

**Barnett
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Auctioneers

Online Auction

Thursday 14th September 2023
commencing at 12pm

T: 020 8492 9449



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Meet the team.



John Barnett FRICS
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Samantha Ross
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Order of Sale Thursday 14th September 2023

Commencing 12.00pm

Lot

1	218 Middle Lane	Crouch End	London N8
2	69 Askew Road	Shepherd's Bush	London W12
3	23/25 Coldharbour Road, Redland	Bristol	Avon
4	83/85 Uxbridge Road	Stanmore	Middlesex
5	87-89 The Esplanade	Weymouth	Dorset
6	15a Warminster Road	Westbury	Wiltshire
7	34 & 36 Craven Park Road	Harlesden	London NW10
8	488 Lea Bridge Road	Leyton	London E10
9	27/29 Whitehorse Lane	Thornton Heath	London SE25
10	67c London Road	Sevenoaks	Kent
11	690 High Road	North Finchley	London N12
12	18 High Street and Flats 2 & 4 West St Helen Street	Abingdon	Oxfordshire
13	1-4 Honey Yard, East Street & 3/3a High Street	Chesham	Buckinghamshire
14	19/19a Highbridge Street	Waltham Abbey	Essex
15	21/21a Highbridge Street	Waltham Abbey	Essex
16	21 Chessing Court, Fortis Green	East Finchley	London N2
17	20 Hamilton Square, Sandringham Gardens	Finchley	London N12
18	Site of St Andrew's United Reformed Church, 1 Victoria Street,	Crook	Co. Durham

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Contact John Barnett FRICS
(Registered Valuer)
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020 8492 9449



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NACFB
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Lot 1

218 Middle Lane, Crouch End,
London N8 7LA

***Guide: £650,000+**
In same ownership for over 15 years
Ground Floor Take-Away and 2 Flats
8 week completion



SITUATION

Located close to the junction with High Street amongst a variety of local traders serving this popular and sought after residential area. The multiple shopping facilities in The Broadway and Hornsey Rail Station are both approx. ½ mile distant.

In addition, the property is opposite Priory Park and Alexandra Palace is within close proximity.

Crouch End lies between Muswell Hill and Hornsey approx. 6 miles north of central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Take-Away** with separate front access to **2 Self-Contained Flats (2 × 1 Bed)** on the first and second floors.

Both flats benefit from gas central heating and entryphone.

Refer to Auctioneers for the Floor Plans and Video Tours of the flats.

VAT is NOT applicable to this Lot

FREEHOLD



£47,200 per annum

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

Joint Auctioneers

ESTATE MANAGEMENT
LONDON

Estate Management London

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Email: s.weinast@emluk.com

Vendor's Solicitors

Ingram Winter Green LLP

Tel: 020 7845 7400 Ref: Geraldine Paletz

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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 Take-Away	Gross Frontage 17'4" Internal Width 12'6" Shop Depth 23'2" Built Depth 43'7" WC	J. Uddin & A. Hoque (Indian Takeaway)	15 years from 9th July 2021	£16,000	FRI by way of service charge. Rent Reviews 2026 and 2031. £4,000 Rent Deposit held.
First Floor Flat	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 358 sq ft)	2 Individuals	1 year from 18th March 2023 (In occupation since 2019)	£15,600	AST £1,211.54 Rent Deposit held.
First & Second Floor Flat	First Floor Entrance Hall Second Floor 1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 506 sq ft)	Individual	1 year from 2nd May 2023 (In occupation since 2020)	£15,600	AST £1,269.23 Rent Deposit held.
				Total: £47,200	



SITUATION

Located close to the junction with Becklow Road amongst such other multiple retailers as **Tesco Express**, **Gail's**, **Costa**, **Marsh & Parsons**, **Co-op Supermarket** and **Nisa** together with a host of independent retailers all serving the surrounding residential population and being approx. 1 mile from Goldhawk Road Underground Station (Circle and Hammersmith & City Lines).

Shepherd's Bush has undergone considerable regeneration in recent years including the Westfield Shopping Centre development as well as a number of high end residential developments and is only approx. 4 miles west from central London via the A40.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to **3 Self-Contained Flats (1 x 2 Bed and 2 x 1 Bed)** on rear ground, first, second and third floors.

Each flat benefits from gas central heating and uPVC double glazing.

