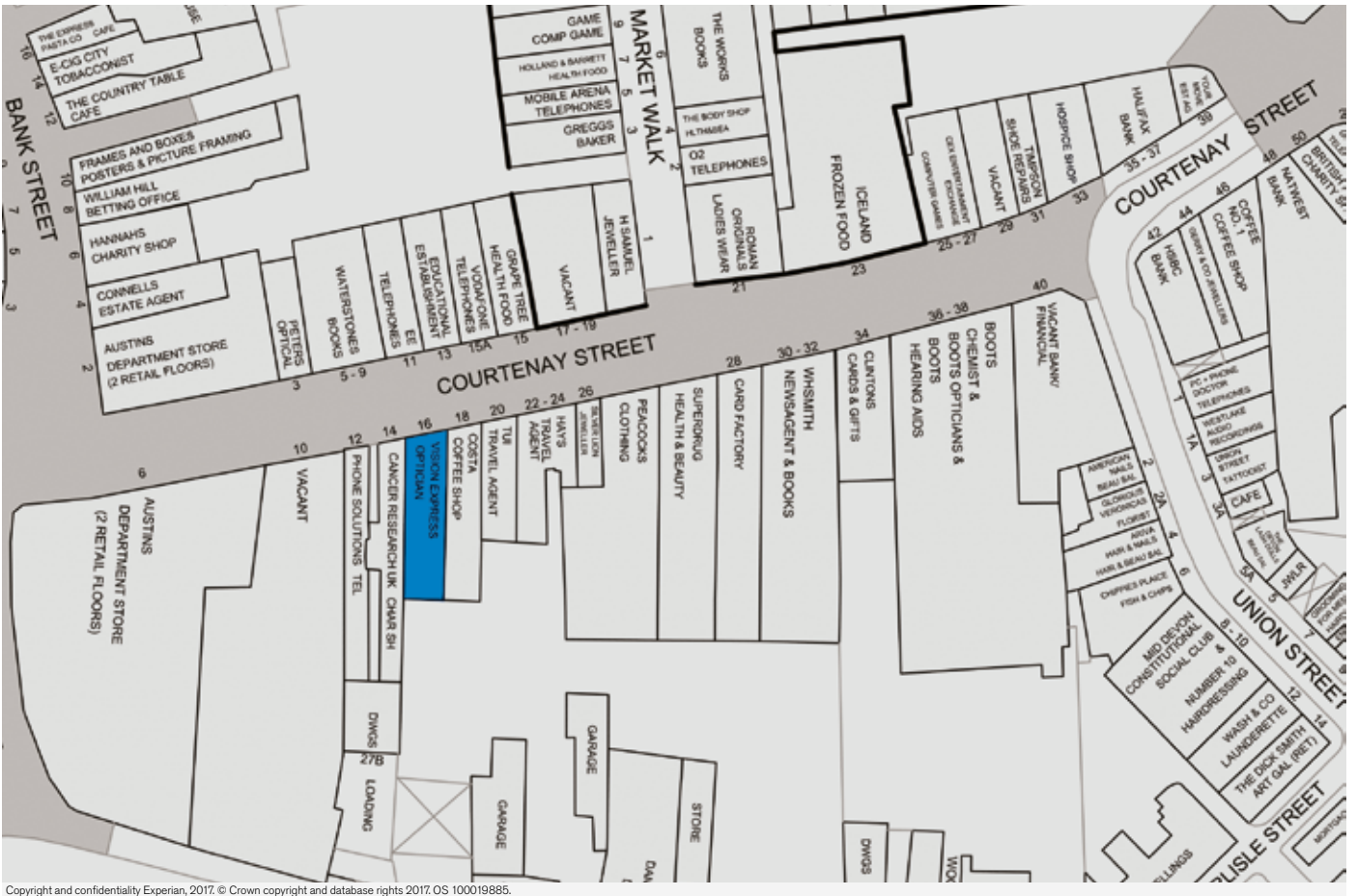
Day and Bell Surveyors
Tel: 020 8445 3611 Ref: Alex Mason
Email: alex.mason@dayandbell.co.uk

Vendor's Solicitors

Michelmores
Tel: 01392 688 688 Ref: Richard Walford
Email: richard.walford@michelmores.com

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





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SITUATION

Located close to the junction with Epsom Road and at the beginning of the pedestrianised section of the High Street where there are a variety of multiple and local retailers such as **Savers, Tops Pizza, MyDentist, William Hill** and nearby **The Swan Shopping Centre**.

Leatherhead Station, with its regular services to London Victoria & Waterloo Stations is within ½ mile distant.

Leatherhead is an affluent town located just off the main A24 some 5 miles north of Dorking, 4 miles south-west of Epsom and 23 miles south-west of Central London, enjoying easy access to the M25 (J9).

PROPERTY

A single storey building comprising a **Ground Floor Commercial Unit**.

ACCOMMODATION

Ground Floor

Gross Frontage	9'2"
Internal Width	8'6"
Built Depth	18'6"
WC	

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Lesley Pennington as a Chiropodist / Podiatrist** for a term of 10 years from 25th September 2017 (**in occupation since 2003**) at a current rent of **£6,461.34 per annum** exclusive **rising to £6,622.87 in September 2022 and by a further 2.5% per annum thereafter**.

Note: There may be potential to convert the property to Residential Use and/or add a first floor, subject to obtaining possession and the necessary consents.

