

**Barnett  
Ross**

**Auctioneers**

---

# Online Auction

Tuesday 21<sup>st</sup> February 2023  
commencing at 12pm

---

T: 020 8492 9449



To be added to  
our mailing list  
please send your  
email request to  
[info@barnettross.co.uk](mailto:info@barnettross.co.uk)

# A very warm welcome to our 21<sup>st</sup> February 2023 Online Auction.

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

This auction will be held online only. Therefore, please visit any lot page at **[www.barnettross.co.uk](http://www.barnettross.co.uk)** to view the following:

- Bidding Registration.
- Buying Guide which includes the Notice to all Bidders.
- Common Auction Conditions.
- Legal Packs.
- Energy Performance Certificates.
- Telephone and Proxy Forms.

If you need any assistance with the above or if you would prefer to set up a traditional telephone or proxy bid with us, please phone the Auction Team on **020 8492 9449**.

Since our first auction in 2002 we have sold over £1.7 billion of property which includes the sale of a block of 65 flats at Okehampton Close, Finchley, London N12 9TX for £20,425,000 in May 2018 – the highest value lot ever sold by auction in the U.K.

## 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 Tuesday 21<sup>st</sup> February 2023

Commencing 12.00pm

## Lot

1	230 Gipsy Road	Gipsy Hill	London SE27
2	112-114 High Street	Edgware	Middlesex
3	106 / 106A High Street	Rickmansworth	Hertfordshire
4	1-4 Millwind Court, Dollis Road	Mill Hill	London NW7
5	25 Middle Street	Yeovil	Somerset
6	29 Eldon Road	Wood Green	London N22
7	41 High Street North	Dunstable	Bedfordshire
8	6/6a Hillview Crescent	Banbury	Oxfordshire
9	108 High Street	Cheltenham	Gloucestershire
10	137 Newington Green Road	Islington	London N1
11	18 & 20 Bridgegate	Rotherham	South Yorkshire
12	171/171A High Street, Dovercourt	Harwich	Essex
13	1-3 Ashridge Parade, 1316/1320 Wimborne Road, Northbourne	Bournemouth	Dorset
14	41 High Street	Mablethorpe	Lincolnshire
15	24 Union Street	Hereford	Herefordshire
16	30 Union Street	Hereford	Herefordshire
17	92 High Street	Berkhamsted	Hertfordshire
18	Gate House, Hadley Green Road	Monken Hadley	Hertfordshire
19	Hambledon Court, 19b Crescent East	Hadley Wood	Hertfordshire
20	14 Widcombe Court, Lyttelton Road	Hampstead Garden Suburb	London N2
21	Flat 1, 55 Harleyford Road	Vauxhall	London SE11
22	79 Praed Street	Paddington	London W2



---

If you own a property and place the Buildings Insurance, then let us try to reduce your current premium without compromising cover or service.

# Paying too much for buildings insurance?

---

**It costs nothing to get a quote, so contact us before your next renewal and we will be happy to assist.**

- Substantial Block Policy with Axa Insurance resulting in competitive rates and generous premium rebates.
- Dedicated claims line at our disposal for immediate response.
- All business handled by a Chartered Surveyor with over 30 years experience.

**Barnett  
Ross**

**Insurance**

---

Contact Jonathan Ross  
jross@barnettross.co.uk

---

**barnettross.co.uk**  
**020 8492 9449**

---

At Barnett Ross we regularly sell Commercial and Residential properties in our National Auctions on behalf of Executors.

# Maximise your assets: sell through auction.

---

**If you are acting as an executor we can help you to maximise your assets with a sale through auction.**

- We can provide a 'Red Book' RICS Probate Valuation.
- If you subsequently sell the property in one of our auctions, we will refund the Valuation Fee.

**Barnett  
Ross**

**Chartered  
Surveyors**

---

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

---

[barnettross.co.uk](http://barnettross.co.uk)  
020 8492 9449



---

At Barnett Ross we have Auction Results dating back to the 1960s and are able to provide Property Valuation Reports for a variety of different requirements.

# Do you need a valuation of your property?

---

**With our extensive market knowledge and experience, we can help you with your requirements.**

- Loans
- Sales
- Probate
- Transfers
- 1982 CGT
- Disputes
- Divorce
- Gifts (I.H.T.)

**Barnett  
Ross**

**Chartered  
Surveyors**

---

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

---

[barnettross.co.uk](http://barnettross.co.uk)  
020 8492 9449



# Own, selling or investing in **commercial property?**

---

Our average claim is **over £67,000**

**Can you answer yes to any of the following?**

- ✓ Own a commercial property?
- ✓ Looking to invest in commercial property?
- ✓ Have a commercial property to sell?

If you answer yes to any of the above, we are very confident that **our specialist team** will be able to **significantly reduce the amount of tax you pay.**

**For a no obligation evaluation to see how much your tax relief is worth:  
call: 020 7725 9944 | email: [info@cpatax.co.uk](mailto:info@cpatax.co.uk)**

[www.cpatax.co.uk](http://www.cpatax.co.uk)

 **CPA Tax**



Your creativity  
our finance



Dedicated property lenders specialising in short term bridging, development, refurbishment and investment finance for established, experienced residential and commercial developers and investors in London, the Home Counties and South East.

Part of  Close Brothers Group



# Fed up with property finance red tape? We can help

DMI Finance, THE fast independent experts in property finance.

We're helping Property Investors, Landlords and Property Developers find the finance they need, fast.

We're experts in Bridging Finance, Commercial, Residential and Buy-to-Let Mortgages, Auction Finance and Property Insurance.



## Get in touch today for a fast response to your requirements

Call us on **01249 652 939**

Email [info@dmifinance.com](mailto:info@dmifinance.com)

Or Visit [www.dmifinance.com](http://www.dmifinance.com)

See us at  
property auctions

**dmfi** the auction  
finance **specialist**

Suite 6, Forest Gate, London Rd, Chippenham, Wiltshire, SN15 3RS

See us on  
LinkedIn  
and Twitter



**NACFB**  
Helping Fund UK Business



## SITUATION

Close to the junction with Hamilton Road in this shopping parade which includes **Costcutter** and **Day Lewis Pharmacy** together with a variety of independent traders, all serving this popular area.

Gipsy Hill is located between Dulwich and Crystal Palace, some 5 miles south of Central London and is well served by Gipsy Hill Rail Station (Southern) with services to London Victoria and London Bridge. The open space of Norwood Park is in close walking distance.

## PROPERTY

A mid terrace property (in need of modernisation) comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** on the first and second floors.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	18'8"
Internal Width	13'8"
Shop Depth	35'8"
Built Depth	73'0"
Area	Approx. 862 sq ft
WC	

### First & Second Floor Flat

5 Rooms, Kitchen, Bathroom, Sep. WC	
GIA	Approx. 1,190 sq ft

**VAT is applicable to the commercial element of this Lot - Refer to Auctioneers**

**FREEHOLD offered with VACANT POSSESSION**

## PLANNING

On 25th August 2022 Lambeth Council granted Planning Permission for 'Erection of a rear mansard roof extension with two dormers and alterations to the first floor rear wing involving an increase in height of the walls and roof, together with modification to windows and creation of a first floor rear terrace, in connection with conversion of upper floors into two self-contained flats.'

The proposed floor plans illustrate the following layout:

- 1st Floor - 2 Bedrooms, Living Room, Kitchen (with doors to terrace), Shower/WC (GIA Approx 721 sq ft)
- 2nd Floor - Bedroom / Living Room, Kitchen, Shower/WC (GIA Approx 419 sq ft)

**Refer to Auctioneers for Plans and Documentation.**

**Note 1: There may be potential to convert the rear part of the ground floor into residential use, subject to obtaining the necessary consents.**

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

# Vacant Shop & Flat with Planning

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

## Vendor's Solicitors

Taylor Rose MW  
Tel: 020 3551 8319 Ref: Peter Hambleton  
Email: peter.hambleton@taylor-rose.co.uk

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





## SITUATION

Occupying a prominent corner position at the junction with Manor Park Crescent and High Street, amongst a host of local traders as well as being just a short walk from Edgware Underground Station (Northern Line).

Edgware is a sought after area approximately 9½ miles north-west of central London and benefitting from excellent transport links via the A41 and the M1 (Junction 4).