Refer to Auctioneers for the Floor Plans and Video Tours of the flats.

VAT is NOT applicable to this Lot

FREEHOLD

£60,600 per annum

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

Joint Auctioneers ESTATE MANAGEMENT
LONDON
Estate Management London
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Vendor's Solicitors
Ingram Winter Green LLP
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Email: michaelcompton@iwg.co.uk

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

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'4" Internal Width 10'11" (max) Shop Depth 25'10" WC	S. Heder (Balkan Grocers)	15 years from 10th January 2023	£12,000	FRI by way of service charge. Rent Reviews & Tenant's Breaks 2028 and 2033.
Flat A (Ground & First Floor Flat)	Ground Floor Living Room/Kitchen, WC First Floor Bedroom with ensuite Bathroom/WC (GIA Approx. 419 sq ft)	Individual	1 year from 28th January 2023	£15,600	AST £1,347.69 Rent Deposit held.
Flat B (First & Second Floor Flat)	First Floor Living Room/Kitchen Second Floor 2 Bedrooms, Bathroom/WC (GIA Approx. 568 sq ft)	2 Individual	1 year from 28th September 2022 (In occupation since at least 2017)	£16,800	AST
Flat C (Second & Third Floor Flat)	Second Floor Entrance Hall Third Floor Bedroom, Living Room/Kitchen, Shower Room/WC (GIA Approx. 356 sq ft)	Individual	1 year from 1st July 2023 (In occupation since July 2022)	£16,200	AST £1,500 Rent Deposit held.
				Total: £60,600	



SITUATION

Located close to the junction with Redland Road within this highly sought after residential area, near to local schools, Redland BR Station and the Parkland open space known as Durdham Downs, and only 1 1/2 miles north of Bristol University Campus and 2 miles north of the City Centre.

Bristol is a major commercial and financial centre with fast links to the M4 and M5, only 12 miles north-west of Bath and 40 miles west of Swindon.

PROPERTY

A **Detached L-shaped Office Building** of brick and stone construction planned on ground and first floors, with replacement windows throughout and off-street parking at the front and side for 9 cars.

ACCOMMODATION

Site Width	110 feet
Site Depth	75 feet
Site Area	Approx. 6,000 sq.ft (0.14 Acres)

Ground Floor

5 Offices, Kitchen, Store Room, 2 WCs Approx. 1,636 sq ft

First Floor

4 Offices, Kitchen, 4 WCs plus Shower Approx. 1,519 sq ft

Total NIA **Approx. 3,155 sq ft**

Total GIA **Approx. 4,676 sq ft**

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 **Air Quality Consultants Limited** (having Office locations also in London and Warrington) for a term of 6 years from 1st January 2020 (**in occupation since 2008**) at a current rent of **£52,000 per annum** exclusive.

Tenant's Break 1st January 2025 on 6 months' notice.

Note 1: The lessees are looking to relocate into the City Centre which will probably mean that they will activate their January 2025 break clause if they find new premises.

This will unlock the clear potential to redevelop the site into possibly 3 or 4 terraced houses similar to the development diagonally opposite the property (see photo), subject to planning and possession.

Note 2: There is an 8 week completion.

Note 3: Refer to Auctioneers for the floor plans.

£52,000 per annum

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

Vendor's Solicitors

SMR Solicitors

Tel: 01243 780 211 Ref: Sarah Evans

Email: sarahevens@smrsolicitors.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'**



First Floor Main Office



Ground Floor Meeting Room



Ground Floor Break Room



New Development Opposite the Property





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SITUATION

Located close to the roundabout with Kenton Lane and Clamp Hill in this well established retail parade nearby a **Miller & Carter Steakhouse**, a **Premier Convenience Store** and a variety of independent traders. Stanmore is a prosperous suburb of north London, located between Edgware and Hatch End enjoying excellent transport links via Stanmore and Canons Park Underground Stations (Jubilee Line) and nearby the A41 and the M1 (Junction 4), approximately 10 miles from central London.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate front and rear access to a **Self-Contained Flat** on the first and second floors with gas central heating. In addition, the property includes a 12'6" deep forecourt.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'0"
Internal Width	15'3"
Shop Depth	26'10"
Built Depth	34'0"
WC	

First & Second Floor Flat

First Floor: 2 Rooms, Kitchen, sep. WC
Second Floor: 3 Rooms, Bathroom/WC
(GIA of Flat Approx 990 sq ft)

VAT is NOT applicable to this Lot



FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Parkers Residential Limited (with 2 personal guarantors) as Estate Agents** for a term of 10 years from 6th February 2016 at a current rent of **£20,000 per annum** exclusive.