£6,461.34 per annum

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

Vendor's Solicitors

Fladgate LLP

Tel: 020 3036 7000 Ref: Madeleine Goward

Email: mgoward@fladgate.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 directly on the eastbound carriageway of the North Circular Road (A406) and at the front of an established Light Industrial Estate being approx. 1/3 mile from the junction with the Edgware Road (A5) at Staples Corner, approx. 1/2 mile from Junction 1 of the M1 and approx. 1 mile from Brent Cross Shopping Centre. Neasden lies approx. 7 miles north-west of central London.

PROPERTY

Comprising a newly refurbished **Commercial Building with B8 Use (Storage or Distribution)** planned on ground and 3 upper floors together with a **Front Forecourt for parking 3 cars**.

ACCOMMODATION

Ground Floor

GIA Approx. 1,793 sq ft

First Floor

GIA Approx. 1,777 sq ft incl. Kitchenette & 2 WCs

Second Floor

GIA Approx. 1,773 sq ft incl. Kitchenette & 2 WCs

Third Floor

GIA Approx. 1,333 sq ft plus doors to terrace

Total GIA

Approx. 6,676 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: There is an 8 Week Completion.



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Vacant Refurbished 6,676 sq ft Commercial Building

The Surveyors dealing with this property are
Steven Grossman and **Nathan Schindler**

Vendor's Solicitors

Carr Richards

Tel: 01442 241 466 Ref: David Richards

Email: david@carr-richards.co.uk

For legal documents, please refer to page 8 of this catalogue

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'**



Interior view of 1st Floor



Interior view of 3rd Floor



Lot 7

417/419 High Street,
Chatham, Kent ME4 4NU

***Guide: £500,000+**
In same family ownership for over 20 years
6 week completion



SITUATION

Located close to the junction with Chatham Hill (A2) amongst a variety of independent retailers and serving the surrounding residential population.

Chatham is a Medway Town famous for its Naval history, situated between Rochester and Strood, approximately 7 miles north of Maidstone, 7½ miles south-east of Gravesend and enjoying excellent road access to the M2 (Junctions 1 & 2) via the A2.

PROPERTY

A mid terraced building comprising a **Ground Floor Double Shop** with separate rear access via a front archway to **2 Self-Contained Flats** (Nos. 417a and 419a) on the first floor.

In addition, there is a separate terraced building to the rear also accessed via the front archway and a central courtyard comprising **2 Self-Contained Flats** (Nos. 417b and 419b) planned on ground and first floors.

The property also includes a **Courtyard Parking Area for 4 cars**.

Note 1: There may be potential to create additional living accommodation in the roof space of both the front and rear buildings, subject to obtaining possession and the necessary consents.

VAT is NOT applicable to this Lot

FREEHOLD

Note 2: The ground floor of the adjoining property (Nos. 413/415) is also being offered for sale in this auction – See Lot 8.



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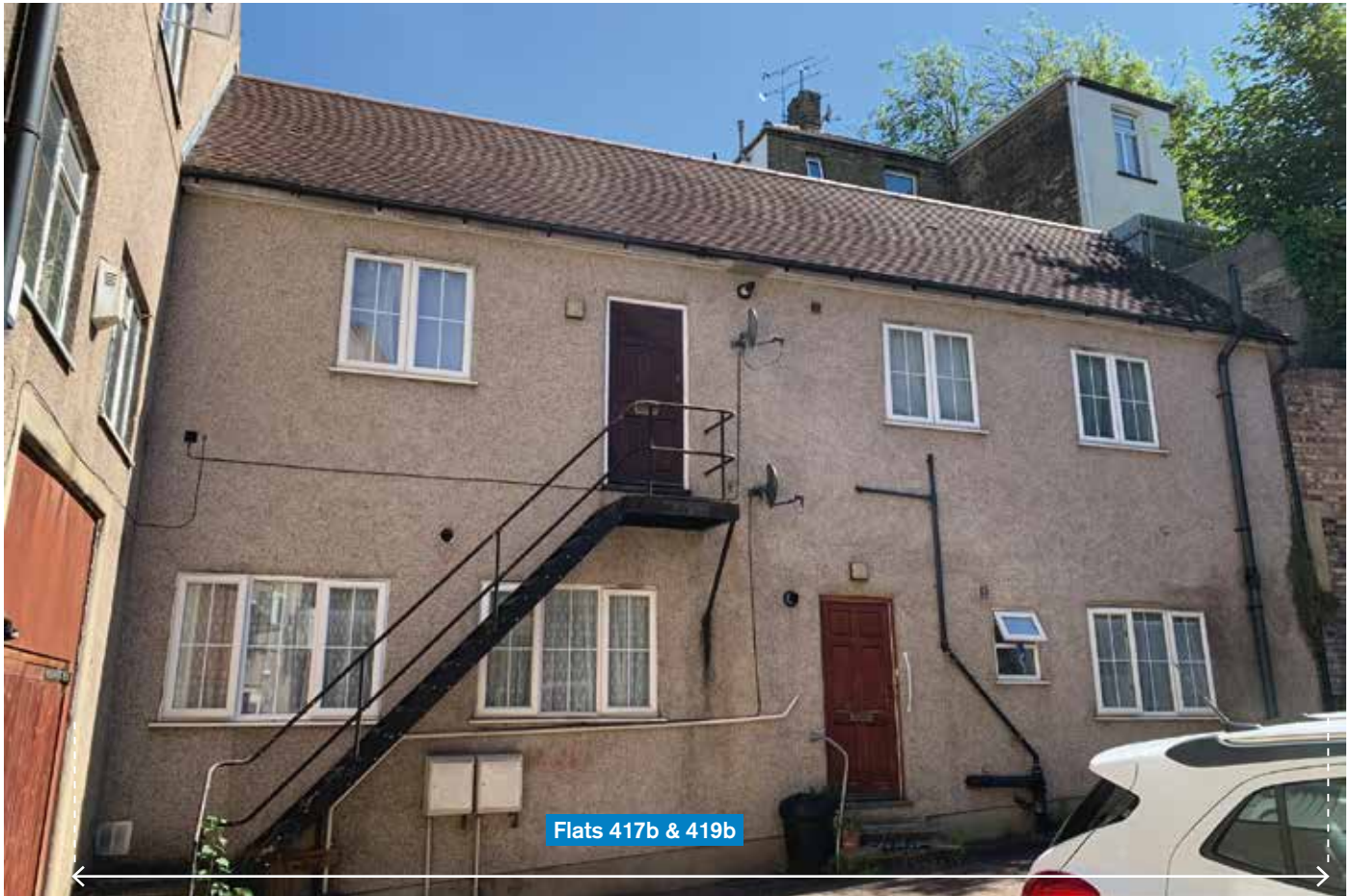
£36,000 per annum

