

**Barnett
Ross**

Auctioneers

Online Auction

Thursday 15th September 2022
commencing at 12pm

T: 020 8492 9449



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A very warm welcome to our 15th September 2022 Online Auction.

We are delighted to offer for sale 23 lots on instructions from a range of our valued clients.

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Meet the team.



John Barnett FRICS
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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 15th September 2022

Commencing 12.00pm

Lot

| | | | |
|----|--|-----------------|-----------------|
| 1 | 11 Canfield Gardens | South Hampstead | London NW6 |
| 2 | 52 Pembroke Road | Kensington | London W8 |
| 3 | 3 The Mews, Bridge Road, St Margarets Village | Twickenham | Middlesex |
| 4 | 21 High Road | West Byfleet | Surrey |
| 5 | 536 Kingsland Road | Dalston | London E8 |
| 6 | 77 Magdalen Way | Gorleston | Norfolk |
| 7 | 128 Ballards Lane | Finchley | London N3 |
| 8 | 47A Goldhawk Road | Shepherd's Bush | London W12 |
| 9 | 39-41 Middle Street | Yeovil | Somerset |
| 10 | 28 York Street | Twickenham | Middlesex |
| 11 | 391 Hackney Road | Hackney | London E2 |
| 12 | 2a, 4, 4a & 6 Wickham Avenue | Bexhill-on-Sea | East Sussex |
| 13 | 138 Kilburn High Road and 5 Leith Yard | Kilburn | London NW6 |
| 14 | Freehold Ground Rents of Flats 1-46 Nether Close | Finchley | London N3 |
| 15 | 12-16 Bank Hey Street | Blackpool | Lancashire |
| 16 | 1A Lea Road | Waltham Abbey | Essex |
| 17 | 20-22 Newbury Street | Wantage | Oxfordshire |
| 18 | 7 Fore Street | Liskeard | Cornwall |
| 19 | 126-156 (even) Carlton Avenue East | Wembley | Middlesex |
| 20 | 16/18 Lincoln Street | Cardiff | South Glamorgan |
| 21 | 24 Meadvale Road, St. Mellons | Cardiff | South Glamorgan |
| 22 | Land adjoining Fernicombe Road | Paignton | Devon |
| 23 | Electricity Sub-Station, Baker Street | Shipley | West Yorkshire |

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**Barnett
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Contact John Barnett FRICS
(Registered Valuer)
jbarnett@barnettross.co.uk

barnettross.co.uk
020 8492 9449



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Contact John Barnett FRICS
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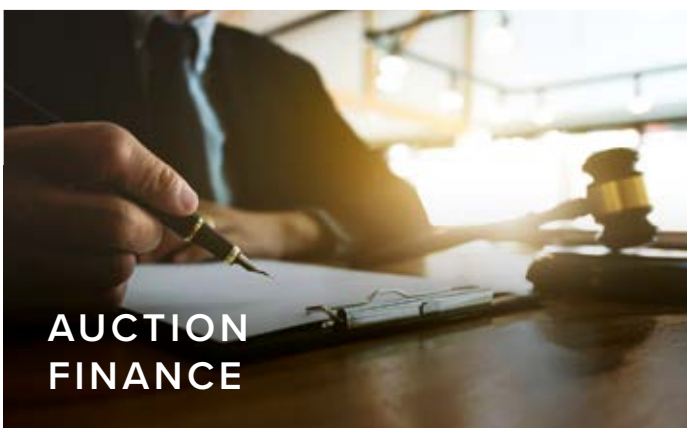
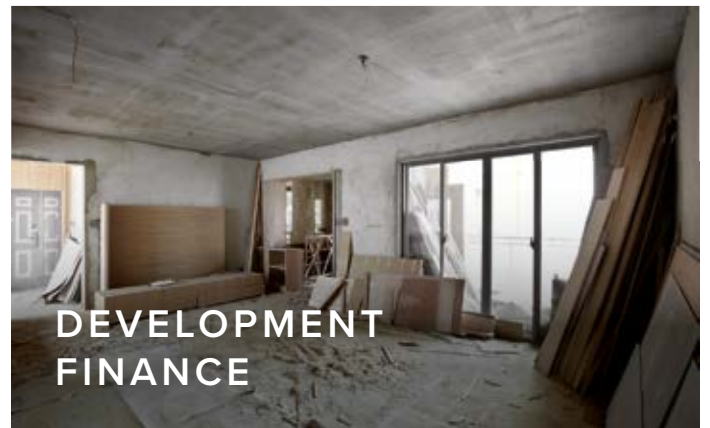
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Lot 1

11 Canfield Gardens, South Hampstead,
London NW6 3JP

***Guide: £2,500,000**

House converted into 5 Flats.
In the same family ownership for over 45 years.
6 week completion



SITUATION

Located opposite the junction with Compayne Gardens and only 200 yards from the intersection with the A41 Finchley Road where both Waitrose and Finchley Road Underground Station command both corners.

The property is in a highly desirable residential area just over 1 mile from Regent's Park and 2½ miles from the West End.

PROPERTY

A period terraced building comprising **5 Self-Contained Flats** planned on Lower Ground, Upper Ground, First, Second and Third Floor levels. Flat E has a separate front entrance and enjoys exclusive use of a 50 foot private rear garden.

Each flat has an entry-phone system and individual gas and electric meters and there are a number of original Period features throughout the building.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: The property benefits from an HMO Licence granted by the London Borough of Camden for a term of 5 years from 21st December 2021 – a copy will be in the legal pack.

Note 2: Each AST agreement has a mutual break clause on 2 months' notice following the initial 6 months of the term.

Note 3: Refer to the Auctioneers for the floor plans and virtual tour of the flats.

£106,980 per annum

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

Vendor's Property Lawyers

Raymond Beer & Co

Tel: 01634 814 911 Ref: Alan Johnston

Email: alan.johnston@raymondbeer.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 | Term | Ann. Excl. Rental | Remarks |
|--------------------------------------|--|----------------------|---------------------------------|------------------------|--|
| Lower Ground Floor Garden Flat E | 2 Bedrooms (1 with en-suite Bathroom/WC), Living Room, Kitchen, Shower Room/WC Rear Garden (GIA Approx. 1,012 sq ft) | 2 Individuals | 2 years from 1st June 2021 | £28,600 | AST Rent Deposit £2,749.99 Gas CH. |
| Upper Ground Floor Flat D | 1 Bedroom, Living Room, Storage Room, Kitchen, Bathroom/WC (GIA Approx. 650 sq ft) | 2 Individuals | 1 year from 29th August 2022 | £20,100 | AST – Extended from 2018. Rent Deposit £1,750 Gas CH. |
| First Floor Flat C & Studio Room | 1 Bedroom, Living Room, Kitchen, Bathroom/WC, Separate Studio Office plus Shower/WC (GIA Approx. 588 sq ft) | Individual | 1 year from 4th March 2022 | £18,980 | AST Rent Deposit £1,825 Flat C – Gas CH Studio Room – Electric heating |
| Second Floor Flat B | 1 Bedroom, Open plan Living Room/Kitchen, Bathroom/WC (GIA Approx. 477 sq ft) | 2 Individuals | 1 year from 4th May 2022 | £19,200 | AST – Extended from 2019. Rent Deposit £1,673.08 Gas CH |
| Part Second & Third Floor Flat A | 1 Bedroom, Living Room (12 foot ceiling height), Office, Kitchen, Bathroom/WC (GIA Approx. 709 sq ft) | Individual | 1 year from 26th September 2022 | £20,100 | AST – Extended from 2014. Rent Deposit £1,730.75 Gas CH. |
| Total GIA Approx. 3,436 sq ft | | | | Total: £106,980 | |

Lot 2

52 Pembroke Road, Kensington
London W8 6NX

***Guide: £1,500,000**

By order of Trustees
In same family ownership for over 50 years
6 week completion



SITUATION

Located within this established parade, close to the junction with Warwick Road (A3220), within ½ a mile of both West Kensington (District Line) and Earls Court (District & Piccadilly Lines) Underground Stations, in this built up mixed commercial and residential area of West London.

PROPERTY

A mid terrace stucco fronted Period building comprising a **Ground Floor Shop** with separate front access to **3 Self-Contained Flats** planned on the basement, part ground, first and second floors. All of the Flats benefit from Gas Central Heating and Flats 1 & 2 benefit from an Entryphone. In addition, the Basement Flat benefits from the use of an outside Patio area.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: There is potential to add additional accommodation on the third floor similar to other properties in the parade, subject to obtaining the necessary consents.