Note: The flat is sublet at £20,040 p.a. (£1,670 pcm).

£20,000 per annum

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

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'**



The Property



SITUATION

Occupying a prominent beach front location only 100 yards from the prime retailing in Weymouth Town Centre and multiples such as **McDonalds, KFC, Sports Direct** and **Matalan**. Weymouth is a popular and attractive South Dorset coastal resort, which benefits from high levels of tourism in the summer months and enjoys good road access from the A35 via the A354.

PROPERTY

An attractive terraced property (No. 89 in Grade II Listed) comprising **3 Ground Floor Shops (refurbished in 2020)** with a large front forecourt (25' deep), plus separate front access to **Basement Storage**, and a further separate front access to **6 Self-Contained Flats** on the upper floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION¹

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No.87 Ground Floor Shop	Ground Floor Shop Area Approx. 480 sq ft	V Hughes (Beautician)	3 years from 1st July 2022	£12,000	
No.88 Ground Floor Shop	Ground Floor Shop Area Approx. 453 sq ft	J Smith (Café)	3 years from 19th January 2022	£12,000	
No. 89 Ground Floor Shop	Ground Floor Shop Area Approx. 338 sq ft	S Sandhu (Convenience Store)	5 years from 1st October 2022	£10,000 (See Note)	Note: Current rent is £8,000 rising to £10,000 in October 2024. The vendor will top up the rent at completion.
No 89 Basement	Not Measured			VACANT	
First and Second Floor Flats	6 Flats	Brownseabuild 2 Limited	999 years from 17th February 2020	Peppercorn	
				Total: £34,000	

¹ All floor areas have been supplied by the vendors.

£34,000 per annum

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

Vendor's Solicitors

Axiom DWFM
Tel: 020 8951 6989 Ref: Jaymini Ghelani
Email: j.ghelani@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 position at the roundabout with Haynes Road (A350) in the town centre, approx. 150 yards from **Aldi**, approx. 200 yards from the town's **Shopping Centre** and amongst a variety of independent traders.

Westbury is located north of Warminster, south of Trowbridge and approximately 11 miles south-east of Bath and is served by Westbury Rail Station (GWR).

PROPERTY

A semi-detached building comprising a **Ground Floor Shop** with separate rear access to **3 Self-Contained Flats** on rear ground and first floor level. The property includes **5 Parking Spaces** at the rear.

VAT is NOT applicable to this Lot

FREEHOLD

Note: 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.



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£7,650 per annum

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

Joint Auctioneers

Trovant Capital Limited
Tel: 020 7993 8789 Ref: Alistair Kent
Email: alistair@trovant.co.uk

Vendor's Solicitors

The Harkalm Group
Tel: 020 7435 2535 Ref: Jonathan Green
Email: jgreen@harkalm.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 The Rear Parking Area



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 35'9" Internal Width 30'9" Shop Depth 18'10" Built Depth 44'9" Area Approx. 715 sq.ft. WC Parking for 2 Cars	Sequence (UK) Limited (t/a Allen & Harris with over 40 branches) (See Tenant Profile)	5 years from 30th August 2019	£7,500	FRI by way of service charge. The Tenant did not exercise their 2022 Break Option and have been in occupation for at least 15 years.
First Floor Flat 1A	Bedroom, Living Room/Kitchen, Bathroom/WC Parking for 1 Car.	Individual	125 years from 1st September 1989	£25	FRI by way of service charge.
Rear Ground & First Floor Flat 2B	Bedroom, Living Room/Kitchen, Bathroom, Sep WC, Conservatory. Parking for 1 Car.	Individual	125 years from 1st September 1989	£25	FRI by way of service charge.
Rear Ground Floor Flat 3C	Bedroom/Living Room, Kitchen, Bathroom/WC. Parking for 1 Car.	Individual	125 years from 1st September 1989	£100 (Doubling every 10 years)	FRI by way of service charge.
				Total: £7,650	

TENANT PROFILE

Sequence (UK) Limited is a national network of estate agents with over 320 offices around the country – brand names include Bagshaws, Barnard Marcus, Brown & Merry and Fox & Sons.