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

Vendor's Solicitors

Ellis Jones
Tel: 01202 057 815 Ref: Richard Tombs
Email: richard.tombs@ellisjones.co.uk

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



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 36'5" Internal Width 34'4" Shop & Built Depth 26'6" WC	C. A. Button (t/a Button & Family Funeral Services)	10 years from 24th June 2016 (In occupation since 2005)	£12,000	Repairing & Insuring Rent Reviews June 2021 (Outstanding) The Tenant did not operate his 2021 Break Clause.
Flat 417a (First Floor)	1 Bedroom, Living Room, Kitchen, Shower Room/WC ¹ (Area Approx. 452 sq ft) ²	2 Individuals	AST (Holding over)	£5,400 (Vendor's ERV £7,020 as per Flat 419a)	£555 Rent Deposit held.
Flat 419a (First Floor)	1 Bedroom, Living Room, Kitchen, Shower Room/WC ¹ (Area Approx. 570 sq ft) ²	Individual	AST – 6 months from 17th June 2022	£7,020	£675 Rent Deposit held.
Flat 417b (Ground Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC ¹ (Area Approx. 441 sq ft) ²	2 Individuals	AST (Holding over)	£5,700 (Vendor's ERV £7,020 as per Flat 419a)	£548.07 Rent Deposit held.
Flat 419b (First Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC ¹ (Area Approx. 570 sq ft) ²	Individual	AST (Holding over)	£5,880 (Vendor's ERV £7,020 as per Flat 419a)	AST £658 Rent Deposit held.
				Total: £36,000 (Vendor's total ERV £40,080)	

¹Not inspected by Barnett Ross.

²Area taken from EPC.

Rear of Shops 417/419 and Flats 417a/419a



Lot 8 - Nos. 413/415

Lot 7 - Nos. 417/419



SITUATION

Located close to the junction with Chatham Hill (A2) amongst a variety of independent retailers and serving the surrounding residential population.

Chatham is a Medway Town famous for its Naval history, situated between Rochester and Strood, approximately 7 miles north of Maidstone, 7½ miles south-east of Gravesend and enjoying excellent road access to the M2 (Junctions 1 & 2) via the A2.

PROPERTY

Forming part of a terraced building comprising a **Ground Floor Gymnasium/Fitness Centre**.

ACCOMMODATION

Ground Floor Gymnasium/Fitness Centre

Gross Frontage	73'8"
Built Depth	61'0"
GIA	Approx. 3,000 sq ft incl. 2 WCs

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 10th July 2006 at a peppercorn ground rent.

TENANCY

The property is let on an internal repairing and insuring lease to **M. Simms t/a Unique Boxing (with personal guarantor) as a Gymnasium/Fitness Centre** for a term of 3 years from 1st May 2011 (holding over – see Note 1) at a current rent of **£12,000 per annum** exclusive.

Note 1: There may be potential to increase the rent as the tenant has enquired about agreeing new lease terms.

Note 2: There is a £1,166.66 Rent Deposit held.

Note 3: The adjoining property (Nos. 417/419) is also being offered for sale in this auction – See Lot 7.

£12,000 per annum

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

Vendor's Solicitors

Ellis Jones
Tel: 01202 057 815 Ref: Richard Tombs
Email: richard.tombs@ellisjones.co.uk

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

Interior View



Lot 8 - Nos. 413/415

Lot 7 - Nos. 417/419



SITUATION

Located on the main A24 London Road, within this busy local shopping centre, close to the junction with Lloyd Road, adjacent to a **McDonald's Drive-Thru**, opposite a **Sainsbury's Superstore** and serving the surrounding residential area.

North Cheam is a popular residential suburb located between Worcester Park and Sutton approx. 14 miles from central London, enjoying excellent road communications with the A3 and A24 which gives access to the M25 (Junction 9).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Offices/Storage (previously a Flat)** at first floor level. The property includes an external **Storage Area** at the rear and **Parking** for approx. 2 cars at the front.

In addition, the property includes use of a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'2"
Internal Width	16'0"
Shop & Built Depth	37'0"

First Floor

Office/Storage/Kitchen/Bathroom/WC	
GIA Approx.	500 sq ft

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **SIG Trading Limited as a Specialist Roofing Supplier (having 49 branches – part of SIG Plc – see Tenant Profile)** for a term of 5 years from 1st November 2021 (**renewal of a previous lease**) at a current rent of **£17,000 per annum** exclusive.