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



£72,298 per annum

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

Vendor's Solicitors

Russell-Cooke LLP

Tel: 020 8394 6511 Ref: Arnold Isaacson

Email: arnold.isaacson@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'**



TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|------------------------------------|---|---|---|-----------------------|--|
| Ground Floor Shop (No. 52) | Gross Frontage 18'5" Internal Width 13'11" (max) Shop Depth 28'5" Built Depth 34'9" WC | Apeiron Interiors Ltd (Interior Designers) | 5 years from 7th June 2021 (excl. s24-28 of L & T Act 1954) | £17,500 | Repairing & Insuring (subject to a schedule of condition) with £1,500 + VAT contribution towards Landlord's expenditure – Refer to lease. Tenant's break at any time from 7th June 2023, subject to 6 months prior notice. £4,375 Rent Deposit held. |
| Flat 1 (No. 52 - First Floor Flat) | Split Level: 2 Bedrooms, Open Plan Living Room/Kitchen, Bathroom/WC (GIA Approx. 550 sq ft) | 2 Individuals | 1 year from 3rd February 2022 | £21,000 | AST £2,019 Rent Deposit held. |
| Flat 2 (No. 52, Second Floor Flat) | 1 Bedroom, Open Plan Living Room/Kitchen, Bathroom/WC (GIA Approx. 465 sq ft) | Individual | 2 years from 17th February 2021 | £16,899 | AST £1,625 Rent Deposit held. |
| Basement Flat (No. 52b) | 1 Bedroom, Living Room, Kitchen with stairs up to Bathroom/WC on Ground Floor (GIA Approx. 675 sq ft) | 2 Individuals | 3 years from 12th December 2020 | £16,899 | AST £1,625 Rent Deposit held. |
| | | | | Total: £72,298 | |



Ground floor living room/kitchen



First floor bedroom

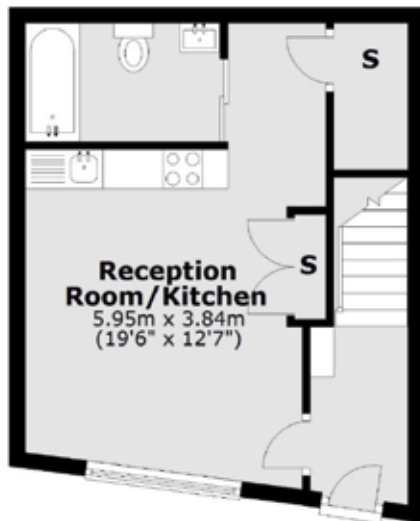


Second floor bedroom

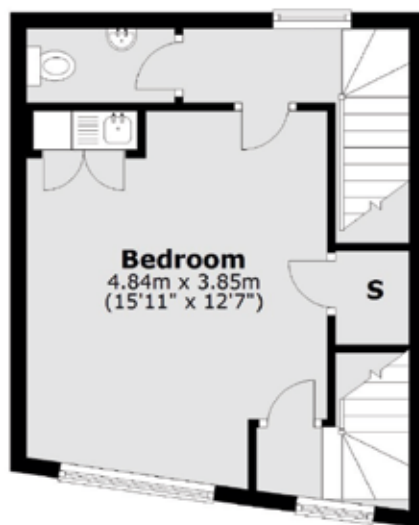


The Property

Ground Floor



First Floor



Second Floor



Plans not to scale and for identification purposes only.



SITUATION

Close to the junction with Rectory Lane in this attractive, fully occupied shopping parade and amongst a variety of independent retailers serving this affluent village.

West Byfleet lies approximately 20 miles south-west of Central London and enjoys excellent road links, being within 3½ miles of the M25 (Junction 10).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Therapy Rooms/Ancillary Accommodation** on the First Floor with uPVC doubling glazing and gas central heating. The property includes a **Large Rear Gravelled Parking/Loading Area** which can be accessed via a rear service road.

ACCOMMODATION

Ground Floor Shop

| | |
|--------------------|-------------------|
| Gross Frontage | 26'2" |
| Internal Width | 18'1" |
| Shop & Built Depth | 29'4" |
| Store Area | Approx. 150 sq ft |

First Floor (Refer to Auctioneers for video tour)

3 Rooms (2 used for therapy), Kitchen, Bathroom/WC (GIA 645 sq ft)

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a repairing and insuring lease (subject to a schedule of condition) to **Pretty and Preloved of Byfleet CIC (Charity Shop)** for a term of 5 years from 14th October 2021 (excl. s.24-28 of L & T Act 1954) at a current rent of **£16,000 per annum** exclusive.

Tenant's Break October 2024

There is an £8,000 Rent Deposit held.

Note 1: There is potential to convert the first floor into Residential Use, add additional accommodation in the roof space and create a separate front entrance, subject to obtaining possession and the necessary consents.

Note 2: There is potential to create a large rear two storey extension similar to the adjoining property, subject to obtaining possession and the necessary consents.

Note 3: Contracts were recently exchanged for a 2 bed flat (above a shop) at No. 27 High Road at £245,000.

£16,000 per annum

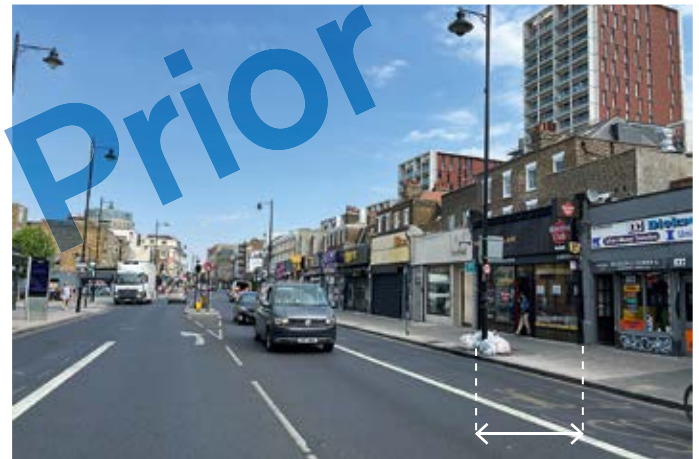
The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

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

In this well known main road shopping location, very close to Dalston Junction Station and amongst multiples such as **Subway**, **Tesco Express** and **Creams** serving a densely populated residential area.

PROPERTY

A 19th Century building comprising a **Deep Ground Floor Shop with Kitchen** together with internal access to a **Residential Upper Part** on the first floor. In addition, the property includes an **External Store** and a **Large Rear Yard**.

ACCOMMODATION

Ground Floor Shop

| | |
|----------------|---------------|
| Gross Frontage | 20'6" |
| Internal Width | 18'6" |
| Shop Depth | 48'9" |
| Built Depth | 74'9" |
| External Store | 10'10" x 6'8" |
| Bathroom/WC | |
| Rear Yard | 48' Deep |

First Floor Residential Upper Part

| | |
|--------|----------------|
| Room 1 | 10'10" x 20'7" |
| Room 2 | 10'10" x 14'3" |

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Mr & Mrs Desai (Off Licence)** for a term of 15 years from 15th April 2019 at a current rent of **£23,000 per annum** exclusive **rising on the 15th April 2023 to £25,000 per annum**.

Rent Reviews 2024 and 2029

Note: There is a Rent Deposit of £6,000 plus interest.

**£23,000 p.a. rising to
£25,000 p.a. in April 2023**

Vendor's Solicitors

Sylvester Amiel Lewin & Horne LLP
Tel: 020 8446 4000 Ref: Jonathan Horne
Email: jonathanhorne@sylvam.co.uk



SITUATION

Located close to the junction with Stuart Close within this established retail parade, amongst such multiples as **Coral, Morrisons, Co-op** and **Barnardo's** serving the surrounding residential area. Gorleston lies approx. 3 miles south of Great Yarmouth and benefits from good road links via the A12.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to **2 Self-Contained Flats** planned on the first and second floors. The property benefits from a **Rear Yard** with off-street parking for at least 3 cars.

ACCOMMODATION

Ground Floor Shop

| | |
|--------------------|-------------------------|
| Gross Frontage | 23'11" |
| Internal Width | 17'9" widening to 19'0" |
| Shop & Built Depth | 75'6" |
| Ground Floor Area | Approx 1,364 sq ft |
| WC | |

First Floor Flat

1 Bedroom, Living Room, Kitchen, Bathroom/WC

Second Floor Flat – Not Inspected

Believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

FREEHOLD

Interior of shop



TENANCY

The entire property is let on a full repairing and insuring lease to **T & C Hunt (Pharmacy) Limited (having 4 branches)** for a term of 15 years from 18th October 2021 at a current rent of **£14,000 per annum** exclusive.