Turnover for the year ending 31 Dec 2021 was £199.6 million, Pre-Tax Profit £37.19 million and Shareholders' Funds of £19.62 million.



Lot 7

**34 & 36 Craven Park Road, Harlesden,
London NW10 4AB**

***Guide: £800,000**

In same family ownership over 50 years
Double Shop & 14 HMO Dwellings
6 week completion



SITUATION

Located close to the junction with Manor Park Road, occupying a prominent trading position in this busy retail shopping centre amongst a host of local traders and being approx. 1 mile from Neasden Underground Station (Jubilee Line).

Harlesden lies approximately 6 miles north-west of central London and 3 miles west of West Hampstead with easy access to the A406 North Circular Road which connects to the A40.

PROPERTY

A pair of mid-terraced buildings comprising:

- A **Large Double Shop** benefitting from a front forecourt and a rear courtyard with rear access from Manor Park Road.
- **14 HMO dwellings** (with 2 shared kitchens and a total of 6 showers and 6 WCs) accessed from two separate rear entrances via Manor Park Road forming the upper parts of Nos. 34 & 36.

Note 1:

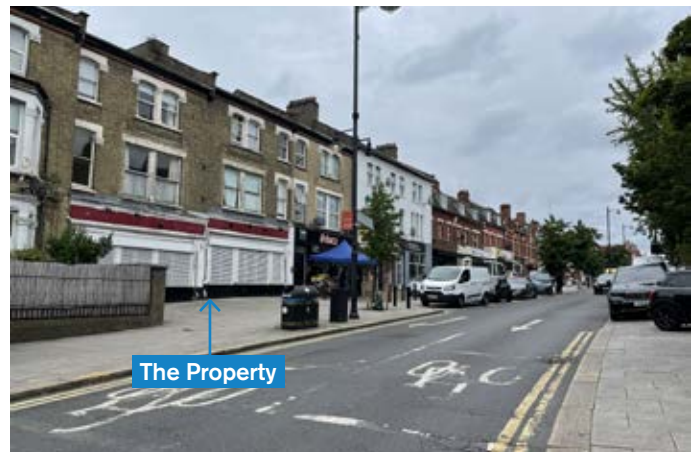
The 7 dwellings in No.34 are subject to a registered HMO Licence for a term of 5 years from 27th February 2023.

The 7 dwellings in No.36 are subject to a registered HMO Licence for a term of 5 years from 31st August 2020.

Note 2: Refer to Auctioneers for floor plans.

VAT is NOT applicable to this Lot

FREEHOLD



£83,579.88 per annum
+ Vacant Double Shop & 2 Vacant Rooms

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

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'**

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 34 & 36 (Double Shop)	Gross Frontage 43'0" Internal Width 40'8" Shop Depth 27'9" Built Depth 62'0" WC			VACANT	Previously let at £30,000 p.a.
No. 34 (7 Rooms – First & Second Floors)	First Floor Room 7	Individual	6 months from 23rd August 2014	£7,300	AST. Holding Over
	First Floor Room 6	Individual	6 months from 25th December 2021	£7,300	AST. Holding Over
	First Floor Room 5	Individual	6 months from 12th December 2009	£5,720	AST. Holding Over
	Second Floor Room 4	Individual	6 months from 8th July 2021	£5,979.96	AST. Holding Over
	Second Floor Room 3	Individual	6 months 5th February 2022	£7,300	AST. Holding Over
	Second Floor Room 2	Individual	6 months from 1st November 2020	£7,279.92	AST. Holding Over
	Second Floor Room 1			VACANT	
No. 36 (7 Rooms – First & Second Floors)	First Floor Room 8			VACANT	
	First Floor Room 7	Individual	6 months from 28th November 2022	£8,320	AST. Holding Over
	First Floor Room 6	Individual	6 months from 16th November 2015	£7,300	AST. Holding Over
	Second Floor Room 4	Individual	6 months from 13th August 2022	£6,500	AST. Holding Over
	Second Floor Room 3	Individual	6 months from 16th September 2019	£7,300	AST. Holding Over
	Second Floor Room 2	Individual	6 months from 13th August 2022	£7,300	AST. Holding Over
	Second Floor Room 1	Individual	6 months from 12th February 2022	£5,980	AST. Holding Over
				Total: £83,579.88 + Vacant Double Shop & 2 Vacant Rooms	



SITUATION

Located close to the junction with Vicarage Road in this popular residential and commercial area, less than a mile from Leyton Midland Road Station (Overground) and conveniently located for Leyton town centre.