Note 1: The tenant has been in occupation for approx. 25 years.

Note 2: The tenant also occupies the adjacent ground floor unit.

TENANT PROFILE

SIG Plc was founded in 1957 and is now one of the largest suppliers of sustainable energy saving roofing & insulation products, employing over 6,800 people at 432 sites across the UK and Europe. Reported Revenue for 2021 was £2.29 billion with a pre-tax profit of £19.3m (Visit www.sigplc.com).

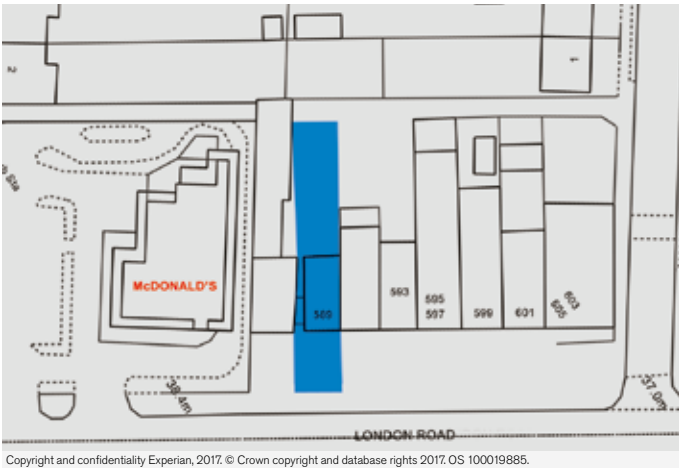
£17,000 per annum

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

Vendor's Solicitors

Russell Cooke LLP
Tel: 020 8789 9111 Ref: Fiona Buckland
Email: fiona.buckland@russell-cooke.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'**



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Rear external storage



SITUATION

Located close to the junction with St John's Lye, in the centre of St John's Village, directly opposite a **Co-op Convenience Store** and amongst a variety of independent retailers, all serving the surrounding residential area, approximately 1 1/2 miles from Woking town centre.

Woking is an affluent Surrey town situated midway between Weybridge and Guildford and has established itself as one of Surrey's major commercial and retail centres which benefits from its proximity to the A3, M3 and M25.

PROPERTY

A mid terrace building comprising a **Ground Floor Take-Away** with internal and separate side access to the rear of the property leading to **Staff/Residential Accommodation** on the first floor.

ACCOMMODATION

Ground Floor Take-Away

Gross Frontage	17'0"
Internal Width	15'4" (max)
Shop Depth	32'1"
Built Depth	63'9"

First Floor Staff/Residential Accommodation

3 Rooms, Shower/WC

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **M. K U. Bhuiyan t/a Fireaway Pizza** (see [Tenant Profile](#)) for a term of 20 years from 24th February 2022 at a current rent of **£19,000 per annum** exclusive.

Rent Reviews 2027 and 5 yearly

Tenant's Break 2032

TENANT PROFILE

The Fireaway brand trades from over 120 stores in the UK (visit: www.fireaway.co.uk). The tenant is a franchisee of Fireaway and has advised he operates 3 Fireaway branches.

Note 1: The Vendor understands the residential accommodation was previously Self-Contained.

Note 2: There is a £4,750 Rent Deposit held.

£19,000 per annum

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

Vendor's Solicitors

Banks Kelly Solicitors
Tel: 020 7489 2190 Ref: Dean Carroll
Email: dean.carroll@bankskelly.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'**



Interior view

FAST FIRE'D PIZZA & SALAD BAR





SITUATION

Located at the junction with Marsh Lane in this affluent and sought after residential area. There are shopping facilities in Honeypot Lane and The Broadway, Stanmore being approx. ¼ mile and just over ½ mile distant respectively. In addition, the property is only a ½ mile from Canons Park Underground Station (Jubilee Line). Stanmore is a prosperous suburb of north London, located between Edgware and Hatch End, approx. 10 miles north-west of central London with easy access to the nearby A41 and the M1 (Junction 4).

PROPERTY

A unique detached Scandia-Hus **4 Bed Bungalow** in a secluded position situated on a **Site Area of Approx. 9,825 sq ft (0.22 acres)** and benefitting from:

- Integral Double Garage with electric up-and-over door
- Triple glazed windows
- Large courtyard patio with Summer House
- Additional rear garden area
- 3 Sheds

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: There is a maximum 3 month completion – refer to special conditions of sale.

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



ACCOMMODATION (measurements to maximum points)

Ground Floor

Bedroom 1	13'1" x 12'10" plus ensuite
Bedroom 2	12'3" x 9'11"
Bedroom 3	10'7" x 9'11"
Bedroom 4	8'4" x 9'11"
Living Room	19'1" x 15'9"
Open Plan Kitchen/Diner	13'5" x 26'8"
Utility Room	6'6" x 6'2"
Shower Room/WC	8'8" x 5'9"
Conservatory	7'11" x 7'2"
Separate WC	
Double Garage	21'5" x 16'11"

GIA Approx. 1,855 sq ft incl. Garage (excl. Summer House)

