

BARNETT ROSS ONLINE AUCTION – THURSDAY 15TH SEPTEMBER 2022
ADDENDUM

The following Lots have been sold prior:

1, 2, 3, 5, 15 & 16

LOT 7 – 128 BALLARDS LANE, FINCHLEY, LONDON N3

Contrary to the Special Conditions of Sale, completion will be 6 weeks from the date of exchange of contracts.
'Note 3' on the Auction Particulars should be deleted.

LOT 10 – 28 YORK STREET, TWICKENHAM, MIDDLESEX

Revised Special Conditions of Sale as of 13/09/22 are available to download.

LOT 11 – 391 HACKNEY ROAD, HACKNEY, LONDON E2 8PP

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £750 + VAT towards the Vendor's costs.
Contrary to an earlier set of Particulars, the Total Gross Floor Area is approx. 1,979 sq ft.

LOT 12 – 2A, 4, 4A & 6 WICKHAM AVENUE, BEXHILL-ON-SEA, EAST SUSSEX

Revised Special Conditions of Sale as of 07/09/22 are available to download.

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 13 – 138 KILBURN HIGH ROAD AND 5 LEITH YARD, KILBURN, LONDON NW6

Revised Special Conditions of Sale as of 13/09/22 are available to download.

LOT 14 – FREEHOLD GROUND RENTS OF FLATS 1-46 NETHER CLOSE, FINCHLEY, LONDON N3

Revised Special Conditions of Sale as of 09/09/22 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 fees.
Flats 43-46 – The lessee is West Ella Finance Ltd.

LOT 17 – 20-22 NEWBURY STREET, WANTAGE, OXFORDSHIRE

Shop No. 20 – There is a £2,650 Rent Deposit held.

The lessee of Flat 8 has served a s42 Notice offering £9,286 to extend the lease for a further 90 years at nil ground rent – Refer to legal pack for additional documentation.

LOT 18 – 7 FORE STREET, LISKEARD, CORNWALL

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 2% of the sale price plus VAT towards the Vendor's costs.

LOT 19 – 126-156 (EVEN) CARLTON AVENUE EAST, WEMBLEY, MIDDLESEX

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,750 + VAT towards the Vendor's costs.

LOT 20 – 16/18 LINCOLN STREET, CARDIFF, SOUTH GLAMORGAN

Revised Special Conditions of Sale as of 06/09/22 are available to download.

LOT 22 – LAND ADJOINING FERNICOMBE ROAD, PAIGNTON, DEVON

We are now quoting 'Guide: £1,000'.

The deposit shall be 100% of the purchase price or £2,000, whichever the lower.

LOT 23 – ELECTRICITY SUB-STATION, BAKER STREET, SHIPLEY, WEST YORKSHIRE

Revised Special Conditions of Sale as of 09/09/22 are available to download.

The deposit shall be 10% of the purchase price subject to a minimum of £4,000.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £750 + VAT towards the Vendor's costs.