Rent Reviews 2026, 2031 and 2036

Tenant's Breaks 2026 and 2031

£14,000 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

Located at the junction with Long Lane within this busy and popular retail thoroughfare amongst such multiple retailers as **Superdrug, Coral, Cootes Pharmacy, Oxfam, Tesco Superstore** and **KFC** and only a few minutes walk to Finchley Central Underground Station (Northern Line).

Finchley is a highly desirable north London suburb with excellent transportation, schools and recreational facilities being some 8 miles from central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Take-Away** and **Rear External Store** together with separate front access to **2 Self-Contained Flats** planned on the first and second floors each with uPVC windows, gas central heating, entryphone and rear fire escape. In addition, the property benefits from use of a rear service road.

VAT is NOT applicable to this Lot

FREEHOLD


Note 1: The property includes a loft which may be suitable for conversion to provide additional residential accommodation, subject to obtaining the necessary consents.

Note 2: Refer to Auctioneers for the Floor Plans and the Virtual Tour of the flats.

£65,400 per annum

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

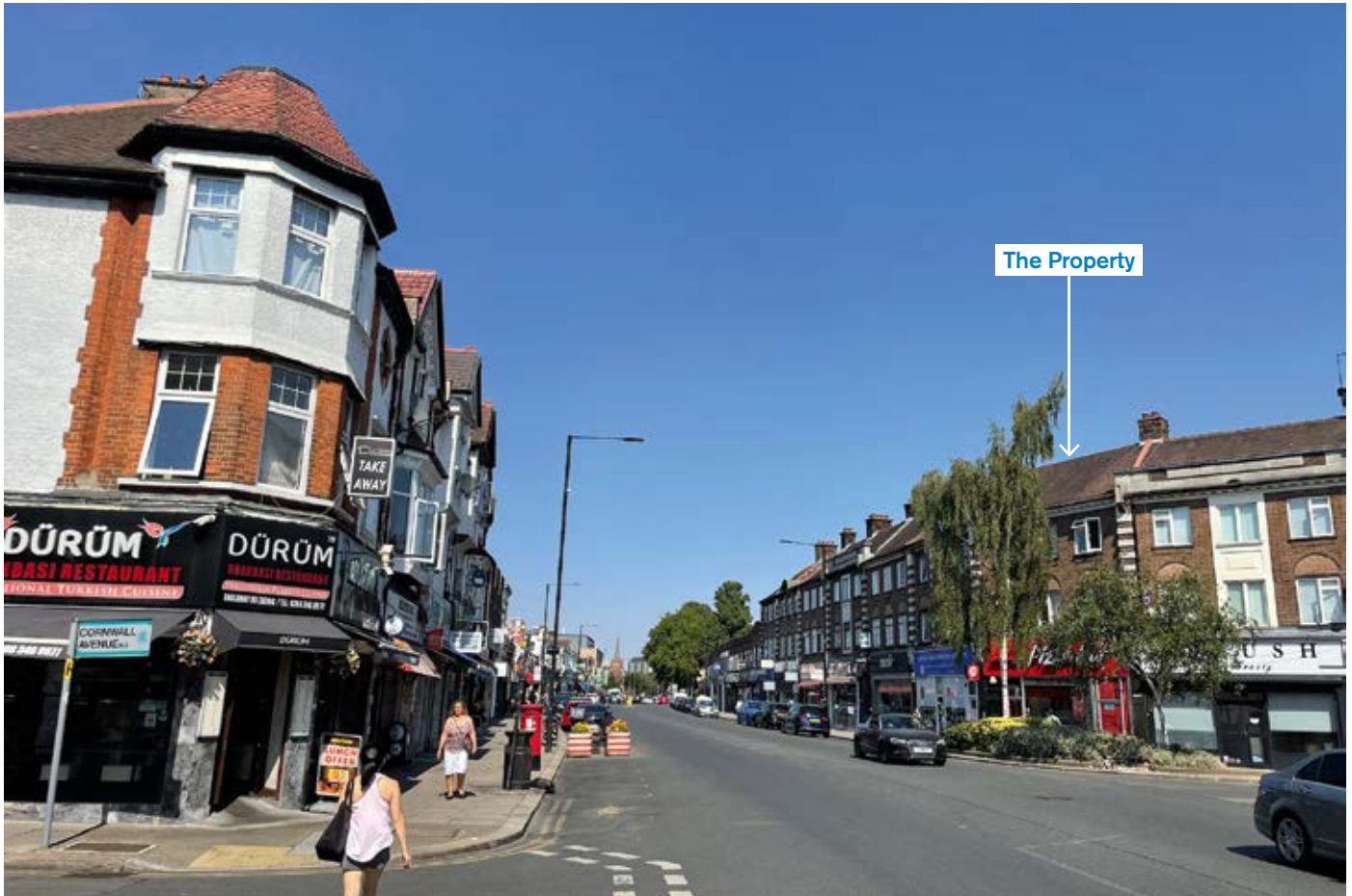
Joint Auctioneers

DMA 
Tel: 020 7491 7777 Ref: David Menzies
Email: dmenzies@dmproperty.com

Vendor's Solicitors

Solomon Taylor Shaw
Tel: 020 7431 1912 Ref: Gary Phillips
Email: gary@solts.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 Take-Away & Rear External Store | Ground Floor Take-Away Gross Frontage 25'5" Internal Width 19'4" (max) narrowing at rear to 16'9" Shop Depth 43'8" Built Depth 53'11" WC Plus Rear External Store | Nine Food Group Limited (Guaranteed by Chadha Capital Investments Limited and there is an AGA with Yum! III (UK) Limited) – see Tenant Profile | 20 years from 10th February 2014 | £30,000 | FRI Rent Reviews 2024 and 2029. Tenant's Break February 2024 – see Note 3. £30,000 Rent Deposit held. |
| First Floor Flat (No. 128a) | 3 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 794 sq ft¹) | 3 Individuals | 1 year from 1st August 2022 (In occupation for approx. 17 years) | £16,800 | AST. £1,615.38 Rent Deposit. |
| Second Floor Flat (No. 128b) | Fully refurbished in 2021: 2 Bedrooms (one with ensuite Shower Room), Living Room, Kitchen, Bathroom/WC (GIA Approx. 807 sq ft¹) | 2 Individuals | 1 year from 28th April 2022 | £18,600 | AST. £1,788 Rent Deposit. |
| | | | | Total: £65,400 | |

¹Areas taken from floor plans provided by Principal Plans.

TENANT PROFILE

In October 2021 Pizza Hut Delivery announced it had entered into a franchise partnership with Nine Group, a developer and manager of multiple branded hotels across the UK and that the agreement would see Nine Group become the franchisee for 31 existing Pizza Hut Delivery and Express Huts. Through this new partnership, Nine Group will also open 40 new Pizza Hut locations across the UK (source: ninegroup.com).

In addition, the lease to Nine Food Group Limited benefits from an AGA with Yum! III (UK) Limited who were the original lessee.

Note 3: Whilst there is a Tenant's Break in 2024, the Vendor understands that the agreement between Yum and Nine Food Group includes existing units like this one continue to operate for a minimum of 10 years from the start of the agreement in October 2021.



SITUATION

Located in this busy shopping centre adjoining **Tesco Express** and diagonally opposite **Sainsbury's** and Shepherd's Bush Market and 100 yards from Goldhawk Road Station (Circle and Hammersmith & City Lines).

PROPERTY

A terraced **Ground Floor Shop with a small Basement** benefitting from gas central heating.

ACCOMMODATION

Ground Floor Shop

| | |
|----------------|--------|
| Gross Frontage | 15'0" |
| Internal Width | 12'8" |
| Shop Depth | 28'4" |
| Built Depth | 48'11" |
| 2 WCs | |

Basement

| | | |
|------|---------|-----------|
| Area | Approx. | 150 sq ft |
|------|---------|-----------|

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **R F Allen as a Caribbean Takeaway** for a term of 10 years from 2nd August 2016 at a current rent of **£24,000 per annum** exclusive.

