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Online Auction

Thursday 15th December 2022
commencing at 12pm

T: 020 8492 9449



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Meet the team.



John Barnett FRICS
Auctioneer and Director
jbarnett@barnettross.co.uk



Jonathan Ross MRICS
Auctioneer and Director
jross@barnettross.co.uk



Steven Grossman MRICS
Director
sgrossman@barnettross.co.uk



Elliott Greene BA (Hons)
egreene@barnettross.co.uk



Nathan Schindler
nschindler@barnettross.co.uk



Samantha Ross
sross@barnettross.co.uk

Order of Sale Thursday 15th December 2022

Commencing 12.00pm

Lot

1	4 & 5 Thornfield Parade, Holders Hill Road	Mill Hill	London NW7
2	6 Thornfield Parade, Holders Hill Road	Mill Hill	London NW7
3	7 Thornfield Parade, Holders Hill Road	Mill Hill	London NW7
4	8 & 9 Thornfield Parade, Holders Hill Road	Mill Hill	London NW7
5	10 Thornfield Parade, Holders Hill Road	Mill Hill	London NW7
6	199/201 Shenley Road	Borehamwood	Hertfordshire
7	12 Onslow Parade, Hampden Square	Southgate	London N14
8	89/90 Oldfields Circus	Northolt	Middlesex
9	109/115 (odd) London Road	Benfleet	Essex
10	92 High Street	Berkhamsted	Hertfordshire
11	253–255 Holderness Road	Hull	East Riding of Yorkshire
12	213 Albert Road	Southsea	Hampshire
13	8 The Street	Radstock	Somerset
14	Flat 1, 22 Gloucester Road	New Barnet	Hertfordshire
15	10a Amberley Road	Palmers Green	London N13
16	35 Thorncroft	Hornchurch	Essex
17	59 Western Avenue	Dagenham	Essex
18	100 Highbury Park	Highbury	London N5

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

barnettross.co.uk
020 8492 9449



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jbarnett@barnettross.co.uk

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SITUATION

Occupying a prominent position on Holders Hill Circus, nearby **BP/M&S Simply Food** and **Coral** and a variety of independent traders, all serving this popular and sought-after suburb of North London. In addition, the area benefits from the Millbrook Park residential development which comprises of over 2,000 units.

Holdes Hill Circus is located approximately 300 yards from **Waitrose Mill Hill** and less than 500 yards from Mill Hill East Underground Station (Northern Line), between Mill Hill and Finchley, approximately 8 miles north of Central London.

PROPERTY

Forming part of a shopping parade comprising a mid-terrace **Ground Floor Double Shop**. The parade benefits from layby parking.

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage	52'3"
Internal Width	50'2"
Shop & Built Depth	33'10"
2WCs	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

TENANCY

The property is let on an effectively full repairing and insuring lease to **K. Rajendran & N. Rajendran t/a Thornfield Supermarket (Convenience Store & Post Office)** for a term of 15 years from 25th March 2017 at a current rent of **£23,500 per annum** exclusive.

Rent Reviews March 2022 (Outstanding – Landlord quoted £35,000 p.a.) and 2027.

Note 1: The lessees have been in occupation since 2007.

Note 2: Please note 4 other Lots in Thornfield Parade are also being offered for sale in this auction.

£23,500 per annum

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

Vendor's Solicitors

Quinta Law

Tel: 020 3002 9500 Ref: Jonathan Daniels

Email: jonathan@quinta.law

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'**

View of the parade



View of the parade





SITUATION

Occupying a prominent position on Holders Hill Circus, nearby multiples such as **Post Office**, **BP/M&S Simply Food** and **Coral** and a variety of independent traders, all serving this popular and sought-after suburb of North London. In addition, the area benefits from the Millbrook Park residential development which comprises of over 2,000 units. Holders Hill Circus is located approximately 300 yards from **Waitrose Mill Hill** and less than 500 yards from Mill Hill East Underground Station (Northern Line), between Mill Hill and Finchley, approximately 8 miles north of Central London.

PROPERTY

Forming part of a shopping parade comprising a mid-terrace **Ground Floor Shop**. The parade benefits from layby parking.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	37'3"
Internal Width	30'10" (max)
Shop & Built Depth	32'11"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

TENANCY

The property is let on an effectively full repairing and insuring lease to **B. Abbasi t/a Dandy Dry Cleaners** for a term of 15 years from 1st November 2009 at a current rent of **£11,500 per annum** exclusive.

Rent Reviews November 2014 (Outstanding – Landlord quoted £14,500 p.a.) and November 2019 (Outstanding – Landlord quoted £17,500 p.a.).

Note: Please note 4 other Lots in Thornfield Parade are also being offered for sale in this auction.

£11,500 per annum

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

Vendor's Solicitors

Quinta Law
Tel: 020 3002 9500 Ref: Jonathan Daniels
Email: jonathan@quinta.law

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View of the parade



View of the parade



Lot 3

7 Thornfield Parade, Holders Hill Road,
Mill Hill, London NW7 1LN



SITUATION

Occupying a prominent position on Holders Hill Circus, nearby multiples such as **Post Office**, **BP/M&S Simply Food** and **Coral** and a variety of independent traders, all serving this popular and sought-after suburb of North London. In addition, the area benefits from the Millbrook Park residential development which comprises of over 2,000 units. Holders Hill Circus is located approximately 300 yards from **Waitrose Mill Hill** and less than 500 yards from Mill Hill East Underground Station (Northern Line), between Mill Hill and Finchley, approximately 8 miles north of Central London.