## PROPERTY

A substantial corner building comprising:

- **Ground and First Floor Clinic (Medical Use) – see Note 1.**
- **5 Self-Contained Flats (3 x 2 beds, 1 x 1 bed & 1 x studio)** planned on first, second and third floor levels accessed directly from High Street.
- **Car Park for 2 cars.**
- **2 Ground Floor Units and Basement.**

VAT is NOT applicable to this Lot

**FREEHOLD**

**Note 1: There may be potential to create additional Residential Units by converting the Clinic and extending on to the side car park, subject to obtaining possession and the necessary consents.**

**Note 2: Floor plans are available in the legal pack.**

**Note 3: Refer to Auctioneers for the video tours of the flats and the clinic.**

**Note 4: There is a 5 week completion.**



© Crown copyright. All rights reserved. Licence number 100040809 – Plan not to scale

**£86,439.96** per annum

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

## Vendor's Solicitors

Gattas Denfield LLP

Tel: 020 8204 7181 Ref: Manjula Bolaky

Email: manjulab@gattas.co.uk

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



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 114a (Ground & First Floor Clinic plus side Car Park)	<b>Ground Floor</b> GIA Approx. 430 sq ft incl. Shower Cubicle & WC <b>First Floor</b> GIA Approx. 415 sq ft  <b>Total GIA Approx. 845 sq ft</b>  <b>Plus side Car Park for 2 cars</b>	<b>Alfie Medical Ltd</b> (with personal guarantor) (Cosmetic surgery - visit: <a href="http://www.londoncosmeticsurgery.co.uk">www.londoncosmeticsurgery.co.uk</a> )	5 years from 23rd November 2021 (excl. s.24-28 of L & T Act 1954)	£18,000	FRI (subject to a schedule of condition). <b>Mutual Break at any time on 12 months prior notice. The Party that serves the Break Notice pays a 6 month rent penalty to the other Party.</b> <b>£4,800 Rent Deposit held.</b>
Flat 1 (First Floor)	2 Bedrooms, Living Room, Kitchen (with utility room), Bathroom/WC <b>(GIA Approx. 592 sq ft)</b>	<b>Individual</b>	1 year from 27th June 2022 (In occupation since 2011)	£13,779.96 (£1,148.33 pcm)	AST <b>£1,250 Rent Deposit held.</b>
Flat 2 (First Floor)	Studio, Kitchen, Bathroom/WC <b>(GIA Approx. 273 sq ft)</b>	<b>Individual</b>	1 year from 4th November 2022	£11,040 (£920 pcm)	AST <b>£1,061 Rent Deposit held.</b>
Flat 3 (Second Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC <b>(GIA Approx. 447 sq ft)</b>	<b>Individual</b>	1 year from 23rd October 2022 (In occupation since 2020)	£12,600 (£1,050 pcm)	AST <b>£1,096 Rent Deposit held.</b>
Flat 4 (Second Floor – split level)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>(GIA Approx. 690 sq ft)</b>	<b>2 Individuals</b>	1 year from 17th August 2022 (In occupation since 2015)	£14,820 (£1,235 pcm)	AST <b>£1,275 Rent Deposit held.</b>
Flat 5 (Third Floor)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC plus roof terrace <b>(GIA Approx. 671 sq ft)</b>	<b>Individual</b>	1 year from 28th November 2022 (In occupation since 2008)	£16,200 (£1,350 pcm)	AST <b>£910 Rent Deposit held.</b>
Nos. 112-114 High Street	<b>2 Ground Floor Units and Basement</b> Not inspected	<b>575 Finchley Road Ltd</b>	999 years from 25th December 2004	Peppercorn	FRI
				<b>Total: £86,439.96</b>	



## SITUATION

Located close to the junction with Station Road in the heart of this well-known High Street, amongst multiples such as **Costa Coffee, Starbucks, Caffe Nero, NatWest, WH Smith, Boots, Wenzel's** and a host of independent retailers all serving this affluent residential area and close to Rickmansworth Station (National Rail).

Rickmansworth is a popular commuter town located some 18 miles north-west of central London and 4 miles south-west of Watford enjoying excellent access to the M25 (Junctions 17 & 18) and the M1 (Junction 5).

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'0" Internal Width 14'4" Shop Depth 25'9" Built Depth 39'0" WC	<b>Jerry J Nolan</b> (t/a Nolans) (Locksmith)	10 years from 25th March 2017 (excl. s.24-28 of L&T Act 1954) <b>(In occupation for 25 years)</b>	£20,000	FRI <b>Rent Review March 2022</b> (Outstanding – Landlord has not quoted a figure) <b>There is a £5,000 Rent Deposit held.</b>
Part Ground & First Floor Flat	2 Bedrooms, Living Room, Kitchen, Shower/WC with Gas C.H. <b>Area Approx. 664 sq ft</b>			<b>VACANT</b>	
				<b>Total: £20,000 plus Vacant Flat</b>	

## PROPERTY

An attractive mid-terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** planned on part ground and first floors with some uPVC windows. There is a rear vehicular entrance from Northway with private parking for 2 cars.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

# £20,000 p.a. plus Vacant 2 Bed Flat

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

## Vendor's Solicitors

Anthony Louca Solicitors  
Tel: 020 7723 9889 Ref: Anthony Argyrou  
Email: anthony@anthonylouca.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 within this popular suburb a few yards from Holders Hill Circus with nearby local shopping facilities including a **Post Office, BP/M&S Simply Food** and **Waitrose** and the Dollis Valley Greenwalk is just a few hundred yards away.

In addition, the area is well served by bus routes and is within 1/3 mile of Mill Hill East Underground Station (Northern Line) and less than 1 mile from Finchley Central Underground Station (Northern Line).

Mill Hill is a sought after residential area which lies approx. 8 miles north of central London.

## PROPERTY

A detached building comprising **4 Self-Contained Flats (1 with vacant possession – Flat 4)** each with a private street entrance planned on ground and first floors. In addition, each flat includes a section of **Rear Garden**.

**VAT is NOT applicable to this Lot**

## FREEHOLD

## PLANNING

On 17th May 2021, Planning Permission was granted by the London Borough of Barnet for a 'Roof extension involving rear and side dormer windows and a new garden shed'

The Planning will enable the creation of an additional Bedroom and Bathroom/WC in the Loft above Flat 4. Some construction work on the shed in the rear garden has commenced.

**Refer to Legal Pack for Planning Documents.**

On 4th March 2019, Planning Permission was refused by the London Borough of Barnet for 'Enlargement and alterations to existing Flat 4 including creation of an additional storey at second floor level'.

This scheme would increase the size of Flat 4 by enabling the creation of an entire second floor above Flats 2 and 4 comprising 4 Bedrooms (with 2 ensembles), a Bathroom/WC and a Utility/Storage Room. This scheme may require possession of the Loft space above Flat 2.

**Refer to Legal Pack for Planning Documents.**

## Vacant 3 Bed Flat (Flat 4) with Planning for Roof Extension + Freehold of Flats 1-4

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

### Vendor's Solicitors

Sinclair's Solicitors  
Tel: 020 8202 8222 Ref: Ravi Lakhani  
Email: ravi@sinclairssolicitors.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
Flat 1 (Ground Floor)	Flat not inspected plus part of rear garden	<b>Individual</b>	189 years from 25th March 1957	£200	FRI <b>Rent rises to £250 p.a. in 2056.</b>
Flat 2 (First Floor)	Flat not inspected plus part of rear garden	<b>Individual</b>	218 years from 25th March 1957	£200	FRI <b>Rent rises by £200 p.a. in 2067 and every 25 years thereafter.</b>
Flat 3 (Ground Floor)	Flat not inspected plus part of rear garden	<b>Individual</b>	232 years from 25th March 1957	£200	FRI <b>Rent rises by £200 p.a. in 2067 and every 25 years thereafter.</b>
Flat 4 (First Floor)	3 Bedrooms Kitchen/Diner/Living Room Bathroom Separate WC <b>GIA Approx. 665 sq ft</b>  <b>Plus part of rear garden</b>				<b>VACANT</b> <b>(see Planning section and Note 2)</b>
				<b>Total: £600 plus Vacant Flat</b>	