Unique Vacant 4 Bed Bungalow

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'**

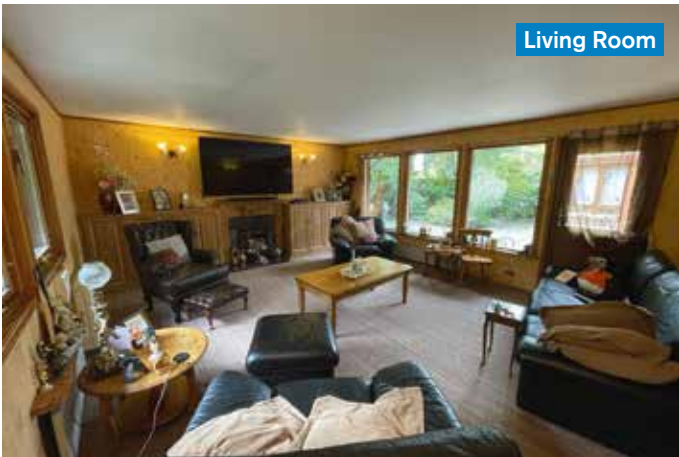
Vendor's Solicitors

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

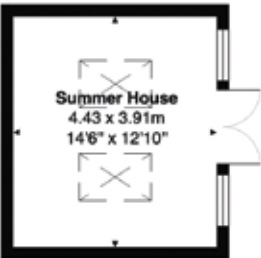
Courtyard Patio



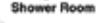
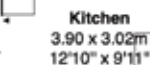
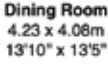
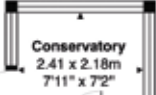
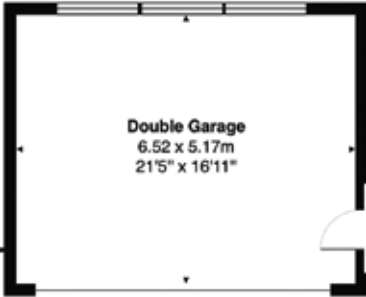
Living Room



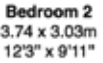
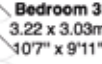
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Courtyard Patio



Driveway



Total Area: 172.3 m² ... 1855 ft² (Including garage, excluding summer house)
 All measurements are approximate and for display purposes only.



SITUATION

Occupying a prominent position opposite the junction with Thornbridge Avenue, serving this popular residential area, less than 1/2 a mile from the intersection with the main A34 Walsall Road which leads directly to the M6 (Junction 7) and only 4 miles north of Birmingham city centre.

PROPERTY

An entire shopping parade comprising **6 Ground Floor Shops** with separate rear access to **2 Self-Contained Flats** planned on the first floor. The property occupies a substantial site and includes a **Parking Area** at the rear.

VAT is NOT applicable to this Lot

FREEHOLD



£57,720 per annum

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

Vendor's Solicitors

GLS Solicitors
Tel: 0121 525 8899 Ref: Meena Jussel
Email: m.jussel@glsolicitors.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
No. 158 (Shop)	Internal Width widening at rear to Shop Depth Built Depth WC	A. Rani & P. Klair (Hair & Beauty)	3 years from 1st August 2022 (Renewal of a previous Lease) (See Note)	£8,280	FRI – see Lease. Outside s24-28 of L & T Act 1954.
No. 160 (Shop)	Internal Width Shop Depth Built Depth WC	24/7 Plumbing & Gas (uk) Limited (Plumbers)	2 years from 3rd August 2021	£6,300	FRI – see Lease. Outside s24-28 of L & T Act 1954.
No. 162 (Shop)	Internal Width Shop Depth Built Depth WC	I. Hadfield (Opticians)	10 years from 1st August 2016	£7,200	FRI Rent Review Aug 2022 Outside s24-28 of L & T Act 1954.
No. 164 (Shop)	Internal Width widening at rear to Shop Depth Built Depth WC	A. Barsley (Barbers)	10 years from 1st August 2016	£6,000	FRI
No. 166 (Shop)	Internal Width Shop Depth Built Depth WC	A. H. Khalfey (Newsagent/ Convenience Store)	10 years from 7th October 2016	£10,800	FRI Rent Review Oct 2021 not actioned.
No. 168 (Shop)	Internal Width Shop & Built Depth WC	Beauty Secrets Birmingham Ltd (Beauticians)	3 years from 1st August 2022 (See Note)	£6,900	FRI – see Lease. Outside s24-28 of L & T Act 1954..
No. 166b (1st Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹	Individual	6 months from 16th June 2020 (In occupation for approx. 3 years)	£6,600	AST Holding Over
No. 168b (1st Floor Flat)	1 Bedroom, Living Room, Kitchen, Bathroom/WC ¹	Individual	6 months from 5th March 2007 (In occupation for approx. 15 years)	£5,640	AST Holding Over
¹ Not inspected by Barnett Ross				Total: £57,720	

Note: The leases for Shop Nos. 158 & 168 state that the Tenants will be granted an extra 2 year term if all payments are up to date on 31st July 2025.





SITUATION

In the heart of this popular town adjacent to **Bon Marche**, close to branches of **Lloyds Bank**, **New Look**, **Halifax**, **Card Factory** and **Superdrug** and diagonally opposite an entrance to **The Market Place Shopping Centre** which houses branches of **Boots**, **Hays Travel** and **Peacocks**. There is a public car park to the rear of the property. Blackwood lies on the A4048, some 10 miles north-west of Newport, 12 miles north of Cardiff and 9 miles north of the M4 (Junction 28).

PROPERTY

Comprising a **Ground Floor Shop** with separate rear access to a **Basement Store** and separate front access to an **Ancillary Area** on the first floor.