PROPERTY

Forming part of a shopping parade comprising a mid-terrace **Ground Floor Shop**. The parade benefits from layby parking.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	33'6"
Internal Width	31'3"
Rear Width	13'4"
Shop & Built Depth	35'10"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

TENANCY

The property is let on an effectively full repairing and insuring lease to **Squires Estates Limited (Estate Agents)** for a term of 10 years from 5th December 2018 at a current rent of **£16,000 per annum** exclusive.

Rent Review December 2023

Note 1: There is a £6,250 Rent Deposit held.

Note 2: The lessees have been in occupation since 2008.

Note 3: Please note 4 other Lots in Thornfield Parade are also being offered for sale in this auction.

£16,000 per annum

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

Vendor's Solicitors

Quinta Law

Tel: 020 3002 9500 Ref: Jonathan Daniels

Email: jonathan@quinta.law

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View of the parade



View of the parade





SITUATION

Occupying a prominent position on Holders Hill Circus, nearby multiples such as **Post Office**, **BP/M&S Simply Food** and **Coral** and a variety of independent traders, all serving this popular and sought-after suburb of North London. In addition, the area benefits from the Millbrook Park residential development which comprises of over 2,000 units. Holders Hill Circus is located approximately 300 yards from **Waitrose Mill Hill** and less than 500 yards from Mill Hill East Underground Station (Northern Line), between Mill Hill and Finchley, approximately 8 miles north of Central London.

PROPERTY

Forming part of a shopping parade comprising a mid-terrace **Ground Floor Double Shop**. The parade benefits from layby parking.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

Note: Please note 4 other Lots in Thornfield Parade are also being offered for sale in this auction.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 8	Ground Floor Shop Gross Frontage 37'1" Internal Width 35'8" (max) Built Depth 33'3" WC	All Dental Care Limited and Rocodent Limited (Dental Practice) (visit: portnerpittack.co.uk)	From 14th December 2018 to 15th February 2034	£14,000	Effectively FRI Rent Review & Tenant's Break March 2023 and 5 yearly.
No. 9	Ground Floor Shop Gross Frontage 27'2" Internal Width 25'11" Built Depth 33'3" WC	All Dental Care Limited and Rocodent Limited (Dental Practice) (visit: portnerpittack.co.uk)	From 14th December 2018 to 15th February 2034	£14,000	Effectively FRI Rent Review & Tenant's Break March 2023 and 5 yearly.
				Total: £28,000	

£28,000 per annum

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

Vendor's Solicitors

Quinta Law
Tel: 020 3002 9500 Ref: Jonathan Daniels
Email: jonathan@quinta.law

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

View of the parade



View of the parade





SITUATION

Occupying a prominent position on Holders Hill Circus, nearby multiples such as **Post Office**, **BP/M&S Simply Food** and **Coral** and a variety of independent traders, all serving this popular and sought-after suburb of North London. In addition, the area benefits from the Millbrook Park residential development which comprises of over 2,000 units. Holders Hill Circus is located approximately 300 yards from **Waitrose Mill Hill** and less than 500 yards from Mill Hill East Underground Station (Northern Line), between Mill Hill and Finchley, approximately 8 miles north of Central London.

PROPERTY

Forming part of a shopping parade comprising an end of terrace **Ground Floor Shop**. The parade benefits from layby parking.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	22'1"
Internal Width	19'8"
Shop & Built Depth	33'3"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

TENANCY

The property is let on an effectively full repairing and insuring lease to **Amkor London Limited as a Bakery** for a term of 10 years from 9th October 2014 at a current rent of **£11,000 per annum** exclusive.

Rent Review 2019 (Outstanding – Landlord Quoted £15,000 p.a.)

Note 1: £2,250 Rent Deposit held.

Note 2: Please note 4 other Lots in Thornfield Parade are also being offered for sale in this auction.

£11,000 per annum

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

Vendor's Solicitors

Quinta Law

Tel: 020 3002 9500 Ref: Jonathan Daniels

Email: jonathan@quinta.law

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View of the parade



View of the parade



Lot 6

199/201 Shenley Road, Borehamwood,
Hertfordshire WD6 1AT

***Guide: £325,000**

Gross Yield 8.9%

In same ownership for approx. 47 years
6 week completion



SITUATION

Located close to the junction with Grosvenor Road in the heart of this well-known town centre serving this sought-after residential area including Elstree, adjacent to **Barclays** and **Domino's** and amongst such multiples as **McDonald's**, **Tesco Superstore**, **Iceland**, **Lloyds Bank**, **KFC**, **Boots Optician** and a host of other multiple and independent retailers.

Borehamwood and Elstree is famous for its film making industry and is a popular commercial and residential area lying 11 miles north-west of central London, within easy reach of the M1 (Junction 4) and the M25 (Junction 23).

PROPERTY

A mid-terrace building comprising **2 Ground Floor Shops** with separate front access to **1 Commercial Unit** and **3 Self-Contained Flats** on the first and second floors. The property includes a **Yard** for parking approx. 4 cars at the rear.