Rent Review August 2021 (No Notice served)



£24,000 per annum

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

Vendor's Solicitors

Sylvester Amiel Lewin & Horne LLP
Tel: 020 8446 4000 Ref: Jonathan Horne
Email: jonathanhorne@sylvam.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'**





SITUATION

Located close to the junction with London Road in this retail thoroughfare diagonally opposite **Pizza Express** and nearby other multiples such as **Foxtons, HSBC, Barclays, Poundland, Gails** and **Timpsons** and a variety of independent retailers, bars and restaurants, in the heart of this affluent town centre.

Twickenham is located some 11 miles west of central London with good road links via the A316. Twickenham Rail Station (South Western Railway), which provides regular services to London Waterloo, is located within 500 yards of the property.

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** with separate front access to **3 recently converted Self-Contained Flats** planned on first, second and third floors.

VAT is payable in respect of the commercial element only – refer to Special Conditions of Sale.

FREEHOLD



Interior of Shop

Note 1: We understand the property may qualify for a reduced rate of Stamp Duty Land Tax (SDLT) due to the mixture of commercial and residential units in the building, but applicants should consult their own advisors in this respect.

Note 2: A 348 sq ft flat at 36 York Street sold in March 2020 for £298,000 (Source: www.zoopla.co.uk).

Note 3: There is a small basement at the front of the shop with a trapdoor access which is not demised to the tenant of the shop.

Note 4: Refer to Auctioneers for the Virtual Tour of the flats taken in 2021 prior to the lettings.

£71,800 per annum

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

Vendor's Solicitors

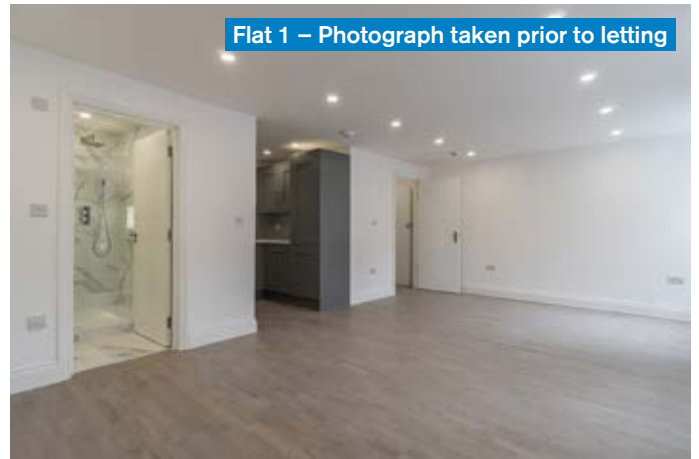
Dwyers Solicitors
Tel: 0161 308 3928 Ref: Michael Rose
Email: michaelrose@dwyers.net

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'**

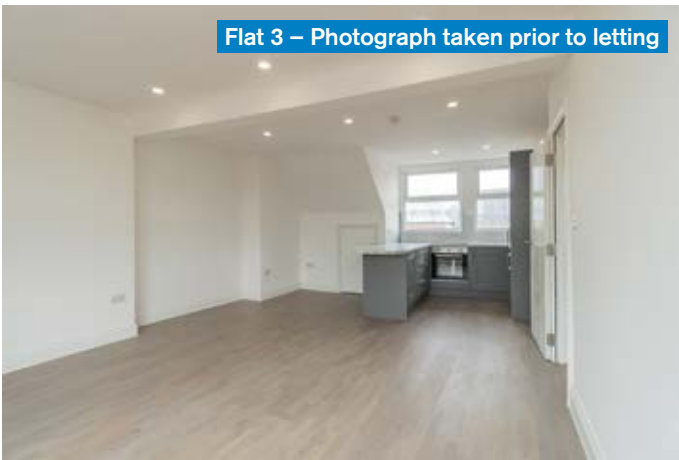


TENANCIES & ACCOMMODATION

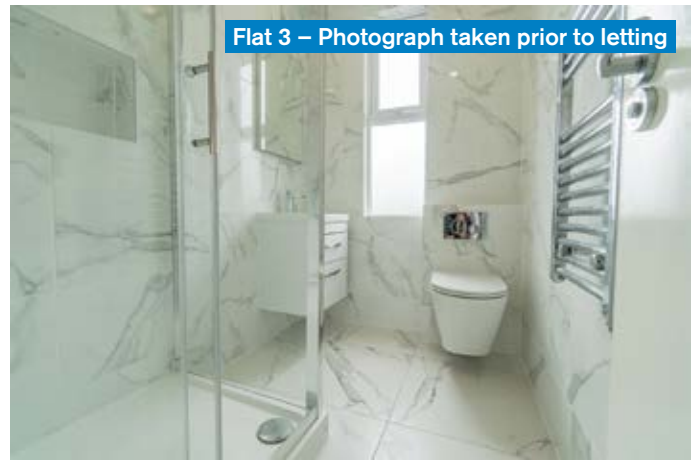
| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|--------------------------------|--|---|---|-----------------------|--|
| Ground Floor Shop | Ground Floor Shop Gross Frontage 22'0" Internal Width 16'8" widening at rear to 19'0" Built Depth 46'0" WC | Bones Espresso Ltd (Coffee Shop) | 10 years from 28th March 2022 (excl. s.24-28 of L & T Act 1954) | £25,000 | FRI Rent Review and Tenant's Break 2027. £6,250 Rent Deposit held. |
| Flat 1 – First Floor | Bedroom/Living Room, Kitchen, Shower Room/WC (GIA Approx. 377 sq ft) | Cromwood Limited (Registered Provider of social housing – visit: www.cromwood.co.uk) | 3 years from 13th January 2022 | £12,600 | Mutual Breaks – Refer to lease. |
| Flat 2 – First Floor | Bedroom/Living Room, Kitchen, Shower Room/WC (GIA Approx. 377 sq ft) | Cromwood Limited (Registered Provider of social housing – visit: www.cromwood.co.uk) | 3 years from 28th January 2022 | £12,600 | Mutual Breaks – Refer to lease. |
| Flat 3 – Second & Third Floors | 3 Bedrooms, Living Room/Kitchen, Bathroom/WC and Shower Room/WC (GIA Approx. 1,020 sq ft) | Cromwood Limited (Registered Provider of social housing – visit: www.cromwood.co.uk) | 3 years from 1st January 2022 | £21,600 | Mutual Breaks – Refer to lease. |
| | | | | Total: £71,800 | |



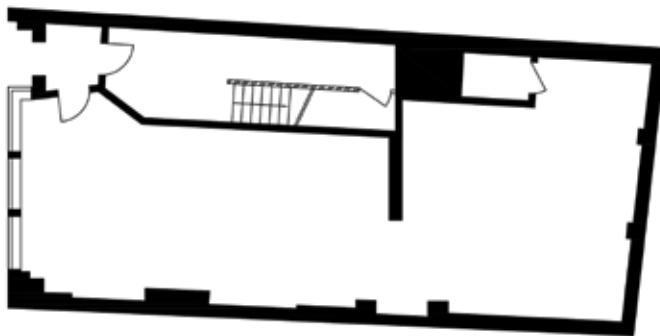
Flat 1 – Photograph taken prior to letting



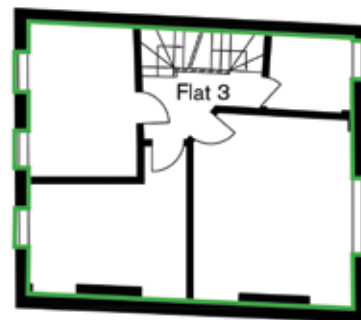
Flat 3 – Photograph taken prior to letting



Flat 3 – Photograph taken prior to letting



Ground Floor



Second Floor



First Floor



Third Floor

Plans not to scale and for identification purposes only.



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SITUATION

Located within this popular shopping centre being within 500 yards of Cambridge Heath Station (Overground) and 800 yards from Bethnal Green Station (Central Line) and amongst a host of local traders, all serving the surrounding area which is benefitting from residential regeneration. In addition, the property is very near to Mama Shelter and many local restaurants and traders.

PROPERTY

A Late Victorian mid-terraced building comprising a **Ground Floor Shop (on two levels) and Basement** with separate front access to a **Self-Contained Flat** planned on raised ground and first floor levels benefitting from gas central heating. In addition, there is a Rear Yard covered with a Perspex roof on a timber frame.

