

**BARNETT ROSS ONLINE AUCTION – TUESDAY 21<sup>ST</sup> FEBRUARY 2023**  
**ADDENDUM**

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

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**LOT 1 – 230 GIPSY ROAD, GIPSY HILL, LONDON SE27**

Revised Special Conditions of Sale as of 09/02/23 are available to download.  
Refer to the Legal Pack for the 'Planning Note'.

Contrary to the special conditions of sale, the deposit shall be held by the Auctioneers as stakeholder.

**LOT 2 – 112-114 HIGH STREET, EDGWARE, MIDDLESEX**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 0.5% of the sale plus VAT towards the Vendor's legal costs.

**LOT 4 – 1-4 MILLWIND COURT, DOLLIS ROAD, MILL HILL, LONDON NW7**

Revised Special Conditions of Sale as of 17/02/23 are available to download.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 0.5% of the sale plus VAT towards the Vendor's legal costs and 0.5% of the sale plus VAT towards the Vendor's costs.

**LOT 5 – 25 MIDDLE STREET, YEOVIL, SOMERSET**

We have been verbally informed by the lessee's agents, Brasier Freeth, that Clintons have made the decision to close this branch and hand back the keys on the 24<sup>th</sup> April 2023. They intend to formally confirm this to the landlord in the next week.

We are informed that the lease is outside the renewal provisions of the L & T Act 1954.

**LOT 6 – 29 ELDON ROAD, WOOD GREEN, LONDON N22**

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

**LOT 7 – 41 HIGH STREET NORTH, DUNSTABLE, BEDFORDSHIRE**

The Freehold Title BD53811 shows the benefit of a right of way over the passageway at the rear into Albion Street.

This provides the opportunity of separate access to the rear of No. 41 High Street North to facilitate any future extra development.

**LOT 8 – 6/6A HILLVIEW CRESCENT, BANBURY, OXFORDSHIRE**

We are now quoting 'Guide: £70,000+'.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,000 + VAT towards the Vendor's legal costs.

**LOT 9 – 108 HIGH STREET, CHELTHENHAM, GLOUCESTERSHIRE**

Contrary to the Particulars, there will be a 5 week completion.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,500 + VAT towards the Vendor's legal costs.

**LOT 10 – 137 NEWINGTON GREEN ROAD, ISLINGTON, LONDON N1**

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

Flat 137a – The ground rent doubles every 50 years until the year 2216.

Flat 137b – The ground rent increases by £25 every 333 years.

**LOT 12 – 171/171A HIGH STREET, DOVERCOURT, HARWICH, ESSEX**

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

**LOT 13 – 1-3 ASHRIDGE PARADE, 1316/1320 WIMBORNE ROAD, NORTHBOURNE, BOURNEMOUTH, DORSET**

There is a £3,000 Rent Deposit held.

**LOT 14 – 41 HIGH STREET, MABLETHORPE, LINCOLNSHIRE**

Shop & First Floor – Refer to correspondence in the legal pack regarding repairs and buildings insurance.

**LOT 15 – 24 UNION STREET, HEREFORD, HEREFORDSHIRE**

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

**LOT 16 – 30 UNION STREET, HEREFORD, HEREFORDSHIRE**

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

Shop & Rear Basement – The lessee is J. Harper and there is a Rent Review on 1<sup>st</sup> March 2023.

Front Basement - There are annual rent reviews.

**LOT 18 – GATE HOUSE, HADLEY GREEN ROAD, MONKEN HADLEY, HERTFORDSHIRE**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £900 + VAT towards the Vendor's legal costs.

**LOT 19 – HAMBLEDON COURT, 19B CRESCENT EAST, HADLEY WOOD, HERTFORDSHIRE**

The lease of Flat 1 has now been extended for an additional 90 years with a nil ground rent and the premium paid by the Lessee to the Freeholder for this lease extension was £18,000. Therefore, the lease term of Flat 1 is now 215 years from 29<sup>th</sup> September 1993.

Total income is now £450 p.a. rising to £900 p.a. in September 2023.

Accordingly, we are now quoting 'Guide: £40,000' (reduced from £55,000).

**LOT 20 – 14 WIDECOMBE COURT, LYTTTELTON ROAD, HAMPSTEAD GARDEN SUBURB, LONDON N2**

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

**LOT 22 – 79 PRAED STREET, PADDINGTON, LONDON W2**

Flat A (First Floor) – The Shower/WC is accessed from the half landing adjacent to the door of the flat.