VAT is NOT applicable to this Lot

FREEHOLD



£28,850_{p.a.} Plus
2 Valuable Reversions

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

Vendor's Solicitors

Thackray Williams LLP

Tel: 020 8290 0440 Ref: Penny Hall

Email: penny.hall@thackraywilliams.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. 199 (Ground Floor Shop)	Gross Frontage 20'3" Internal Width 19'3" Shop Depth 35'5" Built Depth 45'4" 3 WCs	Done Brothers (Cash Betting) Limited t/a Betfred (Having over 1,480 branches)	15 years from 25th December 2004 (Holding over)	£17,250	Repairing and Insuring – see Lease
No. 201 (Ground Floor Shop)	Gross Frontage 20'0" Built Depth 85'0" Area Approx. 1,531 sq ft ¹	Urban Real Estate Limited (Barbers & Menswear)	99 years from 25th March 1963	£450	Repairing and Insuring – see Lease Rent Review 2026 capped at £500 p.a. Valuable Reversion in approx. 40 years. Underlet from 2012 at £19,000 p.a.
Flat 1 (First Floor Commercial Unit)	2 Treatment Rooms Reception WC GIA Approx. 550 sq ft	R Kent & J Mason t/a Borehamwood Dental Practice	5 years from 1st August 2009 (Holding over – in occupation since 2007.)	£10,800	IRI plus 25% contribution to Common Part repairs – see Lease.
Flat 2 (First Floor Flat)	Believed to be 1 Bedroom, Living Room, Kitchen/Diner, Bathroom/WC – not inspected.	Individual	99 years from 25th December 1988	£200 (rising to £400 p.a. in 2054)	Repairing and Insuring – see Lease Valuable Reversion in approx. 65 years.
Flat 3 (Second Floor Flat)	Believed to be 1 Bedroom, Living Room, Kitchen/Diner, Bathroom/WC – not inspected.	Individual	99 years from 25th December 2006	£150 (rising to £300 p.a. in 2039 & to £600 p.a. in 2072)	Repairing and Insuring – see Lease
Flat 4 (Second Floor Flat)	Believed to be 1 Bedroom, Living Room, Kitchen/Diner, Bathroom/WC – not inspected.	2 Individuals	189 years from 25th December 1992	Peppercorn	Repairing and Insuring – see Lease
¹ Not inspected by Barnett Ross. Area taken from VOA.				Total: £28,850	



SITUATION

Located in a prominent trading position on Onslow Parade at its Junction with Osidge Lane roundabout serving this popular residential area, amongst such multiples as **Tesco Express**, **William Hill** and **Domino's Pizza** and a host of local traders.

Southgate lies approximately 8 miles north of central London and the property is located less than a mile from Southgate Underground Station (Piccadilly Line).

PROPERTY

Forming part of a mid-terraced building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'5"
Internal Width	16'3"
Rear Width	9'3"
Shop Depth	24'7"
Built Depth	40'10"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

Interior view



TENANCY

The property is let on a full repairing and insuring lease to **Blerim Krasniqi t/a Blin Café** for a term of 10 years from 27th June 2022 at a current rent of **£24,500 per annum** exclusive.

Rent Review and Tenant's Break 2027

£24,500 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Nathan Schindler**

Vendor's Solicitors

BBS Law
Tel: 020 4505 8080 Ref: Avi Barr
Email: abarr@bbslaw.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 shopping location amongst such other multiple retailers as **Boots**, **Ladbrokes** and **Costcutter** as well as a host of independent local traders.

Northolt is a popular suburb approx. 11 miles north-west of central London with easy access via the A40 to the M40 and M25 motorways and approx. 8 miles north-east of Heathrow Airport.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate rear access to **2 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 Shop	Gross Frontage 18'5" Internal Width 17'1" Shop Depth 38'8" Built Depth (incl. Rear Store) 70'2" WC	A. Paskaralingham (General Store) (See Note 1)	5 years from 15th February 2021	£13,750	FRI There is a 3 month Rent Deposit held.
First Floor Flat	Not inspected	Individual	154 years from 25th January 2017	Peppercorn	FRI
Second Floor Flat	Not inspected	2 individuals	207 years from 25th December 1993	Peppercorn	FRI
				Total: £13,750	

Note 1: The tenant is waiting the approval for a Post Office Licence and is currently trading on a part time basis. The rent is fully paid up to date and the tenant also trades from another shop in Oldfields Circus.

Note 2: In accordance with s.5A of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal.

£13,750 per annum

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

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'

Interior view





SITUATION

Occupying a prominent corner position at the junction with Rushbottom Lane on the North side of London Road (A13), opposite a **Harvester**, adjacent to **Nisa**, with **Aldi** at the rear and nearby other multiples such as **Wimpy**, **Tesco Express**, **KFC** and **Domino's**.

Benfleet is located between Basildon and Southend approximately 29 miles east of Central London.

PROPERTY

A modern detached building comprising:

- **1 Ground Floor Double Shop** with a **Basement** and **Offices** on the first floor.
- **2 Ground Floor Shops.**
- The property benefits from the use of **10 Car Parking Spaces** at the rear ([see Note](#)).

Note: The Freeholder benefits from the use of 10 Car Parking Spaces by way of a Transfer Granting Right dated 15th August 1996 – See Legal Pack. The Freeholder pays a Maintenance Charge for the use of the Car Park and Rear Service Road which is recovered in full from the Tenants.

VAT is NOT applicable to this Lot

FREEHOLD



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£78,000 per annum

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

Vendor's Solicitors

BSG Solicitors LLP

Tel: 020 8343 4411 Ref: Jeremy Swerner

Email: jeremy@bsgsolicitors.com

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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
Nos. 109/111	Ground Floor Double Shop¹ Area Approx. 1,494 sq ft plus WCs First Floor Offices Area Approx. 2,814 sq ft plus WCs Basement Area Approx. 411 sq ft Total Area Approx. 4,719 sq ft Plus 8 Car Spaces	NFL Legal Limited (with 2 Guarantors) (Solicitors having 4 branches)	15 years from 25th March 2015	£40,000	FRI Rent Reviews March 2020 (not yet actioned) and 2025
No. 113	Ground Floor Shop Gross Frontage 19'3" Internal Width 17'10" Shop Depth 66'8" Built Depth 75'0" WC Plus 1 Car Space	H. Aymergen (with Guarantors) (Barbers) Due to open in the New Year.	5 years from 7th November 2022 (excl. s.24-28 of L & T Act 1954)	£19,000 (rising to £20,000 p.a. in 2024)	FRI – Law Society Lease.
No. 115	Ground Floor Shop Gross Frontage 20'0" Internal Width 18'0" Shop Depth 43'5" Built Depth 75'0" 3 WCs Plus 1 Car Space	T. Coldham t/a Maluchi's (Restaurant)	15 years from 17th January 2020	£19,000	FRI Rent Reviews 2025 and 2030 Tenant's Break 2030
¹ Areas taken from VOA.				Total: £78,000	





SITUATION

Located at the junction with Manor Street on the town's main retail thoroughfare, directly opposite the **Rex Cinema** and amongst a variety of independent retailers.

Berkhamsted is an affluent and highly sought-after market town located between St. Albans and Aylesbury enjoying easy access to the A41 approx. 6½ miles north-west of the M25 (Junction 20).

PROPERTY

An end of terrace building comprising a **Ground Floor Shop and Basement** with separate side and rear access to **2 Self-Contained Flats** planned on ground and first floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note: In accordance with s.5A of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 92 High Street (Ground Floor Shop & Basement)	Ground Floor Shop Gross Frontage 13'7" Internal Width 12'6" Shop Depth 27'4" Plus WC at rear Basement Office Area Approx. 143 sq ft	Berkhamsted Home Designs Limited (Kitchen & Bedroom Designs)	10 years from 12th January 2021 (excl. s.24-28 of L & T Act 1954)	£18,000	FRI Rent Reviews 2025 and 5 yearly. Tenant's Break 2026. There is a £9,000 Rent Deposit held.
1A & 1B Manor Street (2 Flats)	Not inspected.	Various	Each 125 years from 1st August 2018	£500 (£250 per flat)	Each FRI
				Total: £18,500	

£18,500 per annum

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

Vendor's Solicitors

Archer Rusby
Tel: 01923 713 020 Ref: Michele Rusby
Email: m.rusby@archerrusby.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



Interior view



SITUATION

Located in a prominent trading position, close to the junction with Barnsley Street, adjacent to **Ladbrokes**, opposite **One Stop**, and nearby multiples such as **Peacocks**, **Card Factory**, **Cooplands** and a host of independent traders, as well as being just yards from the **Kingston Shopping Centre**.

Hull lies approximately 50 miles east of Leeds and 33 miles south-east of York. The Humberside city benefits from good road links via the A63 which connects to the M62 Trans-Pennine motorway.

PROPERTY

A mid-terrace building comprising a **Ground Floor Double Shop**. The property also includes a **First Floor** which currently has no access.

ACCOMMODATION¹

Ground Floor Double Shop

Gross Frontage	35'5"
Built Depth	71'0"
Area	Approx. 2,002 sq ft

First Floor

Not inspected

¹Not inspected by Barnett Ross. Area 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 **International Food Store (Yorkshire) Limited (with personal guarantor)** for a term of 10 years from 4th September 2018 at a current rent of **£17,000 per annum** exclusive.

Rent Review 2023

Note: There is a £7,500 Rent Deposit held.

£17,000 per annum

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

Vendor's Solicitors

Greenwood & Co.
Tel: 020 7831 8386 Ref: Jonathan Greenwood
Email: jg@greenwoodlaw.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

Close to the junction with Fawcett Road in this popular retail thoroughfare, diagonally opposite **Sainsbury's Local**, nearby **Tesco Express**, **Age UK** and **Ladbroke's** and a variety of independent traders all serving the surrounding area.

Southsea is a suburb of the densely populated city of Portsmouth which lies approximately 70 miles south-west of London enjoying excellent road links via the A3(M) and the M27 (Junction 12).

PROPERTY

A mid-terrace property comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** on the first floor. The property includes a **Rear Garden**.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Rear Garden	Gross Frontage 14'10" Shop Width 10'6" Shop Depth 28'11" Built Depth 57'8" WC	S. Tekie (with Guarantor) t/a Samys Cut (Barbers)	10 years from 22nd July 2022	£9,500	FRI – Law Society Lease Rent Review & Tenant's Break 2027 Note: There is a £2,375 Rent Deposit held.
First Floor Flat	Not inspected.	Individual	999 years from 24th June 1990	£50	FRI
				Total: £9,550	

£9,550 per annum

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

Vendor's Solicitors

Gelbergs LLP
Tel: 020 7226 0570 Ref: Colin Ledward
Email: colin@gelbergs.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
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SITUATION

Located close to the junction with Wells Road within this mixed retail parade, nearby occupiers including **The Co-operative/Post Office**, **Subway**, **Premier Express** and **McColls** and the town's Church Street Car Park providing free parking for up to 5 hours. Radstock lies approx. 9 miles south-west of Bath and 16 miles south-east of Bristol.

PROPERTY

Forming part of a parade comprising **4 Ground Floor Shops** together with separate front and rear access to **3 Self-Contained Flats** on the first floor.

VAT is NOT applicable to this Lot

FREEHOLD

Note: In accordance with s.5A of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal.