ACCOMMODATION

Ground Floor Shop

| | |
|----------------|--------|
| Gross Frontage | 14'0" |
| Internal Width | 12'6" |
| widening to | 14'3" |
| Shop Depth | 33'7" |
| Built Depth | 66'10" |

WC

GIA Approx. 948 sq ft

Basement

GIA Approx. 172 sq ft

Raised Ground and First Floor Flat

Raised Ground Floor:

2 Rooms, back addition Room, Kitchen, Shower Room/WC

First Floor:

2 Rooms

Total Gross Floor Area Approx. 1,700 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note1: Some of the neighbouring properties have been reconfigured to include roof top terraces.

Note 2: Floor Plans available from Auctioneers.

Vacant Shop & Flat

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

Vendor's Solicitors

RWK Goodman

Tel: 020 7583 2222 Ref: Giles Littlewood

Email: giles.littlewood@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'**

Lot 12

2a, 4, 4a & 6 Wickham Avenue,
Bexhill-on-Sea, East Sussex TN39 3EN

***Guide: £160,000+**
Commercial Investment with
Residential Development Opportunity
6 week completion



SITUATION

Located close to the junction with Sackville Road amongst a host of independent retailers serving the surrounding residential and tourist population. Bexhill-on-Sea is a popular coastal town approx. 5 miles west of Hastings and 12 miles east of Eastbourne.

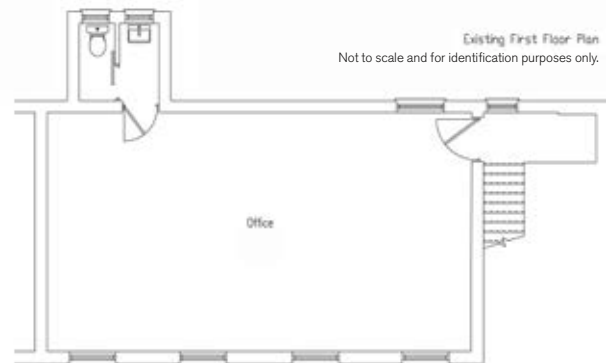
PROPERTY

A mid terraced building comprising **2 Ground Floor Shops** with separate front access to a **Self-Contained Office** on the first floor.

Note: There may be potential to add an additional floor to create further accommodation, subject to obtaining possession and the necessary consents.

VAT is NOT applicable to this Lot

FREEHOLD



£9,500 per annum
Plus Vacant First Floor

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

Vendor's Solicitors

Ellis Jones
Tel: 01202 057 815 Ref: Richard Toombs
Email: richard.toombs@ellisjones.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 ¹ | Lessee & Trade | Term | Ann. Excl. Rental | Remarks | |
|---------------------------------|----------------------------|-------------------|--|---------------------------------|---------------|---|
| No. 4/4a (Ground Floor Shop) | Area WC | Approx. 403 sq ft | L. Iles (Hairdresser) | 5 years from 1st April 2019 | £5,000 | Repairing & Insuring – see lease The tenant did not operate the 2021 Break Clause. There is a £833 Rent Deposit held. |
| No. 6 (Ground Floor Shop) | Area WC | Approx. 339 sq ft | K. Mills (Children's Clothes) | 10 years from 24th July 2014 | £4,500 | FRI The tenant did not operate the 2019 Break Clause. There is a £1,125 Rent Deposit held. |
| No. 2a (First Floor Office) | Area | Approx. 513 sq ft | | | VACANT | |

On 14th February 2022, Rother District Council confirmed that Prior Approval is not required for 'change of use from office (Use Class E) to 1 self-contained flat (Use Class C3)'.

Refer to Legal Pack for Documentation and Floor Plans which shows the proposed flat comprising 2 Bedrooms, Living Room/Kitchen, Bathroom/WC.

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

**Total: £9,500 plus
Vacant First Floor**



SITUATION

Close to the junction with Quex Road in this busy retail thoroughfare, opposite **Santander**, diagonally opposite **McDonald's** and amongst other multiples including **T K Maxx**, **Sports Direct**, **Vodafone**, **Aldi Local**, **O2**, **SpecSavers**, **Poundland** plus a host of local traders.

Kilburn High Road (A5) provides direct access to Central London, 5 miles to the south and is well served by Kilburn and Kilburn Park Underground Stations (Bakerloo & Jubilee Lines) and by numerous bus routes.

PROPERTY

A mid-terrace building comprising **2 Ground Floor Shops** and a **Basement** together with separate rear access via Leith Yard to **Self-Contained Residential Accommodation** planned on the first, second and third floors.

VAT is NOT applicable to this Lot

FREEHOLD

£70,800 per annum

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

Vendor's Solicitors

Protopapas Solicitors

Tel: 020 7636 2100 Ref: Maria Pachomiou

Email: maria.pachomiou@protopapas.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'**

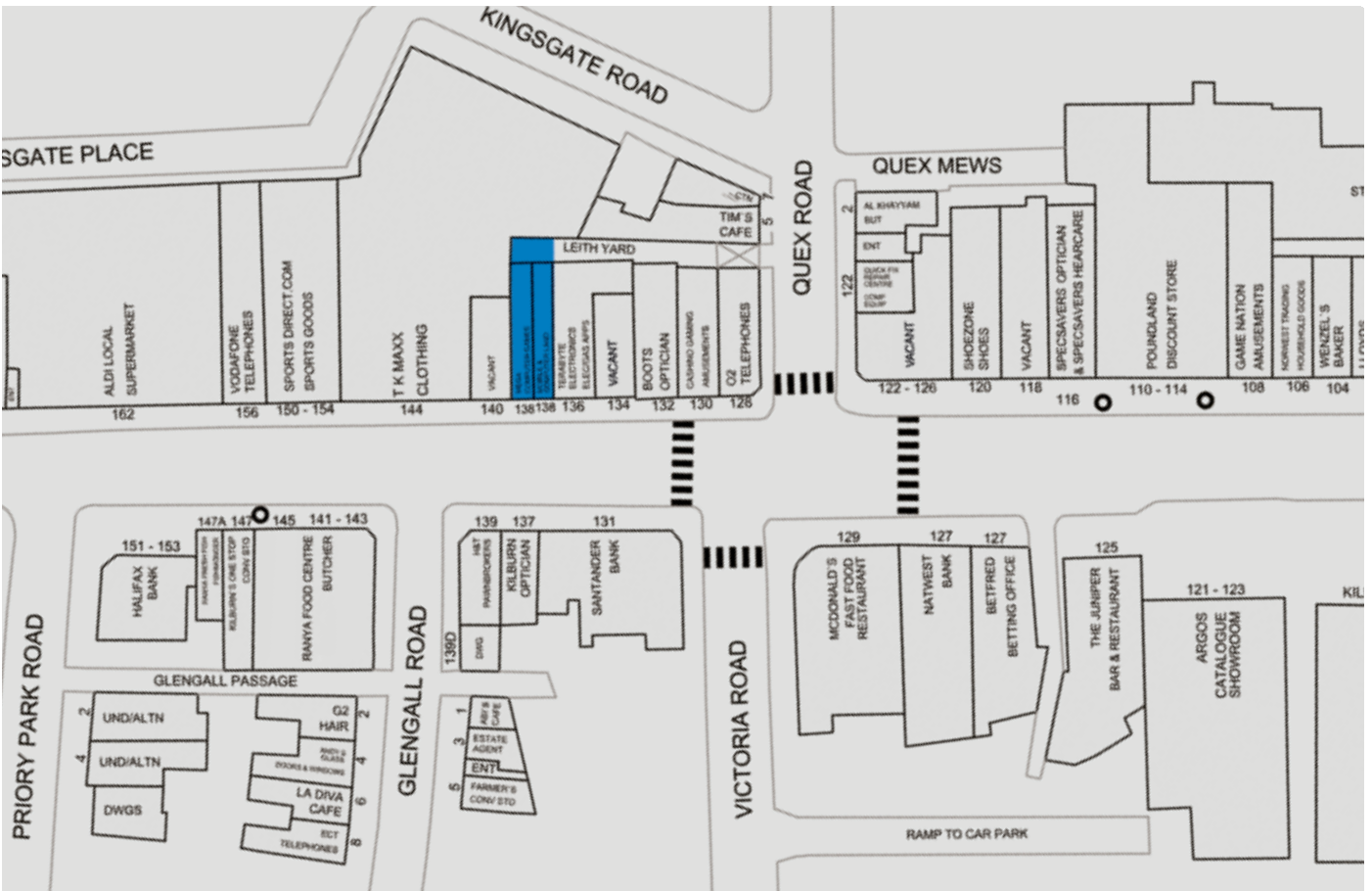


The Property

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|--|---|---|---|-----------------------|--|
| No. 138 Ground Floor Shop (Left Unit) plus Basement | Ground Floor Shop Gross Frontage 8'10" Internal Width 7'6" (max) Shop Depth 49'7" Built Depth 65'2" WC Basement Area Approx. 410 sq ft | M. A. Hossain (t/a Mega Games) | 10 years from 25th May 2019 (Renewal of a previous lease) (excl. s24-28 of L & T Act 1954) | £34,000 | FRI Rent Review 2024 |
| No. 138a Ground Floor Shop (Right Unit) | Gross Frontage 10'4" Internal Width 9'6" widening at rear to 11'4" Shop Depth 49'6" Built Depth 65'2" WC | E. Samandar (t/a Mobile & Computer Land) | 15 years from 5th May 2022 (Renewal of a previous lease) (excl. s24-28 of L & T Act 1954) | £36,500 | FRI Rent Reviews 2027 and 2032 |
| 5 Leith Yard (First, Second & Third Floors) | Residential – Not inspected | Minds Limited | 999 years from 21st November 2003 | £300 | FRI |
| | | | | Total: £70,800 | |

View opposite Property



Experian Goad Digital Plans include mapping data licensed from Ordnance Survey. © Crown copyright and database rights [2022] OS 100019885. – Plan not to scale and for identification purposes only.



SITUATION

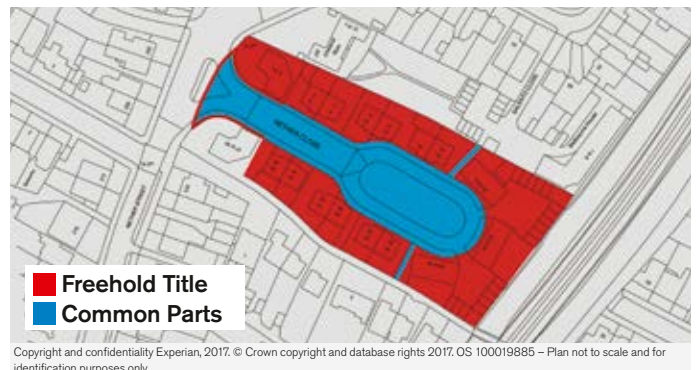
Located directly off Nether Street in this popular North London suburb.

PROPERTY

A private estate comprising: **10 Separate Residential Buildings (containing a total of 46 Self-Contained Flats)** and **20 Garages** together with the **Common Parts** to include the estate road, footpaths, parking spaces and communal lawns.

VAT is NOT applicable to this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee | Term | Ann. Excl. Rental | Remarks |
|--|-------------------------------------|---|-------------------------------|----------------------|---------|
| 10 Residential Buildings (Comprising 46 Flats & 20 garages) and Common Parts | Flats 1-4 and Garages 1-5 | CFC 27 Ltd | 999 years from 24th June 2005 | £400 | FRI |
| | Flats 5- 8 | Bankway Properties Ltd | 999 years from 24th June 2005 | £400 | FRI |
| | Flats 9-12 | 9, 10, 11, 12 Nether Close Ltd | 999 years from 24th June 2005 | £400 | FRI |
| | Flats 14, 14a, 15 & 16 | Bankway Properties Ltd | 999 years from 24th June 2005 | £400 | FRI |
| | Flats 17-22 and Garages 1-5 | The Executors of an individual | 999 years from 24th June 2005 | £675 | FRI |
| | Flats 23-28 and Garages 7-17 | Bankway Properties Ltd | 999 years from 24th June 2005 | £765 | FRI |
| | Flats 29-34 and Garages 18-20 | Bankway Properties Ltd | 999 years from 24th June 2005 | £645 | FRI |
| | Flats 35-38 | Bankway Properties Ltd | 999 years from 24th June 2005 | £400 | FRI |
| | Flats 39-42 | 2 Individuals | 999 years from 24th June 2005 | £400 | FRI |
| | Flats 43-46 | West Ella Holdings Ltd | 999 years from 24th June 2005 | £400 | FRI |
| Common Parts | Nether Close Management Company Ltd | 999 years and 30 days from 24th June 2005 | £1 | FRI | |
| Garage 6 | Nether Close Management Company Ltd | 999 years and 30 days from 24th June 2005 | Peppercorn | FRI | |
| | | | | Total: £4,886 | |

£4,886 per annum

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

Vendor's Solicitors

Martin Shepherd Solicitors LLP
Tel: 020 8446 4301 Ref: Surjit Bansal
Email: sb@martinshepherd.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 trading position in the heart of the town centre, running parallel with the Promenade and Seafront, close to the junction with Victoria Street and amongst such multiples as **Primark, Boots, H. Samuel, Poundland, Waterstones** and only 50 yards from the famous **Blackpool Tower**.

Blackpool is one of the country's most popular holiday resorts and conference centres located 17 miles west of Preston and 58 miles north-west of Manchester, enjoying easy access via the M55 to the M6 (Junction 32).

PROPERTY

A substantial terraced property comprising a **Ground Floor Triple Shop** with **Basement Sales Area, First Floor Sales Area plus Ancillary Storage/Staff Accommodation** at Second and Third Floor level.

There is a customer lift serving the basement to second floors and a wheelchair lift serving the basement to first floors.

VAT is applicable to this Lot

FREEHOLD

ACCOMMODATION¹

Ground Floor Triple Shop

| | |
|---------------------|---------------------|
| Gross Frontage | 60'3" |
| Internal Width | 58'3" |
| Shop & Built Depth | 71'2" |
| Sales Area | Approx. 3,015 sq ft |
| Basement Sales Area | Approx. 2,705 sq ft |

First Floor

| | |
|----------------|---------------------|
| Sales Area | Approx. 2,955 sq ft |
| Ancillary Area | Approx. 173 sq ft |

| | |
|-----------------------------|---------------------|
| Second Floor Ancillary Area | Approx. 3,571 sq ft |
|-----------------------------|---------------------|

| | |
|----------------------------|-------------------|
| Third Floor Ancillary Area | Approx. 985 sq ft |
|----------------------------|-------------------|

Total Area **Approx. 13,404 sq ft**

¹Not inspected by Barnett Ross. Areas supplied by Vendor.

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a photographic schedule of condition) to **Essentials Retail Group Ltd as a Household Goods & Gifts Store (guaranteed by Worldwide Gifts Limited)** for a term of 5 years from 25th February 2022 (excl. s.24-28 of L & T Act 1954) at a current rent of **£35,000 per annum (see Note)** exclusive **rising to £40,000 p.a. on 25th February 2024.**

Tenant's Break 25th February 2025 on 6 months' notice. If the tenant does not operate the Break then they receive a 3 month rent free period.

Note: The rent is currently £30,000 p.a. rising to £35,000 p.a. on 25th February 2023 therefore the Vendor will top up the rent shortfall on completion.

**£35,000 p.a. (see Note)
rising to £40,000 p.a. in 2024**

Vendor's Solicitors

Russell Cooke LLP

Tel: 020 7440 4835 Ref: Edward Monkley

Email: edward.monkley@russell-cooke.co.uk





SITUATION

Located close to the junction of Lea Road and Station Road (A121) in this mixed commercial and residential area. The property is within 1 mile east of Waltham Cross town centre and is within 1 mile west of Waltham Abbey town centre.

Waltham Abbey is a suburban market town situated 15 miles north of central London benefitting from excellent road access being within easy reach of the M25 (Junctions 25 and 26).

PROPERTY

A single storey building comprising a **Garage/Workshop** with **Ancillary Reception/Office Accommodation** plus a **Front Forecourt** suitable for parking 4 cars.

ACCOMMODATION

Ground Floor Garage/Workshop

| | | |
|----------------|---------|-------------|
| Gross Frontage | | 34'3" |
| Internal Width | | 26'5" (max) |
| Built Depth | | 59'9" |
| Workshop Area | Approx. | 1,020 sq ft |
| Ancillary Area | Approx. | 312 sq ft |
| WC | | |

Total Floor Area **Approx.** **1,332 sq ft**

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION



Vacant Workshop (Potential Redevelopment Site)

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

Located near to the junction with Church Street and approx. 150 yards from the intersection with Market Place which houses various multiple retailers such as **Boots, Holland & Barrett, Costa** and **Savers**, all serving the surrounding residential population.

Wantage lies approx. 13 miles south-west of Oxford and 13 miles north-west of Newbury and benefits from good road links to the A338 to the M4 (Junction 14).

PROPERTY

A detached building comprising **2 Ground Floor Shops** with rear access to **10 Self Contained Flats** on the first, second and third floors. In addition, the property includes a **front forecourt** and drive-in access via a front archway to a **Rear Car Park which includes 10 garages and 6/7 additional car spaces** leading to a communal **rear garden area**.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: Flat 3 (2 Bed Duplex) sold for £98,000 in Feb. 2020 subject to a lease with approx. 49½ years unexpired (Source: zoopla.co.uk).

Note 2: Flat 8 (1 Bed Flat) sold in June 2019 for £120,000 (Source: zoopla.co.uk).

Note 3: The Freeholder insures – Current sum insured £3,726,607 and current premium £7,375.15 p.a.

Note 4: In accordance with s.5B of the Landlord and Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the auction.

£14,210 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

Greene & Greene
Tel: 01284 717 450 Ref: Julia Cardy
Email: juliacardy@greene-greene.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'**

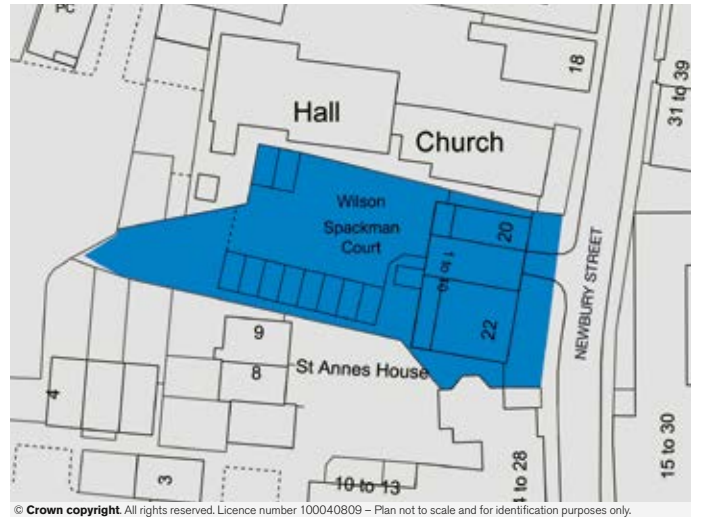
TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|---|--|--|--|---|--|
| No. 20 (Ground Floor Shop) | Gross Frontage 13'9" Internal Width 11'8" Shop & Built Depth 38'2" WC | J.L. Eccles (Hairdresser) | 10 years from 23rd December 2018 | £5,300 | FRI Rent Review and Tenant's Break December 2023 |
| No. 22 (Ground Floor Shop) | Gross Frontage 33'2" Internal Width 31'10" Shop Depth 32'9" WC | RGMB Electrical Ltd (Ridgeway Cycles) | 3 years from 25th December 1998 (Holding over) | £8,500 | IRI |
| Flat 1 & Garage | Planned on 2 Floors: 2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹ Plus Garage | Individual | 127 years from 24th June 1970 | Peppercorn | FRI by way of service charge. Valuable Reversion in approx. 74¾ years. |
| Flat 2 & Garage | Planned on 2 Floors: 2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹ Plus Garage | Individual | 127 years from 24th June 1970 | Peppercorn | FRI by way of service charge. Valuable Reversion in approx. 74¾ years. |
| Flat 3 & Garage | Planned on 2 Floors: 2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹ Plus Garage | 2 Individuals | 149 years from 24th June 1970 | £150 | FRI by way of service charge. |
| Flat 4 & Garage | Planned on 2 Floors: 2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹ Plus Garage | 2 Individual | 99 years from 24th June 1970 | £15 | FRI by way of service charge. Valuable Reversion in approx. 46¾ years. |
| Flat 5 & Garage | Planned on 2 Floors: 2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹ Plus Garage | 2 Individuals | 99 years from 24th June 1970 | £15 | FRI by way of service charge. Valuable Reversion in approx. 46¾ years. |
| Flat 6 & Garage | 1 Bedroom, Living Room, Kitchen, Bathroom/WC ¹ Plus Garage | 2 Individuals | 99 years from 24th June 1970 | £15 | FRI by way of service charge. Valuable Reversion in approx. 46¾ years. |
| Flat 7 & Garage | 1 Bedroom, Living Room, Kitchen, Bathroom/WC ¹ Plus Garage | Individual | 99 years from 24th June 1970 | £15 | FRI by way of service charge. Valuable Reversion in approx. 46¾ years. |
| Flat 8 & Garage | 1 Bedroom, Living Room, Kitchen, Bathroom/WC ¹ Plus Garage | Individual | 133 years from 24th June 1970 | £200 (Rising to £400 p.a. in 2025 and £800 p.a. in 2046) | FRI by way of service charge. Valuable Reversion in approx. 80¾ years. |
| Flat 9 & Garage | 1 Bedroom, Living Room, Kitchen, Bathroom/WC ¹ Plus Garage | Individual | 127 years from 24th June 1970 | Peppercorn | FRI by way of service charge. Valuable Reversion in approx. 74¾ years. |
| Flat 10 & Garage | 1 Bedroom, Living Room, Kitchen, Bathroom/WC ¹ Plus Garage | Individual | 127 years from 24th June 1970 | Peppercorn | FRI by way of service charge. Valuable Reversion in approx. 74¾ years. |
| ¹ Not inspected by Barnett Ross. | | | | Total: £14,210 | |

Rear Car Park



The Property





SITUATION

Occupying a prominent trading position in the town's main pedestrianised retail thoroughfare, close to branches of **Superdrug** and **William Hill** and a variety of independent retailers.

Liskeard is a popular market and tourist town providing a base from which to explore the surrounding countryside, located approximately 16 miles west of Plymouth and is easily accessible via the A38 and A390.

PROPERTY

A mid terrace Grade II Listed building comprising a **Ground Floor Shop** and **Basement** with internal access to **Ancillary Accommodation** on the first floor and an attic floor.

ACCOMMODATION¹

Ground Floor Shop

| | | |
|----------------|---------|-----------|
| Gross Frontage | 22'6" | |
| Area | Approx. | 866 sq ft |

Basement

| | | |
|------|---------|-----------|
| Area | Approx. | 654 sq ft |
| WCs | | |

First Floor Ancillary

| | | |
|------|---------|-----------|
| Area | Approx. | 662 sq ft |
| WCs | | |

| | | |
|-------------------|----------------|--------------------|
| Total Area | Approx. | 2,182 sq ft |
|-------------------|----------------|--------------------|

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

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a Law Society lease to **C. Wellbelove (Clothing/Gifts/Sweets)** for a term of 6 years from 16th June 2021 at a current rent of **£19,200 per annum** exclusive.

Rent Review June 2024

PLANNING

- On 12th August 2005 Caradon District Council granted planning permission (for which work commenced) for: 'Change of use of basement of shop to living accommodation, retention of ground floor retail use and internal alterations to ground, first and second floors (Ref: 05/00729/FUL): There may be potential to reimplement a similar scheme for change of use, subject to obtaining possession and the necessary consents. **Refer to Auctioneers for relevant Documentation.**
- A Planning Application was submitted in 2021 to convert the upper parts into Residential. **Refer to Auctioneers for relevant Documentation.**

£19,200 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Vendor's Solicitors

Lee Pomeranc Solicitors
Tel: 020 8201 6299 Ref: Michael Lee
Email: michaellee@leepomeranc.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 residential neighbourhood and within easy walking distance to the local shopping facilities and Underground Station (Metropolitan Line) in nearby Preston Road. Wembley lies some 7 miles north-west of central London.

PROPERTY

A purpose built block comprising **16 Self Contained Flats** planned on the ground and first floors. In addition, the property includes rear gardens and vehicle access to **16 Garages** to the rear of the property.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: The entire site lends itself to redevelopment to include additional storeys, all of which is subject to possession and the necessary consents.

Note 2: Flat 126 (1 Bedroom, Living Room, Kitchen, Bathroom/WC plus garage) sold in June 2021 for £255,000.

Note 3: The lease on Flat 134 (1 Room, Kitchen, Bathroom/WC) was extended for a further 90 years in May 2021 for a premium of £21,500.

Note 4: Flat 136 (1 Room, Kitchen, Bathroom/WC) sold in August 2020 for £199,000 (Source: zoopla.co.uk).

Note 5: The Freeholder insures – Current sum insured £2,567,318 and current premium £3,556.96 p.a.

Note 6: In accordance with s.5B of the Landlord and Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the auction.

**£4,778 p.a. incl. 3 Valuable Reversions
& 7 individually let Garages**

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

HCB Group
Tel: 020 8907 4366 Ref: Rahul Khimasia
Email: rahulkhimasia@hcbgroup.com

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee | Term | Ann. Excl. Rental | Remarks |
|--|--|------------------------------------|--------------------------------------|--|---|
| Flat 126 (Ground Floor) & Garage | 1 Bedroom, Living Room, Kitchen, Bathroom/WC Plus Garage | Thaylor Investments Ltd | 125 years from 1st June 2021 | £100 (Rising by £100 p.a. every 25 years) | FRI |
| Flat 128 (Ground Floor) & Garage | 1 Bedroom, Living Room, Kitchen, Bathroom/WC Plus Garage | Individuals | 189 years from 24th June 1962 | Peppercorn | FRI |
| Flat 130 (First Floor) & Garage | 1 Bedroom, Living Room, Kitchen, Bathroom/WC Plus Garage | Individual | 142 years from 24th June 1962 | £100 (Rising by £100 p.a. every 25 years) | FRI Valuable Reversion in approx. 81¼ years – see Note 2. |
| Flat 132 (First Floor) & Garage | 1 Bedroom, Living Room, Kitchen, Bathroom/WC Plus Garage | Individual | 189 years from 25th October 1962 | £180 (Rising to £300 p.a. in 2038 and then inc. by £150 p.a. every 25 years) | FRI |
| Flat 134 (Ground Floor) | 1 Room, Kitchen, Bathroom/WC | Individuals | 189 years from 25th December 1986 | Peppercorn | FRI |
| Flat 136 (Ground Floor) | 1 Room, Kitchen, Bathroom/WC | Individuals | 125 years from 24th August 2020 | £150 (Rising by £150 p.a. every 25 years) | FRI |
| Flat 138 (Ground Floor) | 1 Room, Kitchen, Bathroom/WC | Individual | 99 years from 25th December 1986 | £100 (Rising by £50 p.a. every 25 years) | FRI Valuable Reversion in approx. 63¼ years – see Notes 3 & 4. Within the last few weeks the lessee has made an informal request to extend the lease. |
| Flat 140 (Ground Floor) & Garage | 1 Room, Kitchen, Bathroom/WC Plus Garage | Individual | 125 years from 21st July 2022 | £100 (Rising by £125 p.a. every 25 years) | FRI |
| Flat 142 (First Floor) | 1 Room, Kitchen, Bathroom/WC | Individual | 125 years from 14th March 2022 | £50 (Rising by £100 p.a. every 25 years) | FRI |
| Flat 144 (First Floor) | 1 Room, Kitchen, Bathroom/WC | Individual | 119 years from 25th December 1986 | £100 (Rising to £200 p.a. after 53 years and £400 p.a. in last 33 years) | FRI Valuable Reversion in approx. 83¼ years – see Notes 3 & 4. |
| Flat 146 (First Floor) | 1 Room, Kitchen, Bathroom/WC | Individuals | 149 years from 25th December 1986 | £100 (Rising by £100 p.a. every 25 years) | FRI |
| Flat 148 (First Floor) | 1 Room, Kitchen, Bathroom/WC | Individual | 125 years from 14th March 2022 | £50 (Rising by £100 p.a. every 25 years) | FRI |
| Flat 150 (Ground Floor) & Garage | 1 Bedroom, Living Room, Kitchen, Bathroom/WC Plus Garage | Individual | 189 years from 24th June 1962 | £50 (Rising by £25 p.a. every 25 years) | FRI |
| Flat 152 (First Floor) & Garage | 1 Bedroom, Living Room, Kitchen, Bathroom/WC Plus Garage | Individual | 189 years from 24th June 1962 | Peppercorn | FRI |
| Flat 154 (First Floor) & Garage | 1 Bedroom, Living Room, Kitchen, Bathroom/WC Plus Garage | Individual | 189 years from 24th June 1962 | Peppercorn | FRI |
| Flat 156 (Ground Floor) & Garage | 1 Bedroom, Living Room, Kitchen, Bathroom/WC Plus Garage | Individual | 125 years from 19th May 2022 | £100 (Doubling every 25 years) | FRI |
| 7 Garages | Nos. 6, 7, 8, 9, 10, 11 & 12 | | | £3,548 (Each let on an informal basis between £480 p.a. and £520 p.a.) | |
| | | | | Total: £4,778 | |

Garages





SITUATION

Located in a popular residential area within close proximity to the open spaces of Victoria Park and Sanatorium Park. The property lies approx. 2 miles west of Cardiff city centre and benefits from good road links via the M4.

PROPERTY

Comprising **2 adjoining mid-terraced 2 Bed Houses** each planned on the ground and first floors.

ACCOMMODATION¹

No.16 (House)

2 Bedrooms, Living Room, Kitchen, Bathroom/WC

No.18 (House)

2 Bedrooms, Living Room, Kitchen, Bathroom/WC

¹Not inspected by Barnett Ross

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The 2 Houses are let on a full repairing and insuring lease to **Taff Housing Association** for a term of 99 years from 29th September 1951 at a ground rent of **£11.30 per annum** exclusive.

Note 1: Valuable Reversion in approx. 28 years

Note 2: No.7 Lincoln Street (2 bed terraced house) sold in May 2021 for £245,950.

Two 2 Bed Houses with Valuable Reversion in 28 years

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

Vendor's Solicitors

Collins Benson Goldhill LLP
Tel: 020 7436 5151 Ref: Ian Leigh
Email: il@cbglaw.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 a popular residential area within 2 miles of the open spaces of Hendre Lake Park and within a mile of the retail facilities of Countisbury Avenue which includes **Tesco Extra, Boots Pharmacy, Iceland** and **Greggs**.

The property lies approx. 6 miles north-east of Cardiff city centre and benefits from good road links via the M4.

PROPERTY & ACCOMMODATION

Comprising a **Semi-Detached House** planned on ground and first floors with a garage and front off-street parking.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Individual(s)** for a term of 99 years from 24th June 1959 at a ground rent of **£13 per annum** exclusive.

Note 1: Valuable reversion in approx. 36 years

Note 2: No. 13 Meadvale Road (2 bed semi-detached house) sold in February 2021 for £195,000 (Source: rightmove.co.uk).

Semi-Detached House with Valuable Reversion in 36 years

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

Vendor's Solicitors

Collins Benson Goldhill LLP
Tel: 020 7436 5151 Ref: Ian Leigh
Email: il@cbglaw.co.uk

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SITUATION

Located at the junction with Spencer Road, adjacent to an established retail parade and opposite a **Co-Op Supermarket** within this residential neighbourhood.

Paignton is located approx. 2 miles south-west of Torquay and 6 miles south of Newton Abbott, benefitting from excellent road access via the A380 connecting Paignton to the M5 (Junction 31).

PROPERTY & ACCOMMODATION

Comprising a **Strip of Land** adjacent to a commercial/residential parade fronting Fernicombe Road:

| | |
|------------|---------------------|
| Site Width | 89'7" (max) |
| Site Depth | 24'0" (max) |
| Site Area | Approx. 1,870 sq ft |

VAT is NOT applicable to this Lot

FREEHOLD offered with **VACANT POSSESSION**, subject to any rights thereover.

Note: There are some building materials situated on part of the land without the Vendor's consent and the Vendor does not know who owns these items.



Vacant Land

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

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SITUATION

Located on the junction with Saltaire Road approximately ½ a mile from Shipley town centre. Shipley is an historic market and tourist town, famous for the UNESCO World Heritage Site of the Industrial Village of Saltaire, situated approximately 10 miles north-west of Leeds.

PROPERTY

A single storey building comprising a brick-built **Electricity Sub-Station** located at the end of a row of garages.

ACCOMMODATION¹

Electricity Sub-Station

Built Width 17'10"

Built Depth 16'4"

¹Not inspected by Barnett Ross.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing lease to **Northern Powergrid (Yorkshire) Plc (T/O for Y/E 31/12/2021 £467m, Pre-Tax Profit £175m and Shareholders' Funds £1.628bn)** for a term of 60 years from 1st May 1961 (**Holding Over**) at a fixed ground rent of **£10 per annum** exclusive.

Note: There may be potential to convert the building to a Double Garage, subject to obtaining possession and the necessary consents.



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Investment/Development Opportunity

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

Vendor's Solicitors

Abacus Solicitors LLP

Tel: 0161 833 0044 Ref: Scott Tams

Email: s.tams@abacus-law.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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Auctioneers

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