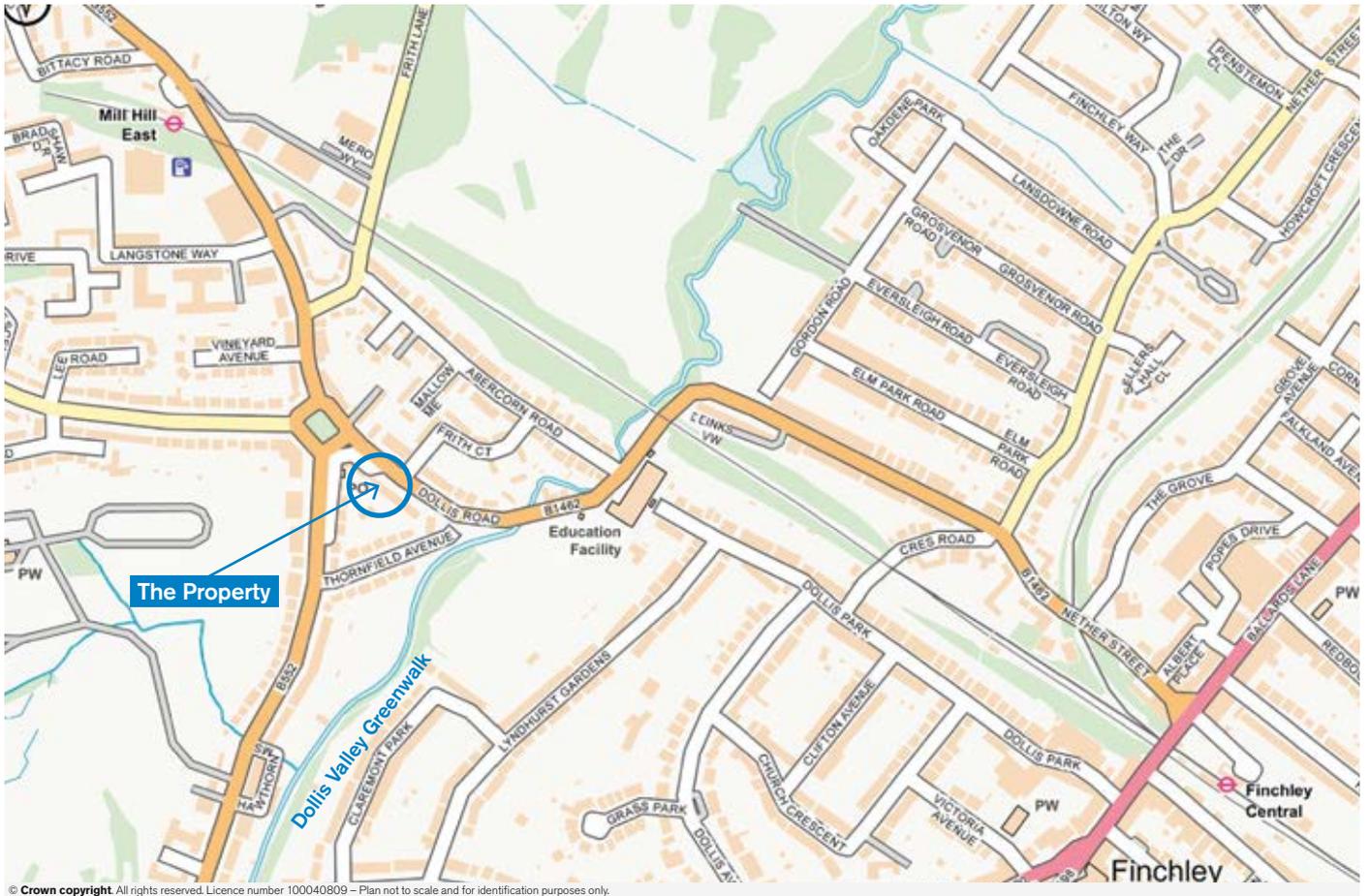
**Note 1:** In accordance with s.5B of the Landlord and Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal.

**Note 2:** The Vendor's 999 year Leasehold interest of Flat 4 will be included with the sale of the Freehold – refer to the Special Conditions of Sale in the legal pack.

**Note 3:** There is a 6 week completion.

**Note 4:** Refer to Auctioneers for virtual tour of Flat 4.





© Crown copyright. All rights reserved. Licence number 100040809 – Plan not to scale and for identification purposes only.



## SITUATION

Located near to the junction with Frederick Place in a prominent position on the town's pedestrianised retail thoroughfare, adjacent to **Clarks** and amongst other multiple retailers as **Marks & Spencer, Peacocks, Costa, WHSmith, Poundland, Greggs, Boots** 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 terraced building comprising a **Ground Floor Shop** with two internal staircases to **Ancillary Accommodation** on the first and second floors.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	19'7"
Internal Width	17'2"
narrowing at rear to	15'11"
Shop Depth	74'0"
Built Depth	87'1"
Sales/Store Area	Approx. 1,334 sq ft

### First Floor Ancillary

Area	Approx. 654 sq ft
2 WCs	

### Second Floor Ancillary

Area	Approx. 323 sq ft
------	-------------------

<b>Total Area</b>	<b>Approx. 2,311 sq ft</b>
-------------------	----------------------------

VAT is NOT applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease (subject to a Schedule of Condition) to **Esquire Retail Limited t/a Clinton Cards (having 225 branches)** for a term of 3 years from 25th April 2020 at a current rent of **£18,000 per annum** exclusive.

**Note 1: The tenants did not operate their 2022 break clause and have offered to take a new 5 year lease from April 2023 with 3 months rent free and a break after 3 years at a rent of £4,000 p.a. The Vendor has not accepted this proposal.**

**Note 2: The Unit has traded as Clinton Cards since at least 2010.**

**£18,000** per annum

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'**



The Property



Interior of shop



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.

# Lot 6

29 Eldon Road, Wood Green, London  
N22 5DX

**\*Guide: £600,000**  
House converted into 3 Flats + 2 Garages  
In same ownership for over 70 years



## SITUATION

Located at the junction with Melrose Avenue being approx. 1 mile from the varied multiple shopping and public transport facilities in Wood Green High Road which includes Turnpike Lane Underground Station (Piccadilly Line).

Wood Green is a popular suburb located approx. 8 miles north of the City of London.

## PROPERTY

A end of terrace house comprising **3 Self-Contained Flats** planned on ground, first and second floor levels. In addition, the property includes **2 Garages** at the rear.

VAT is NOT applicable to this Lot

## FREEHOLD

**Note 1: No.16 Eldon Road (4 Bed house) sold for £735,000 in July 2022 (Source: Rightmove).**

**Note 2: Floor plans available from the Auctioneers.**

**Note 3: There is a 6 week completion.**

**Note 4: Refer to Auctioneers for video tours of the flats.**

**£36,300** per annum

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

PWW Solicitors  
Tel: 020 7821 8211 Ref: Alexa Beale  
Email: abeale@pwwsolicitors.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
Ground Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom/WC, External WC <b>GIA Approx. 676 sq ft</b>	<b>3 Individuals</b>	1 year from 2nd April 2022	£11,460	AST <b>Rent Deposit £950</b> Gas Central Heating
First Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>GIA Approx. 567 sq ft<sup>1</sup></b>	<b>2 Individuals</b>	1 year from 1st April 2022	£12,000	AST <b>Rent Deposit £1,153.84</b> Gas Central Heating
Second Floor Flat	1 Bedroom, Living Room, Kitchen, Bathroom/WC <b>GIA Approx. 441 sq ft</b>	<b>Individual</b>	1 year from 21st November 2022	£12,000	AST <b>Rent Deposit £1,153.84</b> Gas Central Heating
Garage 1		<b>Individual(s)</b>	Monthly	£420	<b>There may be potential to develop the 2 Garages into Residential use, subject to obtaining possession and the necessary consents.</b>
Garage 2		<b>Individual(s)</b>	Monthly	£420	
				<b>Total: £36,300</b>	

<sup>1</sup>Not inspected by Barnett Ross



## SITUATION

Located in the northern part of Dunstable town centre opposite **Peacocks** and **The Quadrant Shopping Centre**, which includes branches of **Asda**, **Boots**, **Poundland**, **Specsavers**, **Greggs** and many more.

Dunstable is approximately 37 miles north of London via the M1 (Junction 11).

## PROPERTY

A mid-terrace building comprising a **Very Deep Ground Floor Shop** with separate front access to **2 Self-Contained Flats** on the first and second floors. The flats have gas central heating (not tested).