ACCOMMODATION

Ground Floor Shop

Internal Width 15'11"
Shop & Built Depth 45'8"
Rear Store Area Approx. 105 sq ft

Basement Area Approx. 115 sq ft

First Floor Ancillary Area Approx. 325 sq ft plus WC

VAT is applicable to this Lot

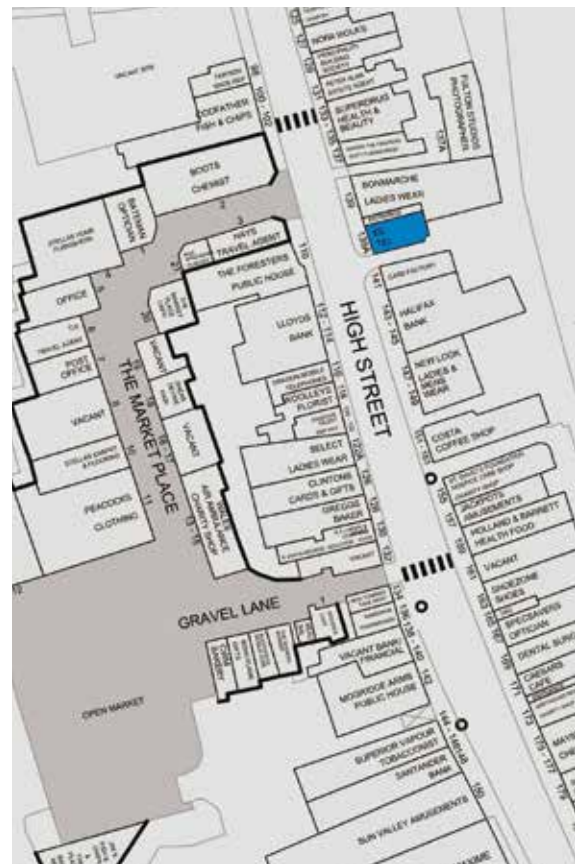
TENURE

Leasehold for a term of 999 years from 25th December 2006 at a peppercorn ground rent.

TENANCY

The entire property is let on a full repairing and insuring lease to **EE Limited** (having over 600 branches) (T/O for Y/E 31/03/2021 £6.97bn, Pre-Tax Profit £1.38bn and Shareholders' Funds £7.057bn) for a term of 5 years from 24th October 2019 at a current rent of **£15,750 per annum** exclusive.

Note: The Tenant did not exercise their October 2022 Break Clause.



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£15,750 per annum

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

Vendor's Solicitors

Axiom DWFM

Tel: 020 8951 6982 Ref: Jaymini Ghelani

Email: jghelani@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'**





SITUATION

Located close to the junction with Conquest Close in this residential area located less than a mile from the town centre. Hitchin Rail Station is located approx. 1 mile from the property with regular services to London King's Cross Station.

Hitchin is an old market town located approx. 42 miles north of central London with excellent road communications via the A1(M) (Junction 8).

PROPERTY

A mid-terraced building comprising a **2 Bed House** planned on ground and first floors benefitting from uPVC double glazing and a rear garden.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor

2 Rooms
Kitchen
Bathroom/WC
Laundry Room

First Floor

Bedroom 1
Bedroom 2

GIA Approx. 805 sq ft

TENANCY

The entire property is let on a **Regulated Tenancy** to an Individual at a current rent of **£5,527.14 per annum** exclusive (**£106 per week**).

Note: A 3 Bed House at No. 30 Stevenage Road sold for £425,000 in Feb. 2021 and a 2 Bed House at No. 64 Stevenage Road sold for £300,000 in Feb. 2019.

£5,527.14 per annum

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

Vendor's Solicitors

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

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



SITUATION

Occupying a prominent position, diagonally opposite the junction with Bond Street in the town's pedestrianised retail thoroughfare, adjacent to **Boots Pharmacy**, opposite **Robert Dyas** and amongst other multiple retailers as **Waterstones, Marks & Spencer, TUI, Clarks, Costa** and many others.

Yeovil is a market town situated some 12 miles north of Dorchester and 40 miles south of Bristol with good road links to the M5 (Junction 25) and A303 which links to the M3 (Junction 8).

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	39'11"
Internal Width	38'5"
Shop & Built Depth	42'5"
Area incl. 3 Consulting Rooms	Approx. 1,435 sq ft

First Floor Ancillary

Area	Approx. 830 sq ft
2 WCs	

Total Area **Approx. 2,265 sq ft**

VAT is applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Boots Opticians Professional Services Limited (having over 600 branches)** (T/O for Y/E 31/08/2021 £355.7m, Pre-Tax Profit £24.1m and Shareholders' Funds £133.67m) for a term of 5 years from 1st October 2020 (**renewal of a previous lease – in occupation since 2009**) at a current rent of **£35,250 per annum** exclusive.

Tenant's Break October 2023

£35,250 per annum

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

Joint Auctioneers

Day and Bell Surveyors
Tel: 020 8445 3611 Ref: Alex Mason
Email: alex.mason@dayandbell.co.uk

Vendor's Solicitors

Michelmores
Tel: 01392 688 688 Ref: Richard Walford
Email: richard.walford@michelmores.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'**



The Property



SITUATION

Occupying a prime retail pitch in this pedestrianised section of the town centre, diagonally opposite **Specsavers** and **The Post Office** and close to branches of **Lloyds Bank**, **NatWest Bank**, **WHSmith**, **Boots** and **Caffe Nero** and only a minute's walk from The Esplanade and the Beach. Weymouth is a popular and attractive South Dorset coastal resort, which benefits from high levels of tourism in the summer months and enjoys good road access from the A35 via the A354.