Leyton is situated approximately 6 miles north-east of Central London.

PROPERTY

A mid-terrace building comprising **2 Self-Contained Flats** planned on the ground and first floors. The property includes a **Rear Garden** and a **Front Forecourt**.

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Flat & Rear Garden	Not inspected	Individual(s)	125 years from 15th March 2002	£100	FRI Rent rises to £150 p.a. in 2042 & to £175 p.a. in 2082 .
Front Forecourt		Individual(s) (Same lessees as ground floor flat)	From 1st January 2010 to 14th March 2127	Peppercorn	
First Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom, Sep WC (Area Approx. 1.033 sq ft)	Individual	Regulated	£8,216	EDR 26/02/2022
				Total: £8,316	

¹Not Inspected by Barnett Ross Area taken from EPC.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: In accordance with s.5B of the Landlord & 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: The Freeholder insures. Current sum insured is £438,980 and the current premium is £929.23 p.a.

Note 3: A 2 bed flat at 450b Lea Bridge Road sold for £360,000 in August 2022 (Source: Zoopla.co.uk).

£8,316 per annum

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

Vendor's Solicitors

Tel: 020 8906 4411 Ref: Alison Sandler
Email: a.sandler@grgroup.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 Thirsk Road being just a short walk from the High Street (B266) whereby a host of both multiple and local shopping facilities can be found. Selhurst Park (Crystal Palace Football Stadium – [see Note 1](#)) is approx. ¼ mile distant located further down Whitehorse Lane and Thornton Heath Railway Station is within easy reach.

Thornton Heath lies approx. 10 miles south-east of central London.

PROPERTY

An end of terraced property comprising **2 Ground Floor Shops**, a **Rear Tyre Depot** accessed via Thirsk Road and **4 Bedsits** on first floor level of both properties (previously 2 flats) accessed via a side entrance on Thirsk Road.

In addition, the property includes a front forecourt (9'0" Deep).

ACCOMMODATION

No. 27 – Ground Floor Shop

Gross Frontage	16'0"
Internal Width	15'1"
Shop Depth	26'3"

No. 29 – Ground Floor Shop

Internal Width	15'3"
Shop Depth	12'6"

Rear Tyre Depot

Area	Approx. 1,022 sq ft ¹
------	----------------------------------

First Floor

4 Bedsits - Not inspected - Area	Approx. 1,029 sq ft ¹
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¹Area provided by Vendor.

VAT is NOT applicable to this Lot

FREEHOLD

£37,500 per annum

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

Vendor's Solicitors

Howard Kennedy LLP

Tel: 020 3755 6000 Ref: Martin Philips

Email: martin.philips@howardkennedy.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'**

Thirsk Road Frontage



TENANCY

The entire property is let on a full repairing and insuring lease to **Mr A. R. Carruthers** (who occupies the Tyre Depot) for a term of 10 years from 2nd June 2019 ([Renewal of a previous lease - in occupation since 1992](#)) at a current rent of **£37,500 per annum** exclusive ([see Notes 2 and 3](#)).

Rent Review June 2024

Tenant's Breaks June 2024 and June 2027

Landlord's Rolling Break from October 2025 (on 6 months' notice) only for rebuild, refurbishment or reconstruction.

Note 1: Selhurst Park is set to undergo significant development which will see the Stadium's capacity increase from 26,000 to 34,000. This development will see changes made to the Holmesdale Road Stand as well as the Whitehorse Lane Stand. As well as increasing the already immense footfall the area experiences on a match-day, this development should improve the area considerably.

Note 2: We understand that the tenant sublets the front part of No.27 rent free to a family member as a Vape Shop and the front part of No.29 to a Barbers at £7,200 p.a. inclusive of rates and utilities.

Note 3: The tenant sublets two bedsits to staff rent free, 1 bedsit at £4,800 p.a. and 1 bedsit is let to a Regulated Tenant at £3,950.88.





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 10 years from 3rd August 2023 (renewal of a previous lease – in occupation since 2018) at a current rent of **£13,500 per annum** exclusive.

Rent Reviews 2027 and 2031

Tenant's Break 2028

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

£13,500 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 at the junction with Castle Road in this well established trading position amongst such multiple retailers as **Greggs, British Heart Savers, Ladbroke's, Robert Dyas, Poundland, Aldi** and the **Arts Depot Theatre**.

North Finchley is a well known shopping retail centre serving the surrounding residential population of this popular suburb located approx. 8 miles north of central London.

PROPERTY

A terraced building comprising a **Ground Floor Shop** with rear access to a **Self-Contained Flat** on the first and seconds floors. In addition, there is rear private parking for up to 3 cars.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 11'5" Internal Width 9'9" widening at rear to 10'2" Shop Depth 37'0" Built Depth 44'4" WC	M. Fejzie & V. Isufaj (Hairdresser)	15 years from 12th December 2014 (excl. s.24-28 of the L & T Act 1954)	£16,500	FRI (Minimum 50% contribution, subject to a schedule of condition relating to the shop only) Rent Review December 2024.
First and Second Floor Flat	Bedroom, Living Room, Kitchen, Bathroom/WC	Individual	1 year from 17th December 2022	£14,400	AST. £1,384.60 Rent Deposit held.
				Total: £30,900	

£30,900 per annum

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

Joint Auctioneers

Grovelands
Tel: 020 8731 9777 Ref: David Iny
Email: info@grovelands.net

Vendor's Solicitors

McCarthy Webb
Tel: 01323 400 530 Ref: Jayne McCarthy
Email: jayne.mccarthy@mccarthywebb.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 12

18 High Street,
and Flats 2 & 4 West St Helen Street,
Abingdon, Oxfordshire OX14 5AX

***Guide: £200,000**

Gross Yield 13.2%
In same ownership for over 35 years
6 week completion



SITUATION

Located at the corner of the High Street and West St Helen Street in this prominent retail position amongst such multiples as **Savers**, **Spar**, **Nationwide**, **HSBC**, **Connells**, **Chancellors** and many more, being within close proximity to Market Place and Bury Street Shopping Centre.

Abingdon is an historic market town being 8 miles south of Oxford and 8 miles north-west of Didcot benefitting from good road links via the A34 which provides access to the M40 (Junction 9) and the M4 (Junction 13).

PROPERTY

An end of terrace Grade II Listed building comprising a **Ground Floor Shop** and **Basement** and separate side access to **2 Self-Contained Flats** on first and second floor levels.

VAT is NOT applicable to this Lot

FREEHOLD

Internal View





TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop and Basement	Ground Floor Shop Gross Frontage 23'11" Internal Width 21'9" widening at rear to 28'10" Shop Depth 47'9" WC Area Approx. 1,306 sq ft ¹ Basement Area Approx. 985 sq ft ¹ Total Area Approx. 2,291 sq ft¹	Helen & Douglas House (Charity Shop) (Having 25 branches)	5 years from 29th September 2019 (in occupation for over 18 years)	£26,000	FRI The tenant did not exercise their September 2022 Break Clause.
2 West St Helen Street (First Floor Flat)	Flat – Not Inspected	Individual	125 years from 24th June 2010	£200 (Rising to £400 p.a. in 2035 and doubling every 25 years thereafter)	FRI
4 West St Helen Street (Second Floor Flat)	Flat – Not Inspected	Individual	125 years from 24th June 2010	£200 (Rising to £400 p.a. in 2035 and doubling every 25 years thereafter)	FRI
¹ Areas provided by Vendor				Total: £26,400	

£26,400 per annum

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

Vendor's Solicitors

Singletons Austin Ryder
Tel: 020 8363 0101 Ref: Robert Selwyn
Email: robert.selwyn@singletonsuk.com

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

Lot 13

1-4 Honey Yard, East Street &
3/3a High Street, Chesham,
Buckinghamshire HP5 1FE

***Guide: £530,000**

Residential Investment – 4 Flats let on AST's
6 week completion



SITUATION

Close to the junction with Market Square with frontages in both the pedestrianised High Street and Honey Yard, the latter of which is accessed directly off East Street, amongst a variety of multiple and independent retailers, less than 250 yards from Chesham Underground Station (Metropolitan Line).

Chesham is an attractive and popular commuter town located between Amersham to the south and Berkhamsted to the north enjoying excellent road access to the A41 via the A416, approximately 25 miles north-west of Central London.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** and a **Studio Flat** with separate rear access to **4 Self-Contained 1 Bed Flats** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note: Refer to Auctioneers for the floor plans and video tours of the flats.



£43,710 per annum

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

Vendor's Solicitors

Raymond Saul & Co LLP
Tel: 020 7480 5840 Ref: Raymond Saul
Email: raymond@rslaw.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'**

Honey Yard Frontage



TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 1 Honey Yard, 1st Floor Flat	1 Bedroom, Living Room/Kitchen, Bathroom/WC Area Approx. 560 sq ft	Individual	1 year from 29th June 2018	£10,980	AST Holding Over. £1,222.50 Rent Deposit held.
No. 2 Honey Yard, 1st Floor Flat	1 Bedroom, Living Room/Kitchen, Bathroom/WC Area Approx. 614 sq ft	Individual	1 year from 24th May 2023	£11,880	AST £1,142.30 Rent Deposit held.
No. 3 Honey Yard, 2nd Floor Flat	1 Bedroom, Living Room/Kitchen, Bathroom/WC Area Approx. 570 sq ft	Individual	1 year from 20th August 2022	£11,100	AST Holding Over. £1,067.30 Rent Deposit held.
No. 4 Honey Yard, 2nd Floor Flat	1 Bedroom, Living Room/Kitchen, Bathroom/WC Area Approx. 689 sq ft	Individual	1 year from 28th September 2018	£9,600	AST Holding Over. A s.21 Notice has been served on the tenant requesting possession after 18th September 2023.
No. 3 Ground Floor Shop	Restaurant – Not inspected.	M. Akar, I. Akar & N. Akar (Poppins Restaurant)	999 years from 29th September 2016	Peppercorn	FRI
No. 3a Ground Floor Flat	Studio Flat – not inspected.	Individual	125 years from 29th September 2016	£150 (rising to £250 p.a. in 2041, £350 p.a. in 2066, £450 p.a. in 2091 & £550 p.a. in 2116)	FRI
				Total: £43,710	

¹Not inspected by Barnett Ross. Accommodation provided by Vendor and Areas taken from EPCs.



SITUATION

Located close to the junction with Romeland, nearby the **Town Hall** and amongst a variety of independent traders. In addition, the property is approximately 150 yards from **Waltham Abbey Church** which was **built in 1030 and is one of the oldest churches in this part of the country and it is where King Harold is buried.**

Waltham Abbey is just north of the M25 (Junction 26) and is approximately 16 miles north of Central London.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained 2 Bed Flat** on the first floor.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	21'2"
Internal Width	17'3"
Shop Depth	31'2"
Built Depth	38'5"
WC	

First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC
(GIA of flat Approx. 648 sq ft)

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **R. L. & L. Morrell t/a Abbey Off Licence** for a term of 12 years from 29th September 2014 (**in occupation since 2002**) at a current rent of **£18,000 per annum** exclusive.

Note 1: The adjacent property (Nos. 21/21a) is also being offered for sale in this auction – see Lot 15.

Note 2: Refer to Auctioneers for the video tour of the First Floor Flat.

£18,000 per annum

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

Joint Auctioneers

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

Vendor's Solicitors

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

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





SITUATION

Located close to the junction with Romeland, nearby the **Town Hall** and amongst a variety of independent traders. In addition, the property is approximately 150 yards from **Waltham Abbey Church** which was **built in 1030 and is one of the oldest churches in this part of the country and it is where King Harold is buried.**

Waltham Abbey is just north of the M25 (Junction 26) and is approximately 16 miles north of Central London.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained 2 Bed Flat** on the first floor. The property includes a rear parking area.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'10"
Internal Width	17'0"
Shop Depth	26'0"
Built Depth	38'9"
WC	

First Floor Flat¹

Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA of flat Approx. 635 sq ft)

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

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease (excl. flat roof only at rear first floor) to **Ray Harris Design Limited (Kitchen and Bedroom design and installations)** for a term of 10 years from 3rd May 2019 (**in occupation since 2009**) at a current rent of **£14,000 per annum** exclusive.

Rent Review & Tenant's Break May 2024

Note: The adjacent property (Nos. 19/19a) is also being offered for sