

**Barnett
Ross**

Auctioneers

Online Auction

Thursday 25th May 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

A very warm welcome to our 25th May 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 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 Thursday 25th May 2023

Commencing 12.00pm

Lot

1	119/121 High Street	Barnet	Hertfordshire
2	23 High Street	Bognor Regis	West Sussex
3	16-20 Regent Street	Rugby	Warwickshire
4	20/20a Market Parade	Havant	Hampshire
5	22/22a Market Parade	Havant	Hampshire
6	24/24a Market Parade	Havant	Hampshire
7	26/26a & 4a Market Parade	Havant	Hampshire
8	28/28a Market Parade	Havant	Hampshire
9	32/32a/32b Market Parade	Havant	Hampshire
10	18-19 Fir Tree Parade, Church Road	Ashford	Middlesex
11	13/15/15a Mengham Road	Hayling Island	Hampshire
12	17/19/ 21 Mengham Road	Hayling Island	Hampshire
13	67b London Road	Sevenoaks	Kent
14	67c London Road	Sevenoaks	Kent
15	93 Cricklewood Broadway	Cricklewood	London NW2
16	36-40 Updown Hill	Windlesham	Surrey
17	3b Regent Close	North Finchley	London N12
18	3 Black Swan Walk	Leominster	Herefordshire
19	236 Cambridge Heath Road	Cambridge Heath	London E2
20	16 Addington Road	West Wickham	Kent
21	265 Well Street	Hackney	London E9
22	17 Cross Street	Oswestry	Shropshire
23	23 Cross Street	Oswestry	Shropshire
24	26 Market Street	Crewe	Cheshire
25	8 North Street	Leighton Buzzard	Bedfordshire
26	44 Bridge Street	Worksop	Nottinghamshire
27	49 King Street	Whitehaven	Cumbria

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
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
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

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

Or Visit www.dmifinance.com

See us at
property auctions



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

See us on
LinkedIn
and Twitter



NACFB
Helping Fund UK Business



SITUATION

Occupying a prime trading position close to the junction with St Albans Road adjacent to **Holland & Barrett** and **British Heart Foundation** and the entrance to the **Spires Shopping Centre** and amongst such multiples as **Gail's**, **Rymans**, **Betfred**, **Greggs**, **Boots** and **Vision Express**.

High Barnet Underground Station (Northern Line) and Barnet College Wood Street Campus are both within easy walking distance. Barnet lies approximately 10 miles north of central London, benefitting from excellent road access to the M25 (Junction 23) and the A1(M) (Junction 1).

PROPERTY

A terraced building comprising **2 Ground Floor Shops** together with separate front access to **Self-Contained Offices** on the first and second floors – [see Note 4](#).

In addition, the property benefits from a right of way over the adjoining rear service area for loading/unloading – refer to Deed of Grant in the legal pack.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: There is a 6 week completion.

Note 2: Floor plans are available from the Auctioneers

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



**£35,000 p.a. Plus
Vacant Shop & Offices**

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

Vendor's Solicitors

Penningtons Manches Cooper LLP
Tel: 020 7457 3000 Ref: Martin Codd
Email: martin.codd@penningtonslaw.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. 119 (Shop)	Gross Frontage 14'8" Internal Width 13'3" widening to 18'9" Shop Depth 59'5" Built Depth 75'4" Sales/Store/Kitchen Area Approx. 1,055 sq ft 2 WCs			VACANT Previously let at £27,000 p.a.	
No. 121 (Shop)	Gross Frontage 24'3" Internal Width 22'11" widening to 29'5" Shop Depth 60'0" Built Depth 75'4" Sales/2 Clinic Rooms/Store Area Approx. 1,830 sq ft WC	Health Matters London Ltd (a family run natural health store – visit: healthmatterslondon. co.uk)	5 years from 3rd December 2019 (Renewal of a previous lease – in occupation since 2009)	£35,000	FRI £8,764 Rent Deposit held.
First & Second Floor Offices	First Floor Offices GIA Approx. 1,455 sq ft Second Floor Offices GIA Approx. 1,380 sq ft incl. WCs Total GIA Approx. 2,835 sq ft			VACANT Note 4: There is potential for change of use from Offices to Residential along with creating additional accommodation in the existing pitched roof void and by extending at the rear, subject to obtaining the necessary consents.	
				Total: £35,000 plus Vacant Shop & Vacant Offices	







SITUATION

Occupying a prominent trading position within the heart of the Town Centre, diagonally opposite the pedestrianized section of London Road and amongst such multiples as **Santander, Subway, Lloyds Bank, Betfred, Ladbrokes, Nationwide, Barclays Bank** and many others, and only a few minutes' walk from the Sea Front and Bognor Pier. Bognor Regis is a popular coastal resort town and tourist destination, located just off the main A27 (via the A259) some 6 miles east of Chichester and 26 miles west of Brighton.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate gated rear access from Belmont Street to **3 Self-Contained Flats** on 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 20'4" Internal Width 19'3" Shop Depth 39'6" Built Depth 70'0" Sales Area Approx 750 sq ft Storage Area Approx 265 sq ft WC	DEBRA (an international registered charity for Medical Research with 97 branches in the UK)	10 years from 7th May 2015 (excl. s. 24-28 of the L&T Act 1954)	£22,000	FRI by way of service charge (capped at £2,000 p.a.) Tenant's Break 2020 NOT exercised.
Flat 1 (A) (Second Floor)	2 Bedrooms, Living Room, Kitchen, Shower-room/WC (GIA Approx. 670 sq ft)	Individual (In occupation for 10 years)	1 year from 18th October 2019	£9,000	AST. Holding Over. £865.38 Rent Deposit held.
Flat 2 (B) (First Floor)	2 Bedrooms, Living Room/Kitchen, Shower-room/WC (GIA Approx. 665 sq ft)	Individual	1 year from 8th April 2022	£9,600	AST. Holding Over. £923.07 Rent Deposit held.
Flat 3 (C) (First Floor)	Bedroom with en-suite Shower-room/WC, Living Room, Kitchen (GIA Approx. 255 sq ft)	Individual	1 year from 10th November 2022	£6,900	AST £663 Rent Deposit held.
				Total: £47,500	

£47,500 per annum

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

Vendor's Solicitors

Russell Cooke LLP

Tel: 020 8789 9111 Ref: Fiona Buckland

Email: fiona.buckland@russell-cooke.co.uk

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

View down London Road



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



SITUATION

Located just off Church Street within Rugby's thriving Independent Quarter, close to a number of cafés, estate agents and a host of established speciality retailers as well as being within 50 yards of the **Rugby Theatre** and nearby multiples such as **Co-op Funeralcare**, **Scrivens**, **Coventry B.S.**, **Connells**, **Oxfam**, **Lloyds Bank** and **Prezzo**. Rugby is an attractive market town which lies some 11 miles east of Coventry and 18 miles north-west of Northampton on the A428, approximately 3 miles from the M6 (J1) which connects with the M1 (J18), and also within 3 miles north of the M45.

PROPERTY

An attractive Grade II Listed building constructed in the 1800s (completely refurbished in 2014 plus further roof works and front redecorations in 2021), originally as a department store and now comprising a fashionable **Café/Bar with seating for around 200 people** on ground, basement and part first floors with separate front access to **7 Self-Contained Flats** at part first floor and the entire second floor.

In addition, the property benefits from a courtyard and also a bin store area at the rear.