PROPERTY

A mid terrace building comprising a **Ground Floor Double Restaurant** with separate front access to **3 Self-Contained Flats** 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 Double Restaurant (Seats 70)	Gross Frontage 42'1" Internal Width 34'1" Restaurant Depth 40'5" Built Depth 54'0" Sales Area Approx. 1,340 sq ft Store Area Approx. 435 sq ft 2 WCs	Y. R. Gurung (Indian Restaurant)	20 years from 8th March 2019	£25,000	FRI Rent Reviews 8th March 2022 (Not yet actioned) and 3 Yearly
First & Second Floors (3 Flats)	3 Flats – Not inspected	Various	Each 125 years from 1st January 2017	£750 (£250 per flat)	Each FRI Rent Reviews 10 yearly subject to RPI
				Total: £25,750	

£25,750 per annum

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

Vendor's Solicitors

Taylor Rose MW
Tel: 020 8443 7016 Ref: Alex Karis
Email: alex.karis@taylor-rose.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 close to the junction with Talbot Road amongst such multiple retailers as **Waitrose, Boots Chemist, WHSmith, Holland & Barrett, Betfred, Best-One, Lloyds Bank** and **Halifax** all serving the surrounding residential population being approx. 2 miles north of Bournemouth Town Centre. In addition, **Bournemouth University Talbot Campus** and **Arts University Bournemouth** are both approx. 1 mile distant.

Bournemouth is a popular seaside resort on the South Coast approx. 30 miles south-west of Southampton.

PROPERTY

Forming part of a semi-detached building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'0"
Internal Width	16'2"
Shop Depth	30'6"
Built Depth	55'3"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 1st January 2019 at a peppercorn ground rent.



TENANCY

The property is let on an effectively full repairing and insuring lease to **C. Manning as a Bubble Tea House** for a term of 10 years from 8th February 2019 at a current rent of **£18,000 per annum** exclusive.

Rent Review and Tenant's Break 2024

Note: There is a £9,000 Rent Deposit held.

£18,000 per annum

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

Vendor's Solicitors

RWK Goodman

Tel: 01865 792 300 Ref: Vicky Hernandez

Email: vicky.hernandez@rwkgoodman.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 on the western side of North Street within the town centre, near to the junction with Fore Street, and amongst such multiple retailers as **Greggs, Moss Bros, Timpson, Merkur Slots, Scope, Mind, HSBC, Ask Italian** and others.

Taunton is the county town of Somerset which lies some 12 miles south-west of Bridgwater and 49 miles south-west of Bristol and benefits from good road links via the M5 (Junction 25).

PROPERTY

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

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage	16'5"	
Built Depth	77'0"	
Area	Approx.	1,037 sq ft

First Floor Ancillary

Area	Approx.	216 sq ft
------	---------	-----------

Second Floor

Hatch access – Not inspected

Total Area **Approx. 1,253 sq ft plus Second Floor**

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

TENANCY

The entire property is let on a full repairing and insuring lease to **J. O. Ali as a Convenience Store** for a term of 5 years from 23rd April 2021 at a current rent of **£20,000 per annum** exclusive.

Note 1: There is a £10,000 Rent Deposit held.

Note 2: There is a 6 Week Completion.

£20,000 per annum

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

Vendor's Solicitors

Banner Jones
Tel: 01246 560 560 Ref: Rachael Flintoft
Email: rachaelflintoft@bannerjones.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

Occupying a prominent position close to the junction with Coventry Road in the town centre, nearby a **Sainsbury's Superstore** and branches of **Domino's**, **Iceland**, **Papa John's**, **Scope**, **Benito's** and a variety of independent retailers, restaurants and cafés. Hinckley is a popular market town located approximately 12 miles south-west of Leicester.

VAT is applicable to this Lot

PROPERTY

A predominantly semi-detached building comprising **2 Ground Floor Shops** with separate side access to **Offices** on the first and second floors.

FREEHOLD

Note: Refer to Auctioneers for virtual tour of the offices.

£17,000 p.a. **plus**
Prior Approval for 2 Flat

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

Vendor's Solicitors

DSL Solicitors
Tel: 0121 702 2758 Ref: Sonia Dassaur
Email: sd@dslsolicitors.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'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 45 (Shop)	Gross Frontage 16'8" Internal Width 16'6" widening at rear to 21'1" Shop Depth ¹ 46'10" Built Depth 51'9" WC	A. A. Ismail (t/a Easy Shop - Convenience Store - We have been informed that the tenant trades from 4 branches)	10 years from 1st May 2019	£8,000	FRI – See Tenancy Agreement. Rent Review 2024. Tenant's Break at anytime on 6 months prior notice. £2,000 Rent Deposit held.
No. 45a (Shop)	Gross Frontage 14'9" Internal Width 13'10" Shop Depth ¹ 39'1" Built Depth 54'0" WC	L.Davies t/a Mayfair Hair & Design	5 years from 29th September 2011 (In occupation since 1988)	£9,000	FRI Holding Over
No. 45b (1st & 2nd Floor Offices)	First Floor GIA Approx. 1,070 sq ft Second Floor GIA Approx. 710 sq ft Total GIA Approx 1,780 sq ft	VACANT On 11th February 2022 Hinckley & Bosworth Borough Council gave prior approval for 'Change of use of first and second floor from offices (Class E) to two self-contained flats (Class C3)' (Reference No. 21/01093/P3CO). Refer to Legal Pack for relevant Documentation and Plans.			

¹ Includes raised section.