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£16,040 per annum

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

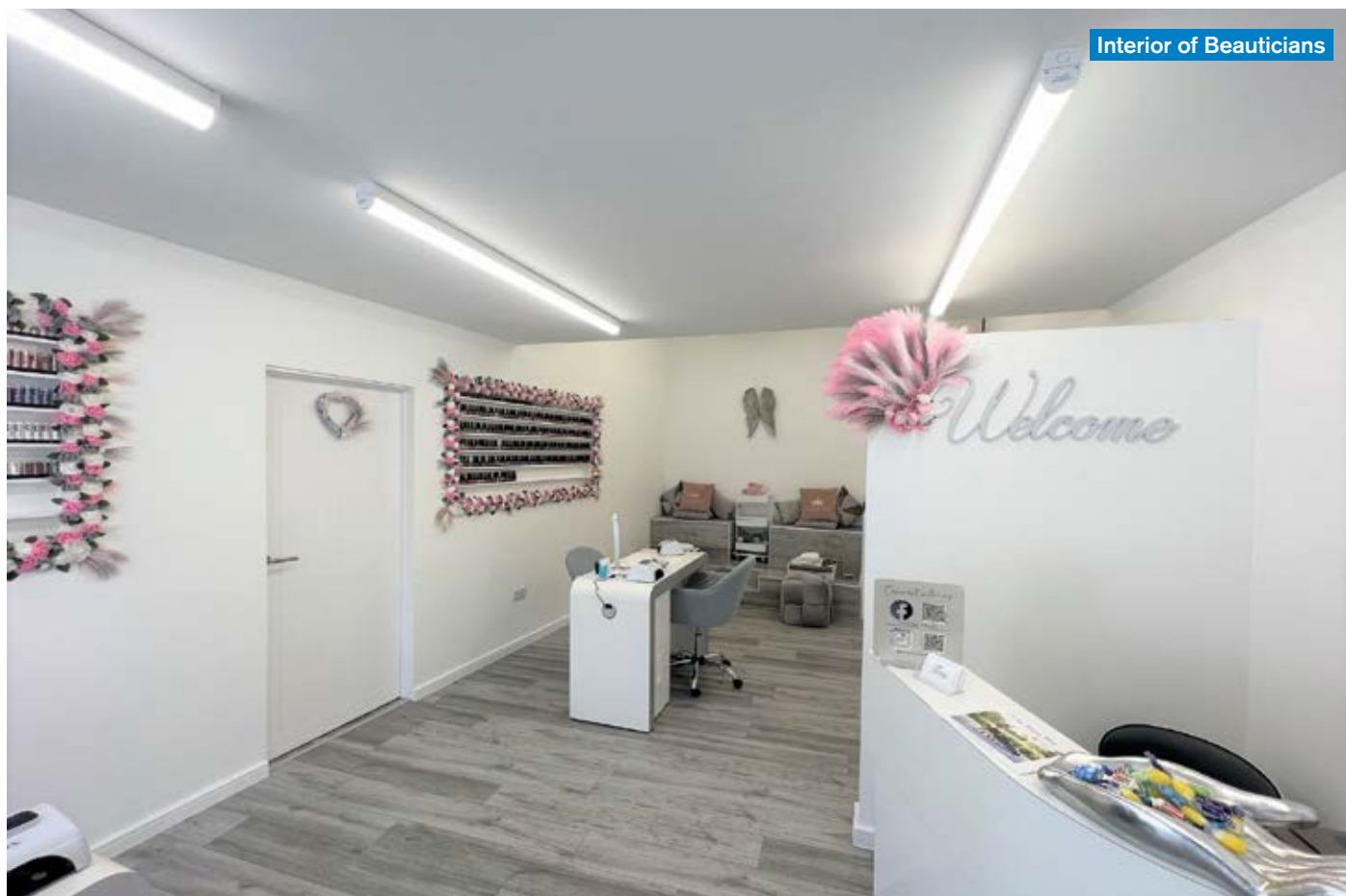
Vendor's Solicitors

Keith Harvey & Co

Tel: 01858 464 327 Ref: Sarah Collins

Email: sara@keithharveyandcompany.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 of Beauticians

TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Shop 1	Not inspected		M. Sajadian (Barbers)	125 years from 15th April 2019	£100	FRI
Shops 2 & 3	Gross Frontage Internal Width Shop Depth Built Depth WC	37'5" 35'5" 30'6" 35'7"	T. Gould-Heatley (with personal guarantor) (Beautician)	5 years from 6th June 2022 (excl. s24-28 of L & T Act 1954)	£12,000	FRI Rent Review June 2025 linked to RPI. Tenant's Break June 2025. There is a £1,000 Rent Deposit held.
Shop 4	Gross Frontage Internal Width Shop Depth Built Depth WC	13'1" 9'9" (max) 30'0" 35'6"	M. Moxham (Locksmith)	5 years from 1st August 2022	£3,640	Repairing & Insuring Rent Review August 2025 linked to RPI. Tenant's Break July 2024. There is a £500 Rent Deposit held.
Flats 1, 2 & 3	3 Flats – Not inspected		Various	Each 125 years from 1st January 2018	£300 (£100 per flat)	Each FRI
					Total: £16,040	



SITUATION

Located by the junction with Richmond Road in this sought after North London suburb approx. 1 mile from Barnet town centre and being very close to Greenhill Park.

New Barnet lies approximately 10 miles north of central London, benefiting from excellent road access to the M25 (Junction 23) and the A1(M) (Junction 1). The property is located ½ a mile from New Barnet Station (Overground) and less than a mile from High Barnet Underground Station (Northern Line).

PROPERTY

Forming part of a converted Edwardian detached house comprising an unmodernised **Self-Contained 1 Bed Flat** on the ground floor which benefits from gas central heating. In addition, the Flat includes a large private **Front Garden** and **off street Parking for up to 2 cars**.

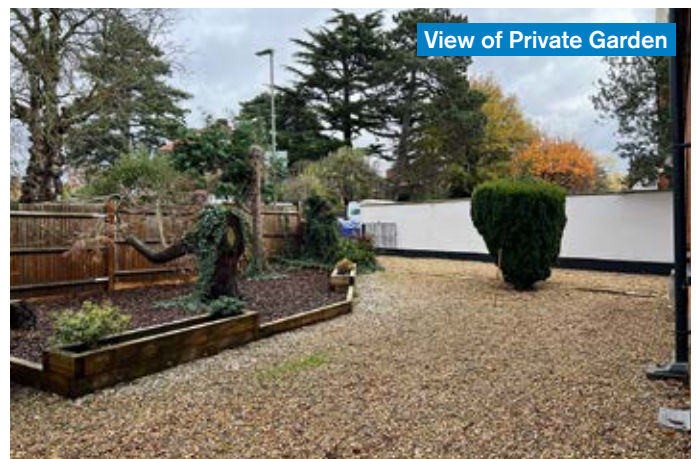
ACCOMMODATION

Ground Floor Flat

Bedroom	11'10" x 12'10"
Living Room	12'10" x 16'0"
Kitchen	12'6" x 7'1"
Bathroom/WC	10'0" x 5'7"

GIA Approx. 584 sq ft

VAT is NOT applicable to this Lot



View of Private Garden

TENURE

Leasehold for a term of 99 years from 25th March 1990 at a ground rent of £50 p.a. **(Thus having 66¼ years unexpired – see Note 1).**

Offered with Vacant Possession

Note 1: At the request of the Purchaser and prior to completion, the Vendor will serve a Section 42 Notice to extend the lease and assign this benefit to the Purchaser. This would be for an additional 90 year lease and extinguishment of the ground rent.

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

Vacant 1 Bed Flat

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

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

Axiom DWFM

Tel: 020 8440 3258 Ref: John Macrory

Email: j.macrory@axiomdwfm.com



SITUATION

Located close to the junction with Fox Lane in this highly sought-after and affluent residential area, within walking distance of Grovelands Park and conveniently located between the shopping facilities of Palmers Green and Southgate, approximately 7½ miles north of Central London.

PROPERTY

Forming part of an attractive Edwardian Semi-Detached House comprising a **Self-Contained 2 Bed Flat** on the first floor with Gas Central Heating (not tested).

The demise in the lease is 'the first floor and all parts of the said building above the ground floor'. Hence, there is potential to create additional accommodation in the roof space, subject to obtaining the necessary consents.

ACCOMMODATION (measurements to maximum points)

First Floor Flat

Bedroom 1	12'10"	×	10'1"
Bedroom 2	8'1"	×	7'11"
Reception Room	17'2"	×	12'4"
Kitchen	10'4"	×	10'0"
Bathroom	7'1"	×	5'4"
Sep. WC			

GIA Approx. 686 sq ft plus Roof Space.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 85 years from 25th December 1965 at a fixed ground rent of £18.90 p.a. **(thus having approx. 28 years unexpired – see Note 1).**

Offered with Vacant Possession

Note 1: At the request of the Purchaser and prior to completion, the Vendor will serve a Section 42 Notice to extend the lease and assign this benefit to the Purchaser. This would be for an additional 90 year lease and extinguishment of the ground rent.

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

Vacant 2 Bed Flat

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

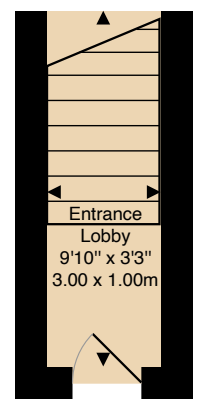
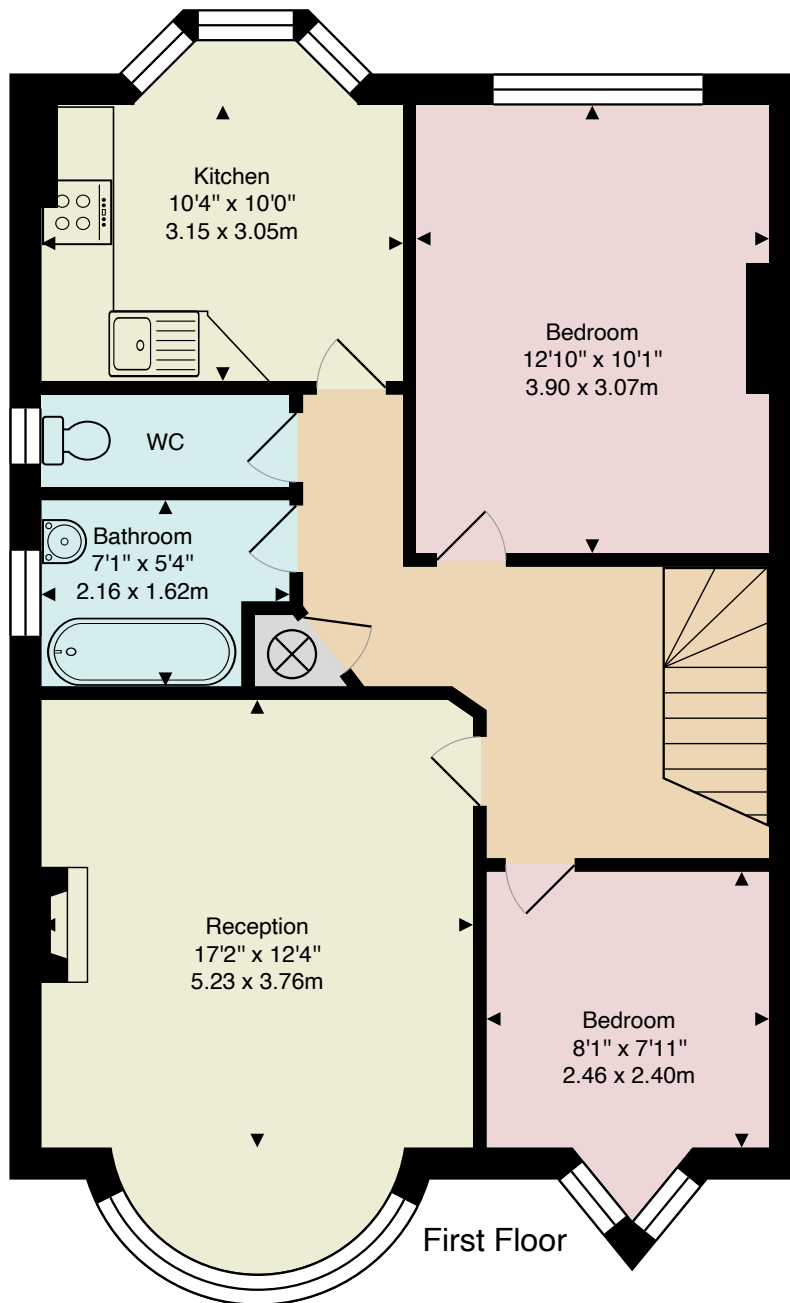
Joint Auctioneers

Williamson Dace Brown
Tel: 020 8886 4407 Ref: Katherine Dace
Email: k.dace@wdbproperty.co.uk

Vendor's Solicitors

Newport Land and Law
Tel: 01937 326 006 Ref: Anna Newport
Email: anna@landandlaw.co.uk

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Approx. Gross Internal Area: 686 ft² ... 63.8 m²

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.



SITUATION

Located within this secluded cul-de-sac off Osborne Road within close proximity to Hylands Park and approx. 1 1/4 miles to Romford Town centre which benefits from a variety of shopping and leisure facilities as well as Romford Station (Elizabeth Line and Underground). Hornchurch lies approx. 14 miles north-east of the City of London with easy access to the M25 Motorway (Junctions 28 & 29).

PROPERTY

A modern detached **2 Bed Bungalow** which includes:

- Driveway
- Garage with up and over door
- Gas central heating
- uPVC double glazing
- Rear garden with patio

ACCOMMODATION

Ground Floor Bungalow

Bedroom 1	14'0" x 10'0"
Bedroom 2	9'0" x 8'6"
Reception Room	20'5" x 11'4"
Kitchen	12'2" x 8'10"
Bathroom	5'8" x 4'8"
Separate WC	

GIA Approx. 749 sq ft plus Garage (8'3" x 16'10")

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on an Assured Shorthold Tenancy to **2 individuals** for a term of 1 year from 1st July 2022 at a current rent of **£15,000 per annum exclusive (£1,250 pcm)**.

Note 1: There is a £1,442.30 Rent Deposit held.

Note 2: No. 38 Thorncroft (2 Bed Bungalow) sold in October 2022 for £450,000.

Note 3: Refer to Auctioneers for the virtual tour of the property.

£15,000 per annum

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

Joint Auctioneers

Williamson Dace Brown
Tel: 020 8886 4407 Ref: Thomas Dace
Email: thomas@wdbproperty.co.uk

Vendor's Solicitors

Gisby Harrison
Tel: 01707 878 300 Ref: Franc Cuffaro
Email: franc.cuffaro@gisbyharrison.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 close proximity to the local shopping facilities in Rainham Road South and Dagenham East Underground Station (District Line). Dagenham is a popular residential area being approximately 3 miles south-east of Ilford and 3 miles south-west of Romford benefitting from good road links to the A406 North Circular and only 5 miles from London City Airport.

PROPERTY

A semi-detached **3 Bed House** which includes:

- Gas central heating
- uPVC double glazing
- Rear garden

ACCOMMODATION

Ground Floor

Reception Room 1 (Front)	15'0" x 11'0"
Reception Room 2 (Rear)	7'3" x 9'5"
Conservatory	8'9" x 6'9"
Bathroom	9'6" x 5'6"
Separate WC	

First Floor

Bedroom 1 (Front)	12'6" x 10'3"
Bedroom 2 (Rear)	9'9" x 9'4"
Bedroom 3 (Rear)	6'7" x 6'1"

GIA Approx. 710 sq ft

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on an Assured Shorthold Tenancy to **2 individuals** for a term of 1 year from 6th June 2022 at a current rent of **£12,600 per annum exclusive (£1,050 pcm)**.

Note 1: There is a £959.10 Rent Deposit held.

Note 2: There may be potential to create additional accommodation in the roof space, subject to obtaining possession and the necessary consents.

Note 3: No. 162 Western Avenue (3 Bed House) sold for £395,000 in February 2022 and No. 178 Western Avenue (4 Bed House) sold in June 2022 for £465,000.

£12,600 per annum

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

Joint Auctioneers

Williamson Dace Brown
Tel: 020 8886 4407 Ref: Thomas Dace
Email: thomas@wdbproperty.co.uk

Vendor's Solicitors

Gisby Harrison
Tel: 01707 878 300 Ref: Franc Cuffaro
Email: franc.cuffaro@gisbyharrison.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
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SITUATION

Located at the junction with Sotheby Road, within this well established parade serving the surrounding sought after residential area. Arsenal's Emirates Stadium is approx. ½ mile distant and Arsenal Station (Piccadilly Line) is within close proximity. Highbury lies midway between Finsbury Park and Islington and being approx. 4 miles north of central London.

PROPERTY

Forming part of a mid terraced building comprising a **Ground Floor Shop and Basement**. In addition, the property benefits from use of a rear footpath accessed from Sotheby Road.

ACCOMMODATION

Ground Floor Shop

Internal Width	13'7"
widening to	15'2"
Shop & Built Depth	64'8"
Kitchenette plus 2 WCs	

Basement

Area	Approx. 210 sq ft
------	-------------------

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

TENANCY

The property is let on an effectively full repairing and insuring lease to **James Edward Properties Limited (with personal guarantor) as Estate Agents** for a term of 10 years from 14th March 2022 at a current rent of **£27,000 per annum** exclusive.

Rent Review and Tenant's Break 2027

Note 1: There is a £6,750 Rent Deposit held.

Note 2: There may be potential to convert the rear of the ground floor into Residential use, subject to obtaining possession and the necessary consents.



The Property

£27,000 per annum

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

Vendor's Solicitors

Freemans Solicitors

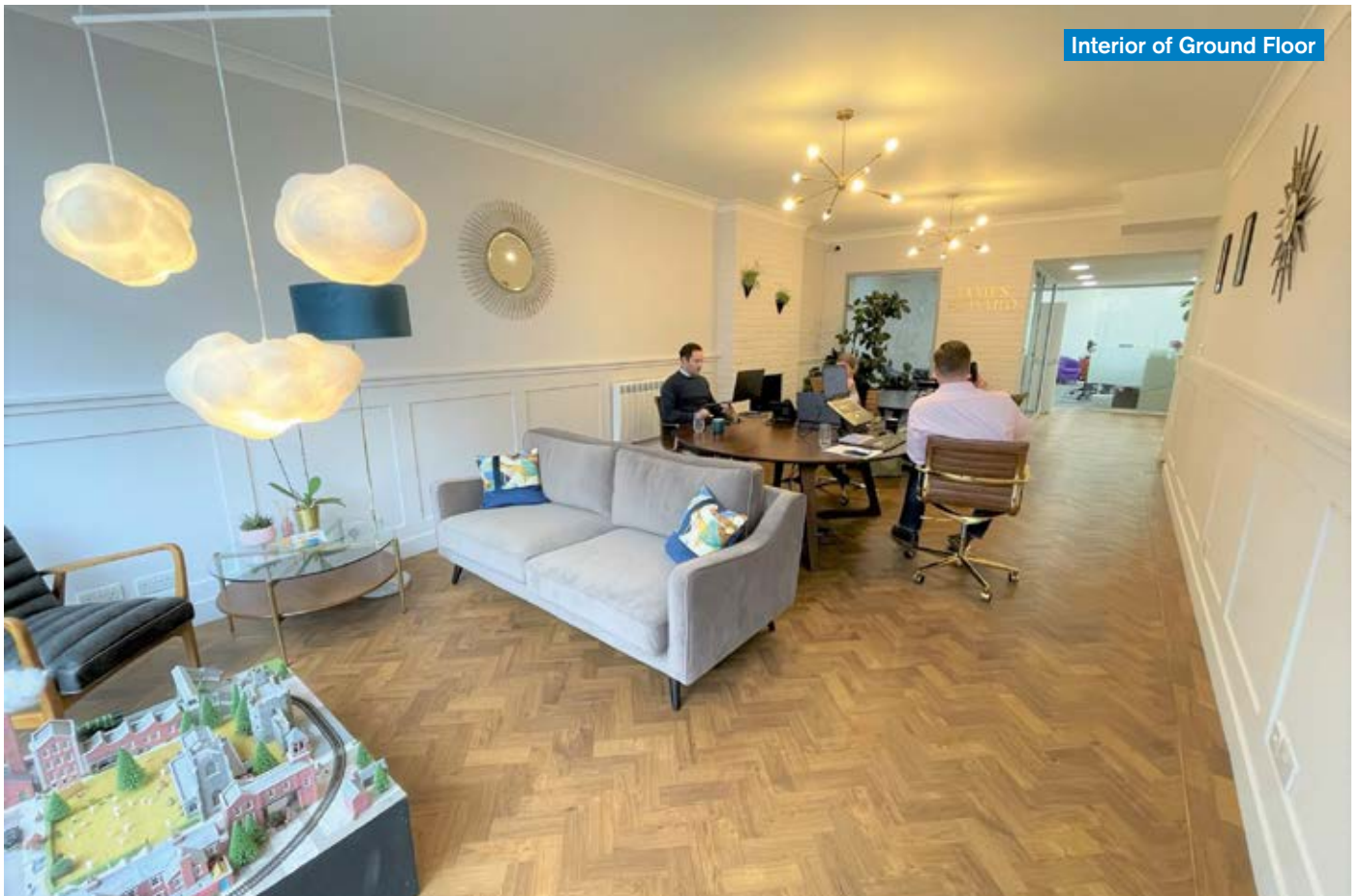
Tel: 020 7935 3522 Ref: Howard Freeman

Email: hf@freemanssolicitors.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'**



The Property



Interior of Ground Floor

**Barnett
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Auctioneers

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need your instructions soon.**

To register your property, or for a free, no obligations appraisal, please call us on 020 8492 9449 or email sgrossman@barnettross.co.uk.

**Barnett
Ross**

Auctioneers

Barnett Ross

7 Cadbury Close
High Road
Whetstone
London N20 9BD

T: 020 8492 9449
F: 020 8492 7373
E: info@barnettross.co.uk
W: barnettross.co.uk