VAT is applicable to this Lot

FREEHOLD



£55,700 per annum

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

Vendor's Solicitors

Bevan Kidwell LLP

Tel: 020 7843 1820 Ref: Simon Sullivan Vince

Email: simon@bevankidwell.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, Basement & Part First Floor	Ground Floor Café/Bar Gross Frontage 59'3" Internal Width 54'3" Café/Bar Depth 31'8" Built Depth 51'1" Café/Bar Area Approx. 1,725 sq ft Kitchen Area Approx. 430 sq ft Disabled WC Courtyard Area Part First Floor Café/Bar Area Approx. 1,170 sq ft Ladies & Gents WCs Basement Area Approx. 695 sq ft Total Area Approx. 4,020 sq ft	Loungers UK Ltd t/a Bacco Lounge (Café/Bar) (see Tenant Profile)	15 years from 9th June 2014	£55,000	FRI Rent Review 2024
7 Flats (Part First Floor & Second Floor)	Not Inspected	Various	Each 125 years from 1st January 2014	£700 (£100 each) Total: £55,700	Each FRI

TENANT PROFILE

Loungers is a substantial and growing operator in the UK hospitality sector. As of October 2022, Loungers operates 206 sites in England and Wales across two distinct but complementary brands, Lounge and Cosy Club. Founded in 2002, the Group is now the only growing all-day operator of scale in the UK and has consistently outperformed the wider UK hospitality sector over the past three years. The Directors are targeting 25 new site openings per annum over the medium term, of which approximately 20 are expected to be **Lounges** and approximately 5 are expected to be **Cosy Clubs**. (Source: www.loungers.co.uk).

Ground floor seating area



First floor seating area







SITUATION

Located close to the junction with North Street in the centre of this well-known town with nearby multiples such as **Iceland** and **Waitrose** and diagonally opposite the **Meridian Shopping Centre**.

Havant is located 6 miles from Portsmouth and 16 miles from Southampton with easy access via the A27 to the National Motorway Network. Havant Station (National Rail), which is within very close walking distance, provides direct access to nearby towns, Gatwick Airport, London Victoria and London Waterloo.

PROPERTY

Forming part of a purpose-built shopping parade comprising a **Ground Floor Shop** with a **Rear Outbuilding** and separate rear access via 2 communal staircases to a **Self-Contained Flat** on first and second floors.

The property benefits from the use of a communal rear service area for deliveries and the flat benefits from uPVC windows and a private patio.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: Nos. 22/22a, 24/24a, 26/26a, 28/28a and 32/32a/32b Market Parade are also being offered for sale in this auction – see Lots 5, 6, 7, 8 & 9.



£21,000 per annum

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

Vendor's Solicitors

Axiom DWFM

Tel: 020 8440 3258 Ref: Martina Ward

Email: m.ward@axiomdwfm.com

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



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 20 (Ground Floor Shop)	Gross Frontage 18'0" Internal Width 17'6" Shop & Built Depth 48'3" Rear Outbuilding WC	A. Altunatmaz t/a Station Café	15 years from 15th January 2021	£12,000	FRI by way of Service Charge - see Special Condition 12. Rent Reviews 2026 and 2031.
No. 20a (1st & 2nd Floor Flat)	4 Rooms, Kitchen, Bathroom/WC Area Approx. 861 sq ft ¹	Individual	1 year from 25th October 2021 (Holding Over - New 1 year term offered to tenant at £11,400 p.a.)	£9,000	AST
				Total: £21,000	

¹Not inspected by Barnett Ross. Area taken from EPC.

Note 2:

- A first floor Flat above a shop at 38a Market Parade (with a floor area of 495 sq ft taken from EPC) sold in Sept. 2020 for £125,000 which equates to £253 per sq ft (source: zoopla.co.uk).
- A 2 Bed third floor Flat above a shop in nearby West Street (with a floor area of 796 sq ft taken from EPC) is currently for sale with Nesbitt & Sons for £175,000 which equates to £220 per sq ft.



SITUATION

Located close to the junction with North Street in the centre of this well-known town, nearby multiples such as **Iceland** and **Waitrose** and diagonally opposite the **Meridian Shopping Centre**.

Havant is located 6 miles from Portsmouth and 16 miles from Southampton with easy access via the A27 to the National Motorway Network. Havant Station (National Rail), which is within very close walking distance, provides direct access to nearby towns, Gatwick Airport, London Victoria and London Waterloo.

PROPERTY

Forming part of a purpose-built shopping parade comprising a **Ground Floor Shop** with **Rear Extension** and **Small Rear Yard** and separate rear access via 2 communal staircases to a **Self-Contained Flat** on first and second floors.

The property benefits from the use of a communal rear service area for deliveries and the flat benefits from uPVC windows and a private patio.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: Nos. 20/20a, 24/24a, 26/26a, 28/28a and 32/32a/32b Market Parade are also being offered for sale in this auction – see Lots 4, 6, 7, 8 & 9.



£23,400 per annum

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

Vendor's Solicitors

Axiom DWFM

Tel: 020 8440 3258 Ref: Martina Ward

Email: m.ward@axiomdwfm.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. 22 (Ground Floor Shop) Plus Small Rear Yard (used by tenant, but not in his demise)	Gross Frontage 17'1" Internal Width 17'3" Shop Depth 47'9" Built Depth 67'2" Area Approx. 1,158 sq ft WC Plus Small Rear Yard (used by tenant, but not in his demise)	B. Pal t/a Perfect Pizza (Take-Away)	15 years from 17th June 2018	£12,000	FRI by way of Service Charge - see Special Condition 12. Rent Reviews 2021 (Outstanding - Landlord quoted £13,000 p.a.) and 2026.
No. 22a (1st & 2nd Floor Flat)	4 Rooms, Kitchen, Bathroom/WC Area Approx. 861 sq ft ¹	Individual	1 year from 12th October 2022	£11,400	AST. £950 Rent Deposit held.
				Total: £23,400	

¹Not inspected by Barnett Ross. Area taken from EPC.

Note 2:

- A first floor Flat above a shop at 38a Market Parade (with a floor area of 495 sq ft taken from EPC) sold in Sept. 2020 for £125,000 which equates to £253 per sq ft (source: zoopla.co.uk).
- A 2 Bed third floor Flat above a shop in nearby West Street (with a floor area of 796 sq ft taken from EPC) is currently for sale with Nesbitt & Sons for £175,000 which equates to £220 per sq ft.



SITUATION

Located close to the junction with North Street in the centre of this well-known town, nearby multiples such as **Iceland** and **Waitrose** and diagonally opposite the **Meridian Shopping Centre**.

Havant is located 6 miles from Portsmouth and 16 miles from Southampton with easy access via the A27 to the National Motorway Network. Havant Station (National Rail), which is within very close walking distance, provides direct access to nearby towns, Gatwick Airport, London Victoria and London Waterloo.

PROPERTY

Forming part of a purpose-built shopping parade comprising a **Ground Floor Shop** and **Rear Parking Area for 4 cars** with separate rear access via 2 communal staircases to a **Self-Contained Flat** on first and second floors.

The property benefits from the use of a communal rear service area for deliveries and the flat benefits from uPVC windows and a private patio.

[Refer to the Auctioneers for the virtual tour of Flat 24a.](#)

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: Nos. 20/20a, 22/22a, 26/26a, 28/28a and 32/32a/32b Market Parade are also being offered for sale in this auction – see Lots 4, 5, 7, 8 & 9.



**£12,000 p.a. plus
Vacant Flat**

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

Vendor's Solicitors

Axiom DWFM

Tel: 020 8440 3258 Ref: Martina Ward

Email: m.ward@axiomdwfm.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. 24 (Ground Floor Shop)	Gross Frontage 18'0" Internal Width 17'0" Shop & Built Depth 49'0" WC Plus Parking Area for 4 cars (used by tenant, but not in his demise)	J. Blaudums t/a Urge4Ink (Tattooist)	6 years from 9th November 2016 (Holding Over - see Note 2)	£12,000	FRI by way of Service Charge - see Special Condition 12.
No. 24a (1st & 2nd Floor Flat)	4 Rooms, Kitchen, Bathroom/WC Area Approx. 1,000 sq ft			VACANT	In need of renovation.

Note 2: Terms have been agreed with the shop lessee to take a new 10 year lease at £14,000 p.a. with a rent review at the end of the 5th year. This new lease will include the Rear Parking Area for 4 cars directly behind the shop which is not currently in the existing lease, but is in the Vendor's Freehold Title.

Note 3:

- A first floor Flat above a shop at 38a Market Parade (with a floor area of 495 sq ft taken from EPC) sold in Sept. 2020 for £125,000 which equates to £253 per sq ft (source: zoopla.co.uk).
- A 2 Bed third floor Flat above a shop in nearby West Street (with a floor area of 796 sq ft taken from EPC) is currently for sale with Nesbitt & Sons for £175,000 which equates to £220 per sq ft.

Total: £12,000 plus Vacant Flat



SITUATION

Located close to the junction with North Street in the centre of this well-known town, nearby multiples such as **Iceland** and **Waitrose** and diagonally opposite the **Meridian Shopping Centre**.

Havant is located 6 miles from Portsmouth and 16 miles from Southampton with easy access via the A27 to the National Motorway Network. Havant Station (National Rail), which is within very close walking distance, provides direct access to nearby towns, Gatwick Airport, London Victoria and London Waterloo.

PROPERTY

Nos. 26/26a – Forming part of a purpose-built shopping parade comprising a **Ground Floor Shop** with a **Rear Brick Extension** and separate rear access to a **Self-Contained Flat** on first and second floors.

The property benefits from the use of a communal rear service area for deliveries, **Private Parking for 2 Cars** and the flat benefits from uPVC windows, gas central heating and private patio.

No. 4a – **Forming part of the adjoining shopping parade** comprising a **Self-Contained Flat** on first and second floors with rear access.

VAT is NOT applicable to this Lot

TENURE

- **Nos. 26/26a** – FREEHOLD
- **No. 4a** – LEASEHOLD for a term of 999 years from 3rd May 2023 at a peppercorn ground rent.



Note 1: Nos. 20/20a, 22/22a, 24/24a, 28/28a and 32/32a/32b Market Parade are also being offered for sale in this auction – see Lots 4, 5, 6, 8 & 9.

£27,000 per annum

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

Vendor's Solicitors

Axiom DWFM

Tel: 020 8440 3258 Ref: Martina Ward

Email: m.ward@axiomdwfm.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
Nos. 26 & 4a	No. 26: Ground Floor Shop Gross Frontage 18'0" Internal Width 17'3" Shop Depth 47'3" Built Depth 69'3" Area Approx. 1.021 sq ft WC Plus Rear Yard No. 4a: Self-Contained Flat 4 Rooms, Kitchen, Bathroom/WC Area Approx. 861sq ft ¹ Plus Parking for 2 cars	I. Yalcin (Kebab Restaurant & Take-Away)	15 years from 2010	£15,600	FRI by way of Service Charge capped at £3,000 p.a. - see Special Condition 12. Rent Review 2020 (Outstanding – Landlord quoted £23,400 p.a.). £3,000 Rent Deposit held.
No. 26a	No. 26a: Self-Contained Flat 4 Rooms, Kitchen, Bathroom/WC Area Approx. 1.021sq ft	Individual	1 year from 17th April 2022	£11,400	AST. Holding over.
				Total: £27,000	

¹Not inspected by Barnett Ross. Area taken from EPC.

Note 2:

- A first floor Flat above a shop at 38a Market Parade (with a floor area of 495 sq ft taken from EPC) sold in Sept. 2020 for £125,000 which equates to £253 per sq ft (source: zoopla.co.uk).
- A 2 Bed third floor Flat above a shop in nearby West Street (with a floor area of 796 sq ft taken from EPC) is currently for sale with Nesbitt & Sons for £175,000 which equates to £220 per sq ft.





SITUATION

Located close to the junction with North Street in the centre of this well-known town, nearby multiples such as **Iceland** and **Waitrose** and diagonally opposite the **Meridian Shopping Centre**.

Havant is located 6 miles from Portsmouth and 16 miles from Southampton with easy access via the A27 to the National Motorway Network. Havant Station (National Rail), which is within very close walking distance, provides direct access to nearby towns, Gatwick Airport, London Victoria and London Waterloo.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 28 (Ground Floor Shop)	Gross Frontage 18'6" Internal Width 17'6" Shop Depth 29'6" Built Depth 46'0" Plus Rear Yard for 3 cars WC	Age UK (Charity having approx. 450 branches)	10 years from 25th March 2011 (Holding Over - The Lessees have served a s.26 Notice requesting a new 10 year lease at £9,500 p.a. Freeholder responded at £13,000 p.a.)	£11,500	FRI by way of Service Charge - see Special Condition 12.
No. 28a (1st & 2nd Floor Flat)	4 Rooms, Kitchen, Bathroom/WC Area Approx. 880 sq ft			VACANT	

Note 2:

- A first floor Flat above a shop at 38a Market Parade (with a floor area of 495 sq ft taken from EPC) sold in Sept. 2020 for £125,000 which equates to £253 per sq ft (source: zoopla.co.uk).
- A 2 Bed third floor Flat above a shop in nearby West Street (with a floor area of 796 sq ft taken from EPC) is currently for sale with Nesbitt & Sons for £175,000 which equates to £220 per sq ft.

Total: £11,500 plus Vacant Flat

PROPERTY

Forming part of a purpose-built shopping parade comprising a **Ground Floor Shop** with **Rear Extension** and **Rear Yard for 3 cars** and separate rear access via 2 communal staircases to a **Self-Contained Flat** on first and second floors.

The property benefits from the use of a communal rear service area for deliveries and the flat benefits from uPVC windows, gas central heating and a private patio.

Refer to Auctioneers for the virtual tour of Flat 28a.

Note 1: Nos. 20/20a, 22/22a, 24/24a, 26/26a and 32/32a/32b Market Parade are also being offered for sale in this auction – see Lots 4, 5, 6, 7 & 9.



£11,500 p.a. plus Vacant Flat

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

Vendor's Solicitors

Axiom DWFM

Tel: 020 8440 3258 Ref: Martina Ward

Email: m.ward@axiomdwfm.com

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



SITUATION

Located close to the junction with North Street in the centre of this well-known town, nearby multiples such as **Iceland** and **Waitrose** and diagonally opposite the **Meridian Shopping Centre**.

Havant is located 6 miles from Portsmouth and 16 miles from Southampton with easy access via the A27 to the National Motorway Network. Havant Station (National Rail), which is within very close walking distance, provides direct access to nearby towns, Gatwick Airport, London Victoria and London Waterloo.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 32 (Ground Floor Triple Fronted Shop)	Gross Frontage 47'0" Net Frontage 41'0" Built Depth 59'6" (max) WC	lissa Limited (t/a Pizza Hut) (Having 28 branches)	20 years from 17th January 2013	£12,500	FRI by way of Service Charge - see Special Condition 12. Rent Reviews January 2023 (Outstanding - Landlord quoted £16,500 p.a.) and 2028
No. 32a (1st Floor Flat)	3 Rooms, Kitchen, Bathroom/WC Area Approx. 742 sq ft ¹	Individual(s)	1 year from 6th October 2021	£9,000	AST. Holding Over.
No. 32b (2nd Floor Flat)	3 Rooms, Kitchen, Bathroom/WC Area Approx. 742 sq ft ¹	Individual(s)	1 year from 29th April 2022	£9,000	AST. Holding Over.
				Total: £30,500	

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

Note 2:

- A first floor Flat above a shop at 38a Market Parade (with a floor area of 495 sq ft taken from EPC) sold in Sept. 2020 for £125,000 which equates to £253 per sq ft (source: zoopla.co.uk).
- A 2 Bed third floor Flat above a shop in nearby West Street (with a floor area of 796 sq ft taken from EPC) is currently for sale with Nesbitt & Sons for £175,000 which equates to £220 per sq ft.

PROPERTY

Forming part of a purpose built shopping parade comprising a **Ground Floor Triple Fronted Shop** with separate front access to **2 Self-Contained Flats** on first and second floors.

The property benefits from the use of a communal rear service area for deliveries and the flats benefit from uPVC windows.

Note 1: Nos. 20/20a, 22/22a, 24/24a, 26/26a and 28/28a Market Parade are also being offered for sale in this auction – see Lots 4, 5, 6, 7 & 8.



£30,500 per annum

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

Vendor's Solicitors

Axiom DWFM

Tel: 020 8440 3258 Ref: Martina Ward

Email: m.ward@axiomdwfm.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

Occupying a prominent main road position at the junction with Fordbridge Road, in this busy town centre close to such multiples as **Lloyds Pharmacy, Card Factory, Boots, Costa, Londis, Co-op Supermarket** and the town's main multi-storey car park.

Ashford lies on the main B378, enjoying easy access to the A30, the A308 and the M3 at Sunbury, some 5 miles south of Heathrow Airport and 17 miles southwest of Central London.

PROPERTY

Forming part of a modern commercial/residential building comprising a **Self-Contained Office Suite** at first floor level accessed via a shared front entrance.

ACCOMMODATION¹

First Floor Offices

2 Offices, Kitchen, 3 WC's
GIA Approx. 1,475 sq ft

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

VAT is applicable to this Lot

TENURE

Leasehold for a term of 200 years from 25th March 2005 at a peppercorn ground rent.

Offered with Vacant Possession

PLANNING

Refer to the Auctioneers for plans that the Vendor has had drawn up for the conversion of the offices into 2 Self-Contained 2 Bedroom Flats, which will be subject to Planning and Landlord's consent.

Vacant 1,475 sq ft Office

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

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

Bennett Oakley
Tel: 01444 235 232 Ref: Amy Fraser
Email: af@bennettoakley.co.uk



SITUATION

Close to the junction with Sea Grove Avenue in this popular shopping centre with nearby multiples including **Sainsbury's Local**, **Southern Co-op Funeral Care**, **Helping Hands** and a variety of independent traders serving the surrounding residential area.

There is a large public car park to the rear of the property.

Hayling Island is situated on the south coast of England, in the borough of Havant, located between Portsmouth and Chichester.

PROPERTY

A predominantly detached building comprising a **Ground Floor Shop** with a front intercommunicating single storey **Lean-to Retail area** plus internal and separate rear access to a **Self-Contained Flat** on the first floor.

In addition, there is a rear service road for unloading.

ACCOMMODATION

Ground Floor Main Shop

Gross Frontage	31'10" (incl. Lean-to)
Internal Width	18'5"
Shop & Built Depth	57'2"
Plus Lean-to	8'5" x 26'2"
WC	

First Floor Flat

2 Bedrooms, Living Room, Study, Kitchen, Bathroom/WC
(GIA Approx. 850 sq ft)

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on an effectively full repairing and insuring lease to **N. B. & C. N. Patel as a Newsagent, Off-Licence and Convenience Store (with 2 personal Guarantors)** for a term of 10 years from 9th January 2020 at a current rent of **£21,000 per annum** exclusive.

Rent Review and Tenant's Break January 2025

Note 1: There is a 6 week completion.

Note 2: The adjacent property (Nos. 17/19/21) is also being offered for sale in this auction – see Lot 12.

£21,000 per annum

The Surveyors dealing with this property are
John Barnett and Jonathan Ross

Vendor's Solicitors

Bude Nathan Iwanier

Tel: 020 8458 5656 Ref: Daniel Homburger

Email: dh@bnllaw.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 Sea Grove Avenue in this popular shopping centre with nearby multiples including **Sainsbury's Local**, **Southern Co-op Funeral Care**, **Helping Hands** and a variety of independent traders serving the surrounding residential area.

There is a large public car park to the rear of the property. Hayling Island is situated on the south coast of England, in the borough of Havant, located between Portsmouth and Chichester.

PROPERTY

A predominantly detached building comprising **2 Ground Floor Shops** with separate rear access to a **Self-contained Office** running across the entire first floor – **see Note 3**.

In addition, there is a rear service road for unloading.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: There is a 6 week completion.

Note 2: The adjacent property (Nos. 13/15/15a) is also being offered for sale in this auction – see Lot 11.

£32,400 per annum

The Surveyors dealing with this property are
John Barnett and Jonathan Ross

Vendor's Solicitors

Bude Nathan Iwanier

Tel: 020 8458 5656 Ref: Daniel Homburger

Email: dh@bnllaw.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. 17 (Ground Floor Shop)	Gross Frontage Internal Width Shop Depth Built Depth WC	19'10" 18'9" 31'0" 41'1"	Trevdell Limited (t/a Cards 4 Occasions)	10 years from 3rd March 2017 (In occupation since 2006)	£10,400	Effectively FRI Rent Review March 2022 (not yet actioned) The tenant did not exercise the March 2022 Break Clause.
No. 19 (Ground Floor Shop)	Gross Frontage Internal Width Shop Depth Built Depth incl. Chubb ex-bank vault WC	19'10" 18'10" 31'0" 46'9"	Trustees of Brent Lodge Bird & Wildlife Trust Wildlife Hospital (Charity Shop having 4 branches)	5 years from 18th December 2019	£14,000 (rising to £15,000 p.a. in Dec. 2023)	Effectively FRI The tenant did not exercise the December 2022 Break Clause.
No. 21 (First Floor Office)	GIA Approx. 1,590 sq ft incl. WC		Emerson Chase Process Engineering Recruitment Limited (with personal Guarantor)	3 years from 4th September 2009	£8,000	FRI (subject to a schedule of condition) Note 3: There is potential to convert the first floor office to residential, subject to obtaining possession and the necessary consents.
					Total: £32,400	



SITUATION

Located within this established parade serving the surrounding affluent residential area and being opposite the **Bligh's Mews Shopping Centre, Marks & Spencer** and a shopper's car park. Sevenoaks lies approx. 12 miles south of Dartford, 10 miles north of Royal Tunbridge Wells and 20 miles south-east of central London and benefits from excellent road links via the Sevenoaks Bypass which connects with the M25 (Junction 5) and M26.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'10"
Internal Width	16'1"
Shop Depth	18'10"
Built Depth	26'6"

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 **H. Z. Shakoor as a Barbers** for a term of 20 years from May 2023 (renewal of a previous lease – in occupation for approx. 7 years) at a current rent of **£14,000 per annum** exclusive.

Rent Reviews 2027 and 4 yearly

Note 1: There is a £7,000 Rent Deposit held.

Note 2: The adjacent shop (No. 67c) is also being offered for sale in this auction – see Lot 14.

£14,000 per annum

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

Vendor's Solicitors

Bude Nathan Iwanier
Tel: 020 8458 5656 Ref: Samuel Iwanier
Email: si@bnilaw.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 established parade serving the surrounding affluent residential area and being opposite the **Bligh's Mews Shopping Centre, Marks & Spencer** and a shopper's car park. Sevenoaks lies approx. 12 miles south of Dartford, 10 miles north of Royal Tunbridge Wells and 20 miles south-east of central London and benefits from excellent road links via the Sevenoaks Bypass which connects with the M25 (Junction 5) and M26.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'3"
Internal Width	15'7"
Shop & Built Depth	18'8"

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 **R. Sopal as a Cobblers** for a term of 5 years from 3rd August 2018 at a current rent of **£11,000 per annum exclusive** – see Note 1.

Note 1: Terms have been agreed and solicitors instructed for a new 10 year lease at £13,500 p.a. with a one month rent free period, a tenant's break at the end of the fifth year and four yearly rent reviews.

Note 2: The tenant did not operate his 2020 Break Clause.

Note 3: There is a £2,750 Rent Deposit held.

Note 4: The adjacent shop (No. 67b) is also being offered for sale in this auction – see Lot 13.

£11,000 p.a. – see Note 1

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

Vendor's Solicitors

Bude Nathan Iwanier
Tel: 020 8458 5656 Ref: Samuel Iwanier
Email: si@bnilaw.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 close to the junction with Anson Road in this well-known retail thoroughfare nearby multiples such as **Costa, Cats Protection, Coop Funeralcare** and **Coral** and a host of independent traders all serving this popular location approx. 5 miles north-west of Central London.

PROPERTY

Forming part of a mid-terrace building comprising a **Ground Floor Café**.

ACCOMMODATION

Ground Floor Café

Gross Frontage	15'6"
Internal Width	14'3"
Shop Depth	34'5"
Built Depth	40'0"
Plus WC and Lean-to Storage	6'3" x 15'9"

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 30th July 2021 at a peppercorn ground rent.



TENANCY

The property is let on a full repairing and insuring lease to **M. D. Yamani t/a Café Prego** for a term of 9 years from 1st January 2023 (**renewal of a previous lease**) at a current rent of **£17,500 per annum** exclusive.