Total: £17,000 plus Vacant Upper Part



SITUATION

Occupying a prime position in the city's pedestrianised retail thoroughfare, adjacent to **Coffee Number 1**, opposite **Superdrug** and **Boots Opticians** and amongst other multiple retailers as **Marks & Spencer, Barclays, Specsavers, Clarks, Coral, Caffé Nero** and many others as well as being close to the **Drake Circus Shopping Centre**. In addition, there is a Public Car Park to the rear of the property. Plymouth is a vibrant waterfront city and major regional commercial centre which benefits from good road links via the A38 which links Cornwall to the west and Exeter and the M5 to the east.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor. The property benefits from the use of a rear service area for loading.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'0"
Internal Width	17'10"
Shop Depth	58'6"
Built Depth	77'8"
Sales/Store Area	Approx. 1,175 sq ft

First Floor Ancillary

Area	Approx. 685 sq ft
3 WCs	

Total Area **Approx. 1,860 sq ft**

VAT is applicable to this Lot

TENURE

Leasehold for a term of 125 years from 20th August 1986 at a current ground rent of £2,000 p.a. calculated at 8% of rack rent from the occupational lessee – refer to lease.

TENANCY

The entire property is let on a full repairing and insuring lease to **Sportsworld Limited t/a Card Factory (having over 1,000 branches)** for a term of 5 years from 29th November 2018 at a current rent of **£25,000 per annum** exclusive.

Net Rent

£23,000 per annum

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

Joint Auctioneers

Day and Bell Surveyors
Tel: 020 8445 3611 Ref: Alex Mason
Email: alex.mason@dayandbell.co.uk

Vendor's Solicitors

Michelmores
Tel: 01392 688 688 Ref: Richard Walford
Email: richard.walford@michelmores.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

Occupying a prominent corner position at the junction with Queen Street, overlooking Buttercross (public car park) in the town centre, amongst branches of **The Original Factory Shop, Hunters, Cooplands Bakery** and **Co-op Pharmacy** as well as other local retailers, cafés and eateries.

Spilsby is a market town positioned towards the east of Lincolnshire, located approx. 15 miles north of Boston and approx. 25 miles east of Lincoln.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. In addition, the property includes a **Rear Yard**.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage Internal Width Shop Depth Built Depth WC	S. & C. Barham (Pound Shop)	3 years from 1st July 2020 (excl. s.24-28 of L & T Act 1954)	£5,979.96	FRI Mutual Break at any time on 6 months prior notice. £900 Rent Deposit held.
First Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	1 year from 1st June 2020	£4,800 (£400 pcm)	AST. Holding over. £400 Rent Deposit held. Note: Vendor's ERV is circa. £6,000 p.a. (£500pcm)
				Total: £10,779.96	

£10,779.96 per annum

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

Vendor's Solicitors

Fullers
Tel: 01788 542 288 Ref: Mike King
Email: info@fullerssolicitors.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 the middle of a cul-de-sac off Golders Green Road in this sought-after residential area within a short walk of the main shopping area and less than ½ mile from Golders Green Underground Station (Northern Line).

Golders Green is a popular and affluent suburb situated approximately 5 miles north-west of Central London.

PROPERTY

Comprising a **3 Bed Semi-Detached House** planned on ground and first floors. The property includes a mix of timber and uPVC windows, gas central heating (not tested) and a **Rear Garden** with a paved terrace area.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Through Lounge 32'3" x 13'4"(with French doors to Garden)

Kitchen 13'0" x 8'6"

WC

First Floor

Bedroom 1 17'6" x 11'11"

Bedroom 2 11'1" x 8'2"

Bedroom 3 14'4" x 11'1"

Shower/WC 6'1" x 8'11"

Separate WC

GIA Approx. 1,310 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

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

Note 2: Refer to Auctioneers for floor plan and video tour of the property.

Vacant 3 Bed House

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

Vendor's Solicitors

Lewis Nedas Law

Tel: 020 3811 6792 Ref: Richard Greenby

Email: rgreenby@lewisnedas.co.uk

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SITUATION

Located close to the junction with Tufnell Park Road in this shopping parade which includes a **Budgens** and a **Post Office** and a variety of independent traders, all serving this sought after neighbourhood and within close proximity to Tufnell Park Underground Station (Northern Line).

In addition, the varied multiple shopping facilities of Holloway Road are approx. 1/2 a mile distant.

Tufnell Park is a popular residential area well located for both the West End and the City of London.

PROPERTY

Forming part of a mid-terraced building comprising a **Ground Floor Café** and **Basement**.

ACCOMMODATION

Ground Floor Café

Gross Frontage 14'2"
Internal Width 14'0"
Shop & Built Depth 27'2"

Basement

Kitchen Area Approx. 304 sq ft
WC

Total GIA Approx. 805 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 2nd February 2021 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Reyasunshine Limited (with personal guarantor) t/a Bear + Wolf Café (having 2 branches)** for a term of 12 years from 22nd June 2015 (excl. s.24-28 of L & T Act 1954) at a current rent of **£21,945 per annum** exclusive.

Rent Review June 2024

Mutual Break September 2024

Note 1: There is a £5,486.25 Rent Deposit held.

Note 2: There may be potential one day to convert the property into residential, subject to planning and possession.

£21,945 per annum

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

Joint Auctioneers

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

Vendor's Solicitors

Raymond Saul & Co LLP
Tel: 020 7480 5840 Ref: Raymond Saul
Email: raymond@rslaw.co.uk

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Interior View



The Property

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