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	19'6"
Internal Width	13'10"
widening to	19'6"
Shop & Built Depth	83'3"
WC & Redundant WC	

### First Floor Flat

3 Rooms, Kitchen, Bathroom/WC  
(GIA Approx. 520 sq ft)

### Second Floor Flat

3 Rooms, Kitchen, Bathroom/WC  
(GIA Approx. 475 sq ft)



**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note 1: The rear section of the Ground Floor Shop has extra ceiling height with glazed roof panels.**

**Note 2: There is potential to convert the large rear ground floor extension into Residential Use, subject to obtaining the necessary consents.**

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

# Vacant Shop & 2 Flats

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'**

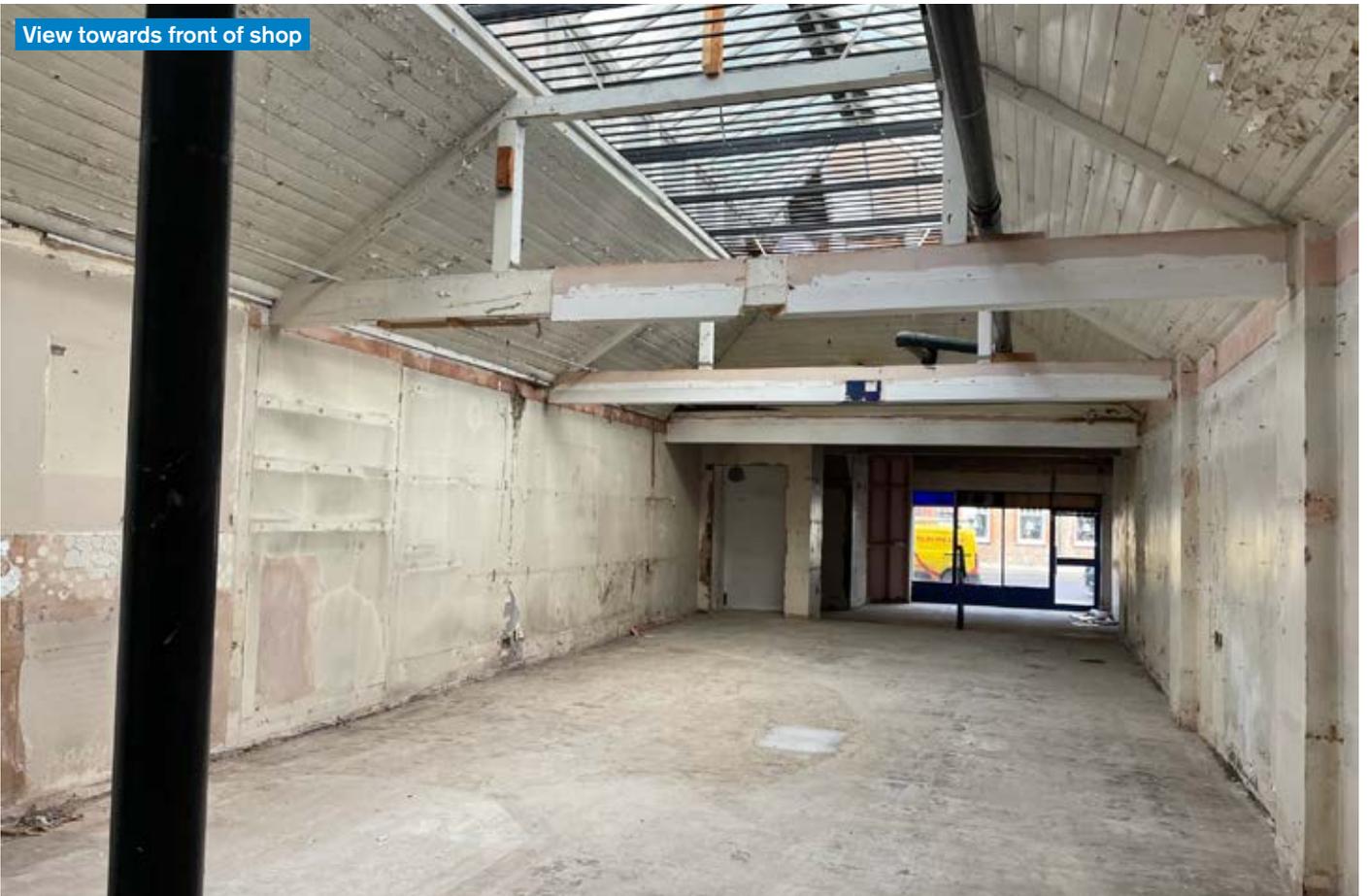
## Vendor's Solicitors

DKLM LLP  
Tel: 020 7549 7888 Ref: Adam Keeble  
Email: a.keeble@dklm.co.uk

View towards rear of shop



View towards front of shop





### SITUATION

Located in this established parade, which includes a branch of **One Stop**, close to the junction with Sinclair Avenue and serving the surrounding residential area.

Banbury is an attractive market town located between Oxford and Warwick enjoying easy access to the M40 (Junction 11).

### PROPERTY

Forming part of a shopping parade comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. In addition the property includes a **Garage** and the parade benefits from the use of lay-by customer parking and a rear service area for unloading.

**VAT is NOT applicable to this Lot**

### FREEHOLD

### TENANCIES & ACCOMMODATION

Property	Accommodation <sup>1</sup>	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 6 (Ground Floor Shop & Garage)	Internal Width 16'11" Shop Depth 26'11" Built Depth 30'3" WC Plus Garage	<b>S. Liew</b> (t/a <b>Just Wok Chinese Take-Away</b> )	20 years from 31st August 2015	£6,600	IRI - Law Society Lease <b>Rent Reviews 2025 and 5 yearly linked to RPI, subject to a 10% cap.</b>
No. 6a (First Floor Flat)	Not inspected	<b>Individual(s)</b>	250 years from 28th November 2019	£250 <b>(rising by £100 p.a. every 25 years up to 2119)</b>	FRI
				<b>Total: £6,850</b>	

<sup>1</sup>Not inspected by Barnett Ross.



**£6,850** per annum

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

### Vendor's Solicitors

Burnetts Solicitors  
Tel: 01228 552 271 Ref: Rebecca Davidson  
Email: rd@burnetts.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 Cambray Place in the town's main pedestrianised retail thoroughfare, directly opposite **The Works**, diagonally opposite **New Look** and close to other multiples such as **John Lewis, Millets, Subway, Superdrug, Costa, The Entertainer** and many others.

Cheltenham is an attractive Spa Town approximately 8 miles east of Gloucester and 42 miles north of Bristol, only 4 miles east of the M5 (J11) which links with the M4 to the South and the M42 to the North.

## PROPERTY

A mid terrace property comprising a **Ground Floor Shop** and **Basement** with external access at the rear to **Ancillary Accommodation** on the first and second rear floors.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	13'8"
Internal Width	12'11"
Shop & Built Depth	25'8"

### First Floor Ancillary

2 Rooms Area	Approx 220 sq ft
--------------	------------------

### Second Floor Ancillary

2 Rooms Area	Approx 218 sq ft
WC	

### Basement

Storage Area	Approx 230 sq ft
--------------	------------------

## TENANCY

The entire property is let on a full repairing and insuring lease to **M. Khan and N. Khan t/a United News (Newsagent/Vape Shop)** for a term of 15 years from 24th September 2012 at a current rent of **£35,000 per annum** exclusive.

**Rent Review 2024**

**£35,000** per annum

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

## Vendor's Solicitors

Raymond & Co Solicitors  
Tel: 020 7359 0422 Ref: Simon Raymond  
Email: office@raymondandcosolicitors.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'



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

Close to the junction with Ferntower Road and diagonally opposite Newington Green in the heart of this popular shopping area, nearby multiples such as **Ladbrokes, Post Office, Costcutter, William Hill** and a variety of independent retailers, bars, cafés and restaurants. Newington Green is a sought-after area situated between Dalston and Highbury less than ½ a mile from Canonbury Station (Overground) and ideally located approximately 2 miles north of the City of London.

**VAT is NOT applicable to this Lot**

### FREEHOLD

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 137	<b>Ground Floor Shop</b> Gross Frontage 18'0" Internal Width 13'3" widening to 16'4" Shop & Built Depth 37'4" <b>Basement</b> Area Approx. 630 sq ft Plus Timber Store				<b>VACANT</b> (Fitted out as a Bakery)
No. 137a	1st Floor Flat – Not inspected.	<b>Individual(s)</b>	999 years from 21st March 2016	£200	FRI
No. 137b	2nd & 3rd Floor Flat – Not inspected.	<b>Individual(s)</b>	999 years from 24th June 1988	£25	FRI
				<b>Total: £225</b>	
				<b>plus Vacant Shop &amp; Basement</b>	

### PROPERTY

A mid terrace building comprising a **Ground Floor Shop** and **Basement** with separate front access to **2 Self-Contained Flats** on the first, second and third floors. The property includes a **Timber Store** in the rear garden.