Rent Reviews 2026 and 3 yearly.

£17,500 per annum

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

Vendor's Solicitors

Shoosmiths

Tel: 03700 868 832 Ref: Daniel Halstead

Email: daniel.halstead@shoosmiths.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'**

Lot 16

**36–40 Updown Hill, Windlesham,
Surrey GU20 6DX**

***Reduced Guide: £1,400,000+**
3 Shops and 5 Flats (4 Vacant & 1 AST)
2 month completion



SITUATION

Located close to the corner with Windle Close on the B386 road between Bagshot and Sunningdale, within this popular village setting, serving the surrounding densely populated residential community. Windlesham enjoys excellent road communications with the A322 which links to the M3 (Junction 3) and lies approx. 2 miles east of Bagshot, 4 miles south-west of Sunningdale, 4 miles north of Ascot and 28 miles south-east of Central London.

PROPERTY

An attractive detached mixed use development comprising **3 Ground Floor Shops** with separate rear access via an architecturally designed staircase to **5 Self-Contained Flats** on first and second floor level. The first floor flats have recently undergone a complete refurbishment and the second floor flats were only constructed in 2020. There is customer parking at the front for 6 cars plus side vehicular access to a rear parking area for up to 9 cars.

VAT is NOT applicable to this Lot

FREEHOLD

Refer to Auctioneers for the virtual tour of Flat B (No. 4).



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

£69,500 p.a.
Plus 4 Vacant Flats

The Surveyors dealing with this property are
John Barnett and Jonathan Ross

Joint Auctioneers
Latitude Estates Ltd
Tel: 07943 430 614 Ref: Charles Teff
Email: info@cyproperties.co.uk

Vendor's Solicitors
Bude Nathan Iwanier
Tel: 020 8458 5656 Ref: Booky Dubiner
Email: bd@bnllaw.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'**

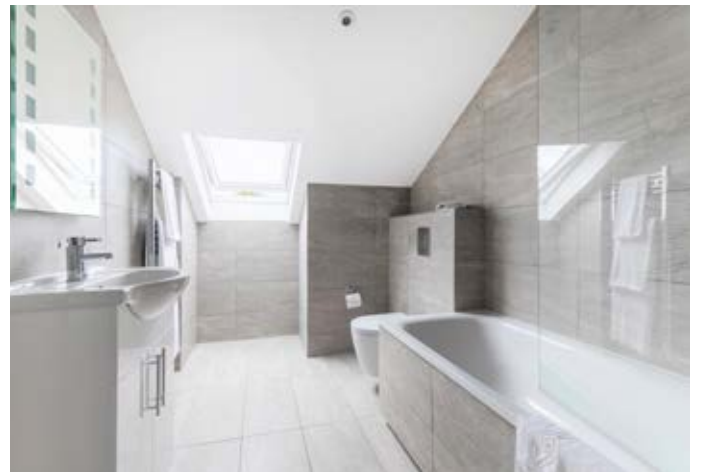
TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 36 (Ground Floor Shop)	Gross Frontage Internal Width Shop Depth Built Depth WC	17'0" 15'10" 30'6" 40'0"	L. C. Baldwin (Gift Shop)	10 years from 20th April 2020 (Renewal of a previous lease – in occupation for at least 9 years)	£18,500	FRI by way of Service Charge Rent Review & Tenant's Break 2025 £4,600 Rent Deposit held.
No. 38 (Ground Floor Shop)	Gross Frontage Internal Width Shop Depth Built Depth WC	17'0" 15'11" 31'0" 40'0"	A. Martin (Hair Salon)	10 years from 20th April 2020 (Renewal of a previous lease – in occupation for approx. 15 years)	£18,500	FRI by way of Service Charge Rent Review & Tenant's Break 2025 £4,625 Rent Deposit held.
No. 40 (Ground Floor Shop)	Gross Frontage Internal Width Shop Depth Built Depth WC	17'0" 16'0" 33'9" 40'0"	K. A. Walt (Beauty Salon)	10 years from 19th March 2021 (Renewal of a previous lease – in occupation for at least 9 years)	£17,500	FRI by way of Service Charge Rent Review 2026
Flat A (Also known as Flat 1) (First Floor)	2 Bedrooms, Living Room/Kitchen, Bathroom/WC ¹				VACANT	See Note 1.
Flat B (Also known as Flat 4) (First Floor)	2 Bedrooms, Living Room/Kitchen, Bathroom/WC				VACANT	See Note 1.
Flat C (Also known as Flat 5) (First Floor)	2 Bedrooms, Living Room/Kitchen, Bathroom/WC ¹		Individual	1 year from 25th November 2022	£15,000	AST
Flat D (Also known as Flat 2) (Second Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC ¹				VACANT	See Note 1.
Flat E (Also known as Flat 3) (Second Floor)	2 Bedrooms, Living Room/Kitchen, Bathroom/WC ¹				VACANT	See Note 1.
Note 1: Some flats have been previously let on ASTs at £1,400 pcm (£16,800 p.a.). In addition, 4 flats have recently been let as Airbnb's at £1,540 pcm per flat.					Total: £69,500 plus 4 Vacant Flats	
Note 2: The purchase may benefit from Stamp Duty Land Tax Relief for Multiple Dwellings – Applicants should consult their own advisors in this respect.						

Rear of Property



Rear Car Park





SITUATION

Located off Nether Street, running parallel to Ballards Lane in this densely populated residential area within easy reach of the excellent shopping and transport facilities of North Finchley. The property is conveniently located less than a mile from West Finchley Underground Station (Northern Line) and approx. 10 miles north of central London.

PROPERTY

Comprising a single storey **Ground Floor Office** benefitting from gas fired central heating.

ACCOMMODATION

Ground Floor Office

Office
Kitchen
WC

GIA Approx. 254 sq ft

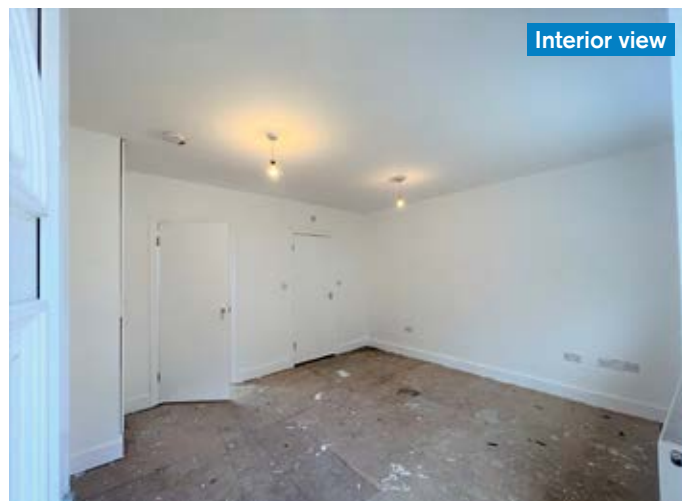
VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: The property has a Rateable Value of £6,500, therefore it is eligible for Small Business Rate Relief.

Note 2: An occupier can apply to Barnet Council for a Business Parking Permit.

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



Interior view

Vacant Freehold Office

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

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

Debenhams Ottaway
Tel: 01923 857 171 Ref: Kat McDonagh
Email: khm@debenhamsottaway.co.uk



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



SITUATION

In the centre of Leominster, which is a historic market town lying approximately 15 miles north of Hereford and 22 miles west of Kidderminster. The property is located just off West Street which includes multiples such as **Specsavers**, **Halifax** and **Scrivens** and is opposite a large **Co-operative Supermarket** and an **Aldi** (with a free 90 minute car park for shoppers) and the town's Bus Station. **In addition, Black Swan Walk is the main pedestrianised link between the Co-operative Supermarket and the town centre.**

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** with internal access to an **Office/Store Room** on the first floor. The property benefits from rear access.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	13'3"
Internal Width	12'8"
Shop Depth	25'6"

First Floor

Office/Store Room	15'2" x 7'0"
WC	

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

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



The Property

Vacant Shop & Upper

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

Joint Auctioneers

Jonathan Wright Estate Agents
Tel: 01568 616 666 Ref: Jonathan Wright
Email: post@jonathanwright.co.uk

Vendor's Solicitors

Taylor Rose MW
Tel: 020 3540 4444 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

Located at the junction with Bishops Way and occupying a prominent trading position directly opposite Cambridge Heath Rail Station being amongst a variety of local take-away and convenience store operators. In addition, the property is just a few doors away from **The Green House which is a 48,255 sq ft fully-serviced award-winning eco-workspace.**

Cambridge Heath is a popular vibrant area located under 2 miles north-east of the City of London.

PROPERTY

Forming part of an attractive corner building comprising a **Ground Floor Coffee Shop** with front and rear sections as well as internal access to a **Basement**.

ACCOMMODATION

Ground Floor Coffee Shop

Gross Frontage	19'0" (incl. splay)
Return Frontage	35'3"
Internal Width	16'11" (front section)
Built Depth	44'1"
Front Section Area	Approx. 265 sq ft
Rear Section Area	Approx. 160 sq ft
Plus Kitchen and WC	

Basement (5'9" restricted head height)

Storage Area	Approx. 260 sq ft
--------------	-------------------

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 15th December 2017 at a peppercorn ground rent with a capped service charge at £850 p.a. rising by 3% p.a. until February 2025 excl. building insurance.

TENANCY

The property is let on an effectively full repairing and insuring lease by way of service charge (capped at £850 p.a. rising by 3% p.a. until February 2025 excl. building insurance) to **Nkora Limited (with personal guarantor) as a Coffee Shop (having 5 branches – visit: www.nkora.co.uk)** for a term of 20 years from 28th February 2017 at a current rent of **£26,269.15 per annum exclusive rising by 3% p.a. compound.**

Tenant's Break any time from February 2025 onwards, subject to 6 months prior notice.

Note 1: There is a £1,833.33 Rent Deposit held.

Note 2: The lease is outside s.24–28 of the L & T Act 1954.

£26,269_{p.a.} rising by 3%_{p.a.} compound

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

Vendor's Solicitors

Hutchins & Co
Tel: 020 8986 3911 Ref: Aliosman Halil
Email: ah@hutchinslaw.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 close to the junction with Bourne Way in this well established local parade which includes a **Costcutter** and close to a host of local traders, all serving the surrounding sought after residential area. Hayes Railway Station is under 1 mile away and Bromley town centre is only approx. 3 miles to the north.

West Wickham lies some 12 miles south-east of London midway between Croydon and Bromley.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'0"
Internal Width	15'9"
Shop Depth	27'4"
Built Depth	38'11"
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 a full repairing and insuring lease to **Hair By Nese Ltd as a hair and beauty salon** for a term of 15 years from 9th August 2022 at a current rent of **£14,000 per annum** exclusive.

Rent Review 2027

Note: There is a £3,500 Rent Deposit held.



£14,000 per annum

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

Vendor's Solicitors

Patron Law

Tel: 020 8090 3823 Ref: Mendy Lawrence

Email: mendy.lawrence@patronlaw.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 close to the junction with Morning Lane in this established shopping parade, nearby branches of **Tesco**, **Coral** and **Post Office** and a wide variety of independent retailers, cafés and restaurants. The property is conveniently located for Homerton, Hackney Central and London Fields (Overground) Stations, approximately 2½ miles north-east of the City of London.

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** with internal access to a **Self-Contained Flat** on the first floor. The flat roof above the front of the shop has been used as a roof terrace, which is accessible through a window at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	13'8"
Internal Width	13'2"
Shop Depth	40'0"
Built Depth	70'5"
WC	
GIA	Approx. 926 sq ft

First Floor Flat

Open Plan Bedroom/Living Room,	
Kitchen, Bathroom/WC	
GIA	Approx. 383 sq ft
Total GIA	Approx. 1,309 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

PLANNING

On 27th October 2021 Hackney Council granted Planning Permission for 'Erection of roof and first floor extension and alterations to elevations at upper floors to provide additional bedroom' (Ref: 2021/2477). The Planning will increase the size of the flat by way of the construction of a second floor comprising a Bedroom and Bathroom.

Refer to Auctioneers for Plans and Documentation.

Note 1: There is potential to create a separate front street access to the Flat as per the adjoining units, subject to obtaining the necessary consents.

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

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

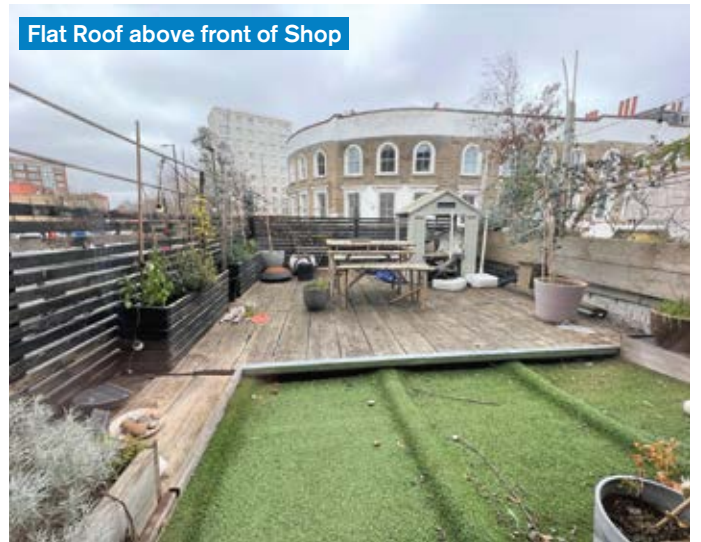
Vacant Shop & Flat with Planning

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

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

YVA Solicitors
Tel: 020 8445 9898 Ref: Andrew Petrou
Email: aap@yvasolicitors.com



Lot 22

17 Cross Street, Oswestry,
Shropshire SY11 2NF

***Guide: £100,000**

Gross Yield 9.5%

In same ownership for over 26 years
6 week completion



SITUATION

Located on one of the town's main retail thoroughfares close to the junction with Leg Street, adjacent to **Barnardo's** and amongst such other multiples as **Coral, Sports Direct, Poundland, Hays Travel** and many more.

Oswestry is an established market town located approx. 35 miles west of Stoke-on-Trent and approx. 15 miles north-west of Shrewsbury benefitting from good road links via the A5/M54.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** and **Basement** with internal and separate side access to **Studios, Offices** and **Ancillary Accommodation** on the first and second floors. The property benefits from an **8 Person Passenger Lift**.

VAT is applicable to this Lot

FREEHOLD

Note 1: No. 23 Cross Street is also being offered for sale in this auction – see Lot 23.

Interior View of the 1st Floor Studio



£9,500

p.a. (see Note 2)

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

Joint Auctioneers

Andrew Dixon and Company
Tel: 01952 521 000 Ref: Simon Beedles
Email: simon@andrew-dixon.co.uk

Vendor's Solicitors

Lawrence Stephens Limited
Tel: 020 7563 1552 Ref: David Freedman
Email: dfreedman@lawstep.co.uk

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



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop and Basement	Ground Floor Shop Gross Frontage 24'0" Internal Width 20'6" Shop Depth 49'2" Built Depth 68'6" WC Basement Area Approx. 1,155 sq ft	Designs in Mind C.I.C (Art & Design Studio) (Visit: www.designsinmind.co.uk) (Designs in Mind also occupy the 1st & 2nd floors)	From 1st May 2021 to 31st March 2027	£8,500 (See Note 2)	FRI by way of Service Charge (subject to a Schedule of Condition). Rent Review April 2024. Tenant's Break March 2024. Note 2: The Tenant refurbished the entire ground floor and installed a new shop front in 2022. In return the Tenant is paying half rent until 1st August 2023 and the Vendor will top up this rent shortfall on completion.
1st & 2nd Floors	First Floor Studio Area Approx. 1,174 sq ft Office (not measured), 2 WCs Second Floor Studio, 2 Offices, Storeroom Area Approx. 1,211 sq ft WC	The Project Group (Oswestry) Ltd t/a Designs in Mind (Visit: www.designsinmind.co.uk) (Designs in Mind also occupy the Ground and Basement)	20 years from 19th September 2005	£1,000	FRI by way of Service Charge. Rent Reviews 2015 & 2020 (not actioned). Note 3: The lift shaft within the ground and basement is also demised to the Tenant.
				Total: £9,500	



SITUATION

Located on one of the town's main retail thoroughfares close to the junction with Leg Street opposite **British Red Cross** and amongst such multiples as **Barnardo's, Coral, Sports Direct, Poundland, Hays Travel** and many more. Oswestry is an established market town located approx. 35 miles west of Stoke-on-Trent and approx. 15 miles north-west of Shrewsbury benefitting from good road links via the A5/M54.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop and Basement** with internal access to **Ancillary Accommodation** on the first, second and third floors. In addition, the property benefits from pedestrian rear access via Star Passage.

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 **House of Jumble and the Comic Vault Ltd t/a Time Invaders (Comics & Café)** for a term of 6 years from 20th December 2019 at a current rent of **£9,500 per annum** exclusive.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	22'5"
Internal Width	20'3"
Rear Width	10'4"
Shop Depth	54'3"
Stairs up to Kitchenette	
Built Depth	73'2"
Area Approx.	840 sq ft
2 WCs	

Basement

Area	Approx. 489 sq ft
------	-------------------

First Floor Ancillary

2 Rooms Area	Approx. 474 sq ft
--------------	-------------------

Second Floor Ancillary

3 Rooms Area	Approx. 445 sq ft
--------------	-------------------

Third Floor Ancillary

3 Rooms Area	Approx. 365 sq ft
--------------	-------------------

Total Area	Approx. 2,613 sq ft
-------------------	----------------------------

Note 1: There is a £2,500 Rent Deposit held.

Note 2: The Tenant did not exercise their December 2022 Break Option.

Note 3: No. 17 Cross Street is also being offered for sale in this auction – see Lot 22.

£9,500 per annum

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

Joint Auctioneers

Andrew Dixon and Company
Tel: 01952 521 000 Ref: Simon Beedles
Email: simon@andrew-dixon.co.uk

Vendor's Solicitors

BP Collins LLP
Tel: 01753 889 995 Ref: Emily Halley
Email: emily.halley@bpcollins.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'**

View up Cross Street



Interior of Shop



Lot 24

26 Market Street, Crewe,
Cheshire CW1 2EL

***Reduced Guide: £175,000**

Gross Yield 12.5%
In same ownership for approx. 28 years
6 week completion



SITUATION

Located close to the junction with the pedestrianised Market Square in the town centre, opposite **NatWest**, adjacent to **Coral** and **Nationwide**, and nearby branches of **HSBC**, **Subway**, **Barclays**, **Costa**, **New Look** and many other multiples.

Crewe is a large town which lies approx. 12 miles north-west of Stoke-on-Trent and 25 miles south-east of Chester with good road access to the M6 (Junctions 16 & 17). Crewe Station is a major junction on the West Coast Main Line and serves as a rail gateway for North West England.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to **Ancillary Accommodation** on first and second floors - see Note

ACCOMMODATION

Ground Floor Shop

Gross Frontage	22'5"
Internal Width	22'0" (max)
Shop Depth	56'1"
Built Depth	73'10"
2WCs	

First Floor Ancillary

GIA Approx. 739 sq ft

Second Floor Ancillary

GIA Approx. 719 sq ft incl. WC

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 **Atos IT Services UK Limited** (See Tenant Profile) for a term of years from 1st August 2020 until 1st March 2029 (by way of a reversionary Lease - in occupation since 2015) (excl. s.24-28 of L&T Act 1954) at a current rent of **£25,000 per annum** exclusive.

Rent Review 2026

Tenant's Breaks 2024 and 2026

TENANT PROFILE

The Tenant is a subsidiary of Atos which brands itself as a global leader in digital transformation with 111,000 employees in 69 countries. It operates this property as a Personal Independence Payment (PIP) Consultation Centre. These centres are used for the independent assessment of cases of health conditions and disabilities on behalf of The Department of Work and Pensions (DWP).

Note: The Tenant does not currently utilise the first and second floors, which are in need of complete refurbishment – Video Tour available from Auctioneers.

£25,000

 per annum

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

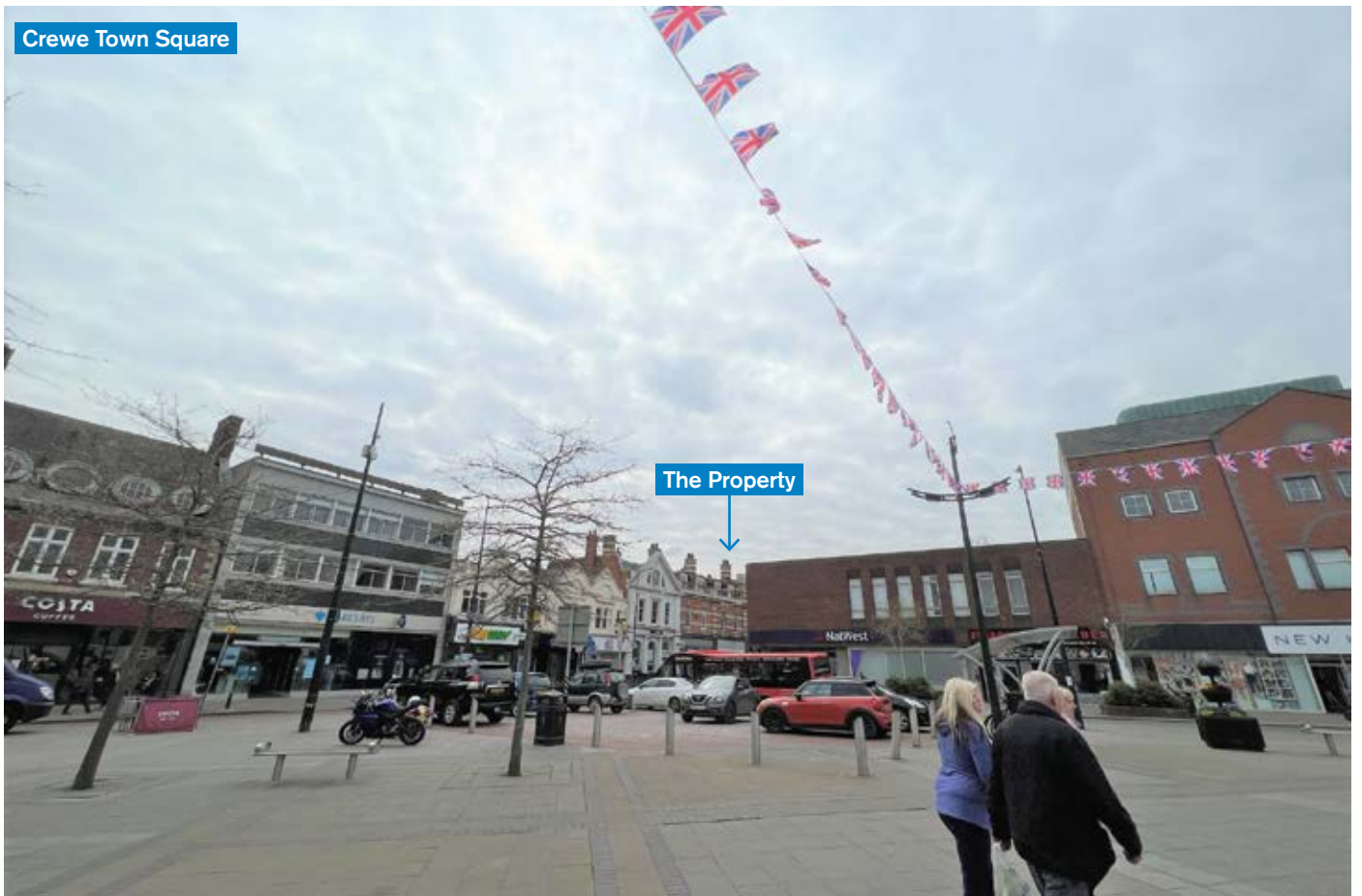
Joint Auctioneers

Andrew Dixon and Company
Tel: 01952 521 000 Ref: Simon Beedles
Email: simon@andrew-dixon.co.uk

Vendor's Solicitors

Lawrence Stephens Limited
Tel: 020 7563 1552 Ref: David Freedman
Email: dfreedman@lawstep.co.uk

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



Lot 25

8 North Street, Leighton Buzzard,
Bedfordshire LU7 1EN

***Guide: £100,000**

Gross Yield 10%
6 week completion



SITUATION

Occupying a prominent position close to the junction with the pedestrianised Market Square and High Street, nearby branches of **Taylor's Estate Agents, Timpson, Iceland** and **Santander** as well as a variety of independent retailers.

Leighton Buzzard is an attractive market town situated 12 miles north-west of Luton and 8 miles south of Milton Keynes, with excellent transport links being well served by the A5 and 9 miles from the M1 motorway (Junction 11A).

PROPERTY

Forming part of a mid-terrace Grade II Listed building comprising a **Ground Floor Commercial Unit** currently used as offices.

ACCOMMODATION

Ground Floor Commercial Unit

Gross Frontage	15'4"
Internal Width	14'1"
narrowing at rear to	6'11"
Built Depth	28'8"
WC	

VAT is 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 a full repairing and insuring lease to **Tradeupgrade Ltd (with 2 personal guarantors) (construction company)** for a term of 10 years from 12th December 2022 at a current rent of **£10,000 per annum** exclusive.

Rent Review 2027

£10,000 per annum

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

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'**





SITUATION

Located in the heart of the town centre within this busy pedestrianised thoroughfare amongst such multiples as **Greggs, Holland & Barrett, Boots, Barclays, Poundstretcher** and others.

Worksop is located approx. 15 miles east of Sheffield and 23 miles north of Nottingham, enjoying excellent road access to the M1 (Junction 31) via the A57.

VAT is NOT applicable to this Lot

FREEHOLD

PROPERTY

An attractive mid-terraced building comprising a **Deep Ground Floor Shop** with separate front access to **Self-Contained Offices** at first floor level. In addition, the property includes a garden/yard area at the rear.

Note 1: There may be potential to convert the first floor Offices into residential, subject to obtaining possession and the necessary consents.

£25,050 p.a. (see Note 2)

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

Vendor's Solicitors

Stephen Murray & Co
Tel: 020 8997 9669 Ref: Nigel Penzer
Email: irogers@stephenmurrayandco.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 Internal Width Shop Depth Built Depth Area Approx. Incl. 3 WCs	25'3" 22'3" (max) 69'0" 83'7" 1,480 sq ft	Done Brothers (Cash Betting) Ltd t/a Betfred (Having approx. 1,470 branches)	10 years from 24th June 2013	£20,250	FRI
First Floor Offices & Rear Yard	2 Offices & Storage Area Approx. WCs	1,255 sq ft ¹	M. Coe (Photographic Studio)	3 years from 27th October 2014 (Holding over – see Note 2)	£4,800 (see Note 2)	Repairing and Insuring subject to a photographic schedule of condition. Note 2: The tenant has given notice to end the tenancy on 23rd June 2023 and he has not been paying rent. The Vendor is dealing with the arrears and the Purchaser will not be liable to pay for the arrears relating to this tenancy.
					Total: £25,050 (see Note 2)	

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



SITUATION

Located close to the junction with Roper Street, in the heart of the town's main pedestrianised retail thoroughfare, adjacent to **Superdrug** and amongst other multiples such as **Specsavers, Timpson, Coral, Admiral, Boots Opticians, Card Factory, Greggs, Costa, Poundland**, and others.

Whitehaven is a market town and major commercial centre in West Cumbria, located within approx. 7 miles of the Lake District National Park and 6 miles south of Workington, with rail access via Whitehaven Mainline Station.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first and second floors (**See Planning**).

In addition, the property benefits from separate rear access via Strand Street.

ACCOMMODATION¹

Ground Floor Shop

Area Approx. 685 sq ft

WC

First Floor

Storage Area Approx. 638 sq ft

Second Floor

Storage/Kitchen Area Approx. 464 sq ft

Total Area

Approx. 1,787 sq ft

¹Not inspected by Barnett Ross. Areas from VOA.

VAT is applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

PLANNING

Planning Permission was granted on 29th January 2021 by Copeland Borough Council for 'Conversion and change of use of the first and second floors into 2 No. one bedroomed apartments (Use Class C3)'. Ref: 4/20/2453/0F1.

Plans and documentation available from Auctioneers.

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

Vacant Shop and Uppers with Planning

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

Vendor's Solicitors

BSG Solicitors LLP

Tel: 020 8343 4411 Ref: Jeremy Swerner

Email: jeremy@bsgsolicitors.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'**



**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 13th July 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.

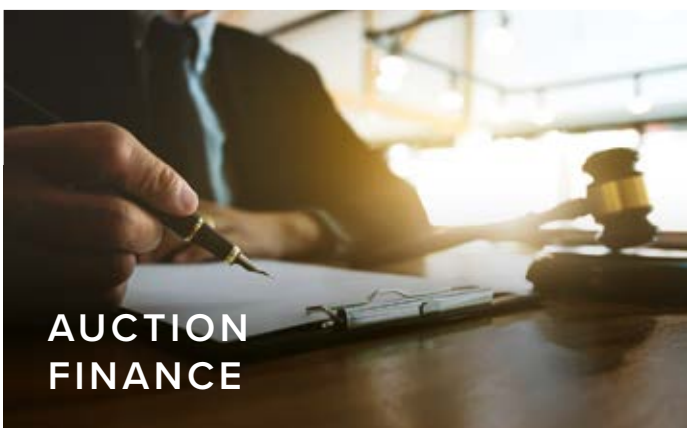
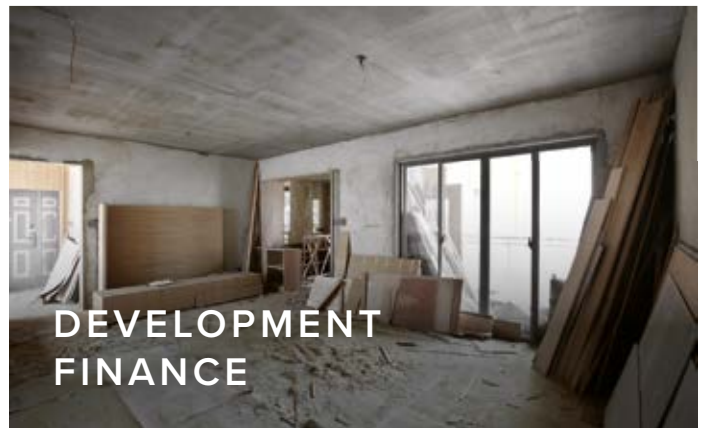
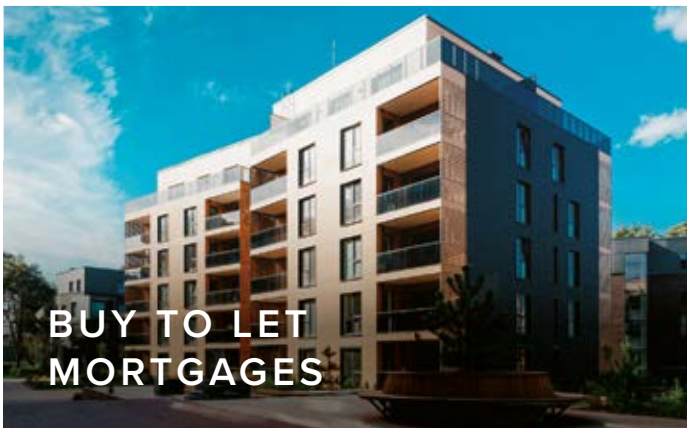


**If you would like to sell your property in our
Thursday 13th July Auction, we will
need your instructions soon.**

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

WE MAKE IT *happen*

☎ 0333 414 1490
✉ finance@spf.co.uk
🌐 spf.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