**Note 1: 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.**

**Note 2: There is a 6 week completion.**

**Note 3: Refer to Auctioneers for the virtual tour of the shop and basement.**

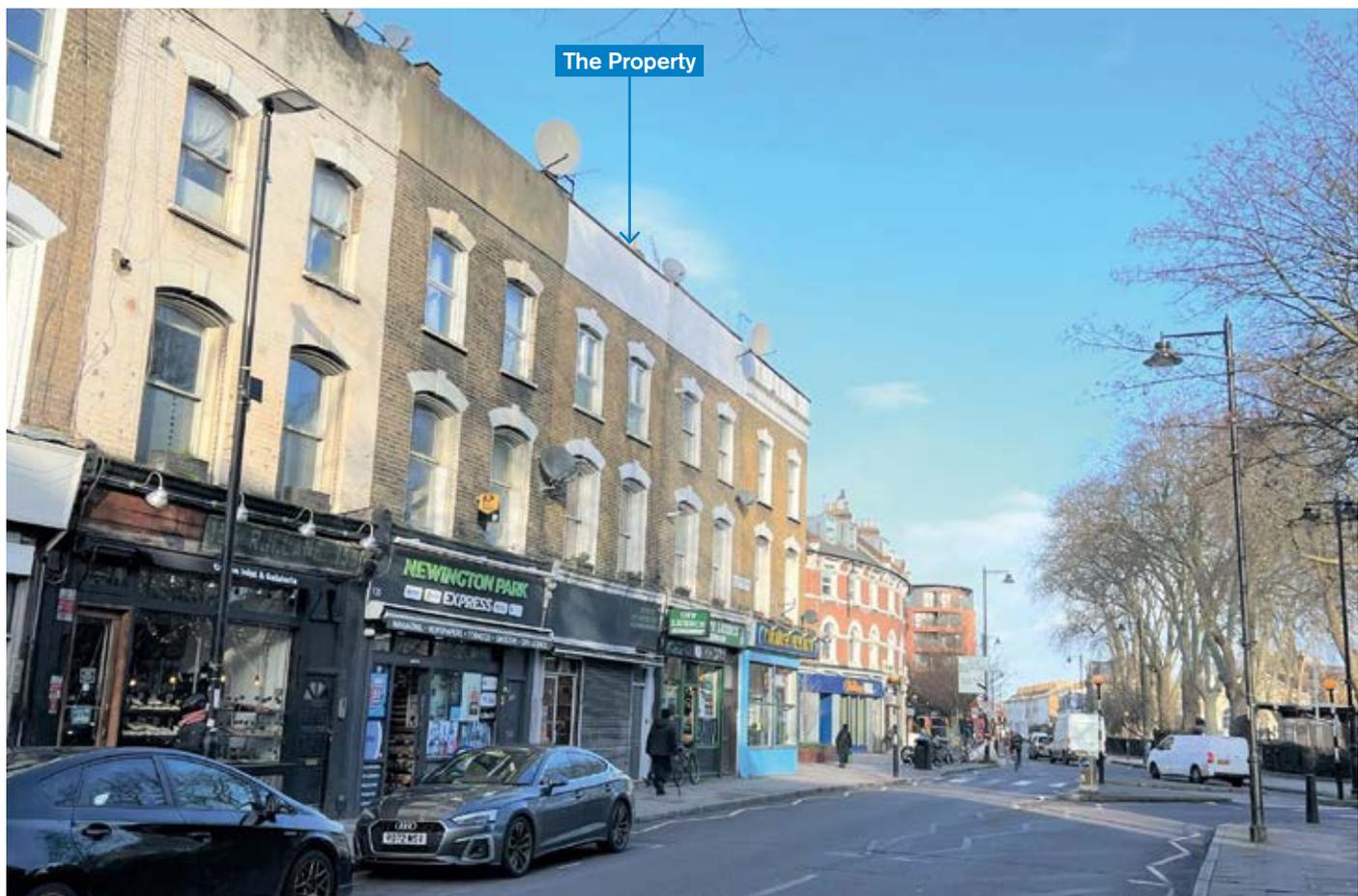
**£225** per annum  
 plus Vacant Shop & Basement

#### Joint Auctioneers

Gilmartin Ley  
 Tel: 020 8882 0111 Ref: Chris Gilmartin  
 Email: comms@gilmartinley.co.uk

#### Vendor's Solicitors

Edwin Coe LLP  
 Tel: 020 7691 4000 Ref: Campbell Greig  
 Email: campbell.greig@edwincoe.com





## SITUATION

Located on the pedestrianised section of Bridgegate, near to the junction with All Saints Square, adjacent to **McDonald's** and amongst a variety of other traders and multiples such as **Virgin Money Bank, Post Office, Admiral** and **Ladbrokes**. Rotherham Bus Interchange lies just a few hundred yards away.

Rotherham is a major commercial centre in South Yorkshire lying approx. 6 miles north-east of Sheffield and enjoying excellent road access via the M1 (Junction 33) and the M18 (Junction 1).

## PROPERTY

A mid terraced building comprising a **Ground Floor Double Shop** and a **Basement** together with separate front access to a **Self-Contained Upper Part** planned on the first and second floors.

**VAT is applicable to this Lot**

**FREEHOLD**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop & Basement	<b>Ground Floor Double Shop</b> Gross Frontage Area 31'10" Approx. 1,707 sq ft <b>Basement</b> Area Approx. 594 sq ft <b>Total Area</b> <b>Approx. 2,301 sq ft</b>	<b>Done Brothers (Cash Betting) Limited (Having over 1,480 branches)</b>	5 years from 21st April 2022 <b>(In occupation since 2005 - renewal of a previous lease)</b>	£16,875	FRI <b>Tenant's Break 2025</b>
First & Second Floors	<b>First Floor</b> Area Approx. 1,669 sq ft <b>Second Floor</b> Area Approx. 417 sq ft <b>Total Area</b> <b>Approx. 2,086 sq ft</b>	<b>R. Hind Smith t/a Sun Quest Tanning Salon (having 3 branches)</b>	4 years from 13th January 2023 <b>(In occupation since 2010 - renewal of a previous lease)</b>	£10,500	FRI (Exterior repairs capped at £375 +VAT p.a. and insurance capped at £850 +VAT p.a.) <b>Tenant's Break 2025</b>
				<b>Total: £27,375</b>	

<sup>1</sup>Not inspected by Barnett Ross. Areas taken from VOA.

**£27,375** per annum

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

### Vendor's Solicitors

Marsden Rawsthorn

Tel: 01772 799 600 Ref: Nicola Fairhurst

Email: nfairhurst@marsdenrawsthorn.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'**



Interior of BetFred



Interior of Tanning Salon



Interior of Tanning Salon



Interior of Tanning Salon



## SITUATION

Located in the town centre close to the junction with Kingsway, opposite **Iceland** and amongst such other multiple retailers as **Boots, Halifax, Superdrug, The Original Factory Shop, TSB, Nationwide, Coral, Barnardos, Day Lewis Pharmacy, Scrivens** and others.

Dovercourt is a busy town situated close to Harwich, approximately 15 miles to the east of Colchester and 70 miles north-east of London with easy access via the A12 and A120.

## PROPERTY

An end of terrace building comprising:

**No. 171: Ground Floor Shop.**

**No. 171A: Ground Floor Office with internal and separate rear access via Hordle Place to a Basement and Self-Contained Offices on the entire first floor. There is also a lift that serves the ground and first floor.**

In addition, the property benefits from rear parking for 4 cars accessed via Hordle Place.

**VAT is NOT applicable to this Lot**

**FREEHOLD**



**£17,900 per annum  
plus Vacant Basement**

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

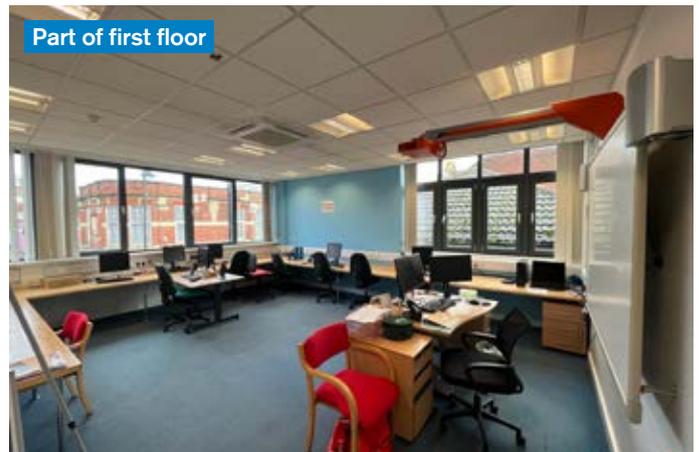
## Vendor's Solicitors

Jay Vadher & Co.

Tel: 020 8519 3000 Ref: R. Vadher

Email: [r.vadher@jayvadher.co.uk](mailto:r.vadher@jayvadher.co.uk)

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



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 171 (Ground Floor Shop)	Internal Width 17'2" Shop Depth 45'3" Built Depth 63'9" Sales Area Approx. 805 sq ft Store Area Approx. 70 sq ft 2 WC's	<b>S. Cross t/a Aveley Carpets &amp; Vinyls (The tenant trades from another branch in Clacton)</b>	10 years from 31st October 2016	£9,500	FRI <b>Rent Review 2024</b>
No. 171A (Ground Floor & First Floor Offices)	<b>Ground Floor Office</b> Internal Width 16'11" Shop Depth 42'2" Built Depth 68'4" Office Area Approx. 710 sq ft WC <b>First Floor Offices</b> Area Approx. 1,550 sq ft 2 WC's	<b>Colchester Institute Corporation t/a Adult Skills Centre (Visit: <a href="http://www.colchester.ac.uk">www.colchester.ac.uk</a>)</b>	10 years from 21st May 2022 <b>(In occupation since 2012 – Renewal of a previous lease)</b>	£8,400 <b>(See Note) Rising to £9,600 in 2024, £10,800 in 2025 and £12,000 in 2026)</b>	FRI (External & common parts capped at £500 p.a., subject to annual RPI increases). <b>Rent Review and Tenant's Break 2027 Note: The current rent is £7,200 p.a. rising to £8,400 p.a. in May 2023 so the Vendor will top up this rent shortfall on completion.</b>
No. 171A (Basement)	Area Approx. 1,740 sq ft			<b>VACANT</b>	
				<b>Total: £17,900 Plus Vacant Basement</b>	



## SITUATION

Located close to the junction with Pinewood Avenue within this established local parade serving the surrounding residential population approx. 4 miles north of Bournemouth town centre. Bournemouth is a popular seaside resort on the south coast, approximately 30 miles south-west of Southampton.

## PROPERTY

Forming part of a terraced parade comprising a **Ground Floor Triple Shop**. The property includes a **front forecourt for parking up to 3 cars**. In addition, there is rear access to the property from Pinewood Avenue.

## ACCOMMODATION

### Ground Floor Triple Shop

Gross Frontage	55'11"
Internal Width	53'5"
Shop Depth	15'6"
Built Depth	46'2" (max)
Area incl. Open Plan Nail Bar, 3 Treatment Rooms, Salon & Staff/Ancillary WC	Approx 1,665 sq ft

VAT is NOT applicable to this Lot

## TENURE

**Leasehold for a term of 999 years from 22nd June 2011 at a fixed ground rent of £100 p.a.**

## TENANCY

The property is let on a full repairing and insuring lease (subject to a schedule of condition) to **E. Dilworth t/a Butterfly Nails and Beauty** for a term of 10 years from 10th July 2019 at a current rent of **£12,000 per annum** exclusive.

**Rent Review and Tenants Break 2024**

**£12,000** per annum

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

## Vendor's Solicitors

Tees Law  
Tel: 0808 256 4301 Ref: Samantha Worth  
Email: [samantha.worth@teeslaw.com](mailto:samantha.worth@teeslaw.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'**

Interior view





### SITUATION

Located close to the junction with George Street in the heart of the town centre, adjacent to **The Original Factory Shop** and amongst such multiples as **Greggs, Heron Foods, Shoezone, Card Factory, Boots, Co-Operative Food** and a host of local retailers. Mablethorpe is a popular seaside town and tourist resort located approximately 33 miles east of Lincoln and 27 miles north of Boston.

### PROPERTY

A predominantly detached building comprising a **116' Deep Ground Floor Shop** with separate front access to a **First Floor**. In addition, the property includes separate front access to an **ATM Cash Machine & Room plus an 870 sq ft Front Forecourt**.

**VAT is NOT applicable to this Lot**

### FREEHOLD

### PLANNING

Planning Permission (lapsed) was granted on 29th April 2016 by East Lindsey District Council for 'Change of use and conversion of existing first floor gym currently used under Class D.... to provide 2 no. flats'. Ref: N/110/00420/16.

**Plans and documentation for the 2 × 1 Bed Flats are available from the Auctioneers.**



© Crown copyright. All rights reserved. Licence number 100040809 – Plan not to scale and for identification purposes only.

**£22,250** per annum

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

### Vendor's Solicitors

Rooks Rider Solicitors LLP  
Tel: 020 7689 7000 Ref: Anthony Shalet  
Email: ashalet@rooks rider.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 & First Floor	<p><b>Ground Floor Shop</b></p> <p>Gross Frontage 30'0"</p> <p>Internal Width 28'0"</p> <p>Built Depth 116'5"</p> <p>GIA Approx. 3,050 sq ft</p> <p>2 WCs</p> <p><b>First Floor</b></p> <p>GIA Approx. 1,328 sq ft</p> <p>2 WCs</p> <p><b>Total GIA Approx. 4,378 sq ft</b></p>	<p><b>KIDz2911</b>  <b>(Charity No. 1160709)</b>  <b>(Children's Charity)</b></p>	<p>10 years from 27th January 2023  <b>(In occupation of the shop since 2021)</b></p>	£17,000	<p><b>Rent Review 2028</b>  <b>£3,000 Rent Deposit held.</b></p>
ATM Cash Machine	<p>ATM Room</p> <p>Area Approx. 75 sq ft</p>	<p><b>Barclays Bank UK Plc</b></p>	<p>10 years from 16th July 2020</p>	£5,250	<p>ATM Agreement. Rent Payable annually in Advance.  <b>Rent Review 2025 linked to RPI.</b>  <b>Tenant's Break 2025</b></p>
				<b>Total: £22,250</b>	



The Property





## SITUATION

Located opposite Union Passage which leads directly to the pedestrianised Commercial Street and close to the junction with Gaol Street and St Peters Square in the city centre.

Nearby multiples include **McDonald's**, **Merkur Slots**, **The Entertainer**, **Waterstones**, **Halifax**, and **Subway** together with a wide variety of independent traders, cafés, bars and take-aways.

The **Gaol Street Car Park** is less than 200 yards distant and the **Hereford University Centre** is less than a mile away.

Hereford is an historic Cathedral City located approximately 23 miles south-west of Worcester and 24 miles north-west of Gloucester.

## PROPERTY

A mid terrace building comprising a **Ground Floor Shop and Basement** with separate front access to **2 Self-Contained Flats** planned on first and second floors. In addition, the property includes a Roof Terrace.

**VAT is NOT applicable to this Lot**

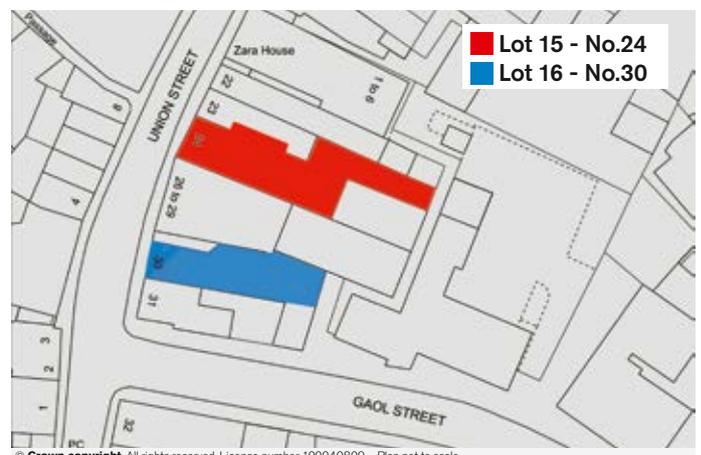
**FREEHOLD**

**Note 1: Refer to Legal Pack for Floor Plans**

**Note 2: No.30 Union Street is also being offered for sale in this auction – see Lot 16**

**Note 3: The property includes rights of way - see legal pack.**

**Note 4: Refer to Auctioneers for the video tour of Flat 1.**



© Crown copyright. All rights reserved. Licence number 100040809 – Plan not to scale

**£19,840** per annum

The Surveyors dealing with this property are  
**Steven Grossman** 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'**



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 24 (Ground Floor Shop & Basement)	<b>Ground Floor Shop</b> Gross Frontage Area 23'0" Approx. 1,003 sq ft <sup>1</sup> <b>WC</b> <b>Basement</b> Area Approx. 1,000 sq ft <sup>2</sup>	<b>S. Liu</b> <b>(Chinese Massage)</b>	6 years from 1st February 2019	£5,200	FRI – Law Society Lease
Flat 1 (1st & 2nd Floor – Front)	2 Bedrooms, Open Plan Living Room/Kitchen, Bathroom/WC. (GIA Approx. 829 sq ft <sup>3</sup> )	<b>2 Individuals</b>	1 year from 27th August 2022 <b>(Re-located from a smaller flat at No.30 Union Street)</b>	£7,200	AST
Flat 2 (1st & 2nd Floor – Rear)	Not inspected – 2 Bedrooms, Living Room with door to Roof Terrace, Kitchen, Shower Room/WC (GIA Approx. 925 sq ft <sup>3</sup> )	<b>Individual</b>	1 year from 1st March 2023 <b>(In occupation for a number of years – Renewal of a previous AST which expires on 28th February 2023)</b>	£7,440	AST
<sup>1</sup> Not inspected by Barnett Ross. Area taken from VOA. <sup>2</sup> Not inspected. Area provided by Vendor. <sup>3</sup> Area taken from EPC.				<b>Total: £19,840</b>	



## SITUATION

Located close to Union Passage which leads directly to the pedestrianised Commercial Street and near to the junction with Gaol Street and St Peters Square in the city centre. Nearby multiples include **McDonald's**, **Merkur Slots**, **The Entertainer**, **Waterstones**, **Halifax** and **Subway** together with a wide variety of independent traders, cafés, bars and take-aways.

The **Goal Street Car Park** is less than 200 yards distant and the **Hereford University Centre** is less than a mile away. Hereford is an historic Cathedral City located approximately 23 miles south-west of Worcester and 24 miles north-west of Gloucester.

## PROPERTY

A mid terrace building comprising a **Ground Floor Shop** and **Basement** with separate front access (via No. 29a) to **3 Self-Contained Flats** planned on first and second floors. In addition, the shop benefits from rear access via Goal Street.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## PLANNING

Planning Permission was granted by Hereford District Council on 7th April 2015 (now lapsed) for 'Proposed renewal of roof to rear wing to facilitate an additional residential dwelling and associated alterations'. This Planning would enable the creation of a 1 Bed Flat.

**Refer to Legal Pack for Planning Documentation**

**Note 1: Refer to Legal Pack for Floor Plans.**

**Note 2: No.24 Union Street is also being offered for sale in this auction - see lot 15**

**Note 3: Refer to Auctioneers for the video tours of the flats.**



© Crown copyright. All rights reserved. Licence number 100040809 - Plan not to scale

**£29,896** per annum

The Surveyors dealing with this property are  
**Steven Grossman** 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'**

Rear/side view of 30 Union Street from Goal Street



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 30 (Shop & Rear Basement)	<b>Ground Floor Shop</b> Gross Frontage 17'5" Internal Width 15'9" widening to 19'5" (max) Shop Depth 40'9" Built Depth 88'7" 2 WCs <b>Rear Basement</b> Accessible Area Approx. 348 sq ft	<b>J. Halpel t/a Blackfriars Tattoo</b>	6 years from 1st March 2020	£8,496	FRI – Law Society Lease
Front Basement	Shower, WC & Basin (Accessed from No.29)	<b>A.M.J. Saramiejo</b>	6 years from 1st August 2022	£100	FRI – Law Society Lease
Flat 5 (1st Floor – Front)	Bedroom, Open Plan Living Room/Kitchen, Bathroom/WC (GIA Approx. 365 sq ft)	<b>Individual (with Guarantor)</b>	1 year from 9th August 2022	£7,200	AST
Flat 6 (1st Floor – Middle)	Bedroom, Open Plan Living Room/Kitchen, Bathroom/WC (GIA Approx. 479 sq ft)	<b>Individual</b>	1 year from 17th September 2022	£7,200	AST
Flat 7 (1st & 2nd Floor – Rear)	Bedroom, Open Plan Living Room/Kitchen, Bathroom/WC (GIA Approx. 591 sq ft)	<b>2 Individuals</b>	1 year from 7th May 2022 <b>(Renewal of a previous AST)</b>	£6,900	AST
				<b>Total: £29,896</b>	



Lot 15 - No. 24

Lot 16 - No. 30



### 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.

### TENANCIES & ACCOMMODATION

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

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.**

**£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 of shop



## SITUATION

On Hadley Green Road between Dury Road and Camlet Way, approximately 25 yards from The Parish Church of St Mary the Virgin, Monken Hadley, in this affluent and highly sought-after residential location.

The picturesque Monken Hadley is situated between High Barnet and Hadley Wood, some 10 miles north of Central London.

## PROPERTY

A Grade II Listed, late 17th Century former **Gate House** with a **Vaulted Cellar (currently no access)** in dilapidated condition. A Royal Mail post box is currently positioned within the front wall of the building.

## ACCOMMODATION<sup>1</sup>

### Gate House

Gross Frontage 15'0"

Gross Depth 16'0" max

**Plus Vaulted Cellar** 11'10" x 8'6" and head room (max) 6'9"

**(currently no access)**

<sup>1</sup>Not inspected by Barnett Ross. Measurements provided by Vendor.

VAT is NOT applicable to this Lot

**FREEHOLD offered with VACANT POSSESSION**

**Note 1: There may be potential to convert the property for a variety of uses, such as a studio, office or residential, subject to obtaining the necessary consents.**

**Note 2: There is currently no accessible entrance door to the property.**



© Crown copyright. All rights reserved. Licence number 100040809 - Plan not to scale

# Vacant Gate House

The Surveyors dealing with this property are  
**Jonathan Ross** 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

Shepherd Harris & Co.

Tel: 020 8363 8341 Ref: Duncan Ritchie

Email: dritchie@shepherd-harris.co.uk

View from property



Internal view of the building



Interior of Vaulted Cellar



Photograph provided by Vendor



### SITUATION

Located directly off Beech Hill in this affluent and sought after residential area and being approx. ¼ mile from the local shopping facilities and Hadley Wood Station (Overground) which are both in Crescent West.

Hadley Wood lies approx. 1½ miles from Barnet town centre and approx. 12 miles north of central London with easy access to the M25 (Junction 24).

### PROPERTY

An attractive detached building comprising **4 Self-Contained Flats with front on-site parking.**

### TENANCIES & ACCOMMODATION

Property	Accommodation <sup>1</sup>	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 1	3 Bedrooms, Living Room, Kitchen & 2 Bathrooms	<b>Individual(s)</b>	125 years from 29th September 1993	£150 (Rising to £300 p.a. in Sept. 2023 and doubling every 30 years thereafter)	FRI <b>Valuable Reversion in approx. 95½ years (see Note 1).</b>
Flat 2	3 Bedrooms, Living Room, Kitchen & 2 Bathrooms	<b>Individual(s)</b>	125 years from 29th September 1993	£150 (Rising to £300 p.a. in Sept. 2023 and doubling every 30 years thereafter)	FRI <b>Valuable Reversion in approx. 95½ years.</b>
Flat 3	3 Bedrooms, Living Room, Kitchen & 2 Bathrooms	<b>Individual(s)</b>	125 years from 29th September 1993	£150 (Rising to £300 p.a. in Sept. 2023 and doubling every 30 years thereafter)	FRI <b>Valuable Reversion in approx. 95½ years.</b>
Flat 4	3 Bedrooms, Living Room, Kitchen & 2 Bathrooms	<b>Individual(s)</b>	125 years from 29th September 1993	£150 (Rising to £300 p.a. in Sept. 2023 and doubling every 30 years thereafter)	FRI <b>Valuable Reversion in approx. 95½ years.</b>
				<b>Total: £600 rising to £1,200 in Sept. 2023</b>	

<sup>1</sup>Not inspected by Barnett Ross. Accommodation provided by the managing agents.

VAT is NOT applicable to this Lot

### FREEHOLD

**Note 1: The lessee of Flat 1 has made an offer of £18,000 to extend the lease for an additional 90 years.**

**Note 2: 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.**

**Note 3: The Freeholder insures. Current sum insured is £1,516,000. Current premium is £2,019.44 p.a.**

**£600 p.a. with  
4 Valuable Reversions**

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

#### Joint Auctioneers

EvolutionPS Ltd  
Tel: 07973 439 950 Ref: George Hayles  
Email: george@evolutionps.co.uk

#### Vendor's Solicitors

Girlings  
Tel: 01233 664 711 Ref: Amy Husk  
Email: amyhusk@girlings.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 at the junction with Widecombe Way and diagonally opposite Norice Lea, within this sought after north London suburb located approx. 1 mile from Hampstead Heath. Hampstead Garden Suburb lies approximately 6 miles north of central London and the area is well served by good public transport links being in close proximity to East Finchley Underground Station (Northern Line) as well as the numerous bus routes.

## PROPERTY

Forming part of a purpose built block comprising a **Self-Contained 2 Bed Flat** on the ground floor with its own street entrance together with a separate **External Store Cupboard**.

## ACCOMMODATION

### Ground Floor Flat

Bedroom 1	15'3" x 11'5"
Bedroom 2	7'11" x 10'11"
Reception Room	18'0" x 11'5"
Kitchen	13'1" x 10'11"
Bathroom/WC	
External Store	8'0" x 3'0"

**GIA Approx. 800 sq ft plus External Store Cupboard**

**VAT is NOT applicable to this Lot**

## TENURE

**Leasehold for a term of 189 years from 25th December 1974 (thus having approx. 140<sup>3</sup>/<sub>4</sub> years unexpired) at a ground rent of £100 p.a. rising by £100 p.a. from 2029 and 25 yearly thereafter.**

**Offered with Vacant Possession**

**Note 1: A 2 bed flat at No. 12a Widecombe Court sold in June 2020 for £412,000 (Source: zoopla.co.uk).**

**Note 2: There is a 6 week completion**

**Note 3: Refer to Auctioneers for video tour of the flat.**

# Vacant 2 Bed Flat

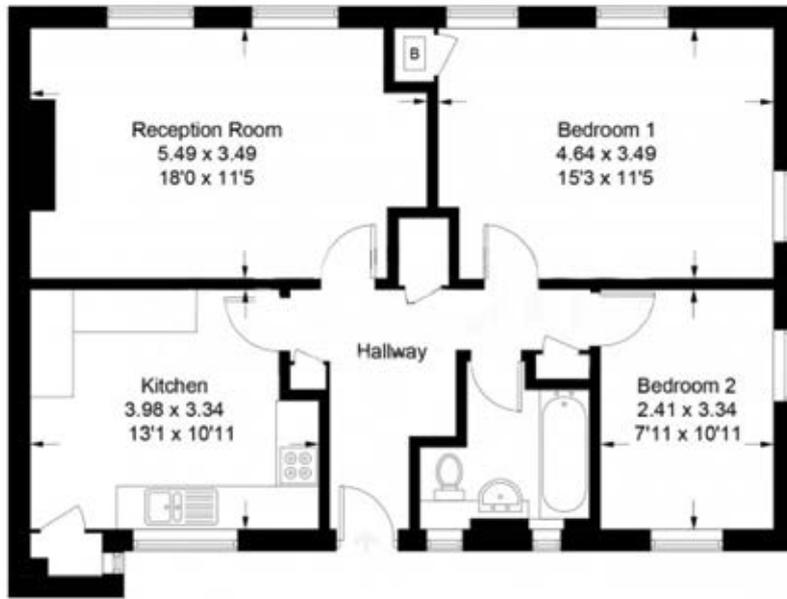
The Surveyors dealing with this property are  
**Steven Grossman** and **Nathan Schindler**

## Vendor's Solicitors

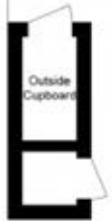
Sylvester Amiel Lewin & Horne LLP  
Tel: 020 8446 4000 Ref: Adam Arnold  
Email: adamarnold@sylvam.co.uk

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'**





Gross Internal Area Approx 800 sq ft plus External Store Cupboard



Plan not to scale and for identification purposes only.



### SITUATION

Located close to the junction with Kennington Oval ideally situated between Oval Underground Station (Northern Line) and Vauxhall Station (Victoria Line & South Western Rail) and within sight of the famous Oval Cricket Ground, home of Surrey County Cricket Club. The open spaces of Vauxhall Park and Kennington Park are within close walking distance. Vauxhall is situated between Pimlico and Camberwell.

### PROPERTY

Forming part of an attractive mid-terrace building comprising a **Self-Contained 2 Bed Flat** planned on ground and lower ground floors.

In addition, the property includes a **Rear Garden** that houses an **external Garden Room (refer to Legal pack regarding Planning)**.

### ACCOMMODATION (measurements to maximum points)

#### Ground Floor

Living Room 12'4" x 11'0"  
Kitchen 12'2" x 11'7"

#### Lower Ground Floor

Bedroom 1 14'1" x 8'11"  
Bedroom 2 10'10" x 7'11"  
Shower Room/WC 7'9" x 4'6"

**GIA Approx. 575 sq ft**  
**plus Rear Garden with external Garden Room**

VAT is NOT applicable to this Lot

### TENURE

Leasehold for a term of 125 years from 12th May 1997 (thus having approx. 99 years unexpired) at a fixed ground rent of £10 p.a.

Offered with Vacant Possession

Note: Refer to Auctioneers for the video tour of the flat.



# Vacant 2 Bed Garden Flat

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

### Vendor's Solicitors

Creative Legals  
Tel: 020 3137 6336 Ref: Julie Condliffe  
Email: julie@creativelegals.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'**



View towards rear of property





LOWER GROUND FLOOR

RAISED GROUND FLOOR

GIA Approx 575 sq ft plus Garden with external Garden Room

Plans not to scale and for identification purposes only.



### SITUATION

Close to the junction with Bouverie Place in this well-known Central London location nearby multiples such as **H&T Pawnbrokers, Mail Boxes Etc., Tanning Shop, Ryman, Tesco Express, Hamptons, Greggs** and a variety of independent traders, opposite St Mary's Hospital and approx. 300 yards from London Paddington Mainline Rail and Underground Station (Elizabeth Line, Bakerloo, Circle, District, Hammersmith & City).

### PROPERTY

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

**VAT is NOT applicable to this Lot**

**FREEHOLD**



**£85,096.44** per annum

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

### Vendor's Solicitors

Anthony Louca Solicitors  
Tel: 020 7723 9889 Ref: Lucy Louca  
Email: [lucy@anthonylouca.com](mailto:lucy@anthonylouca.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
Ground Floor Shop	Gross Frontage	13'7"	<b>79 Praed Street Limited t/a Approid Tech Specialists (mobile phone repairs/ accessories)</b>	10 years from 1st October 2015 (excl. s.24-28 of L&T Act 1954)	£30,000	FRI <b>Rent Review 2023</b>
	Internal Width	11'3"				
	Shop & Built Depth	12'3"				
Basement Office	Area	Approx. 272 sq ft	<b>Digiware Limited (Data Recovery)</b>	Monthly Licence	£9,000	
Flat A (First Floor)	Studio Room, Shower Room/WC Area	Approx. 118 sq ft <sup>1</sup>	<b>Individual</b>	1 year from 26th September 2021	£15,365.48 <b>(See Note)</b>	AST Holding Over
Flat B (Second Floor)	Studio Room, Shower Room/WC Area	Approx. 118 sq ft <sup>1</sup>	<b>Individual</b>	1 year from 19th December 2022	£15,365.48 <b>(See Note)</b>	AST
Flat C (Third Floor)	Studio Room, Shower Room/WC Area	Approx. 140 sq ft <sup>1</sup>	<b>Individual</b>	1 year from 3rd October 2021	£15,365.48 <b>(See Note)</b>	AST Holding over
					<b>Total: £85,096.44</b>	

<sup>1</sup>Not inspected by Barnett Ross. Areas taken from EPCs.

**Note: The rent for each flat is currently paid to the Freeholder by Westminster Council.**

**Barnett  
Ross**

**Auctioneers**

---

List your property with one of  
the UK's most successful  
Auction houses.

# The list is still open for the next main Barnett Ross Auction on 4<sup>th</sup> April 2023.

However, if you need an earlier or later sale, we can offer a Bespoke Auction where you can pick an auction date that suits you.



---

**If you would like to sell your property in our  
Tuesday 4<sup>th</sup> April Auction, we will  
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](mailto:sgrossman@barnettross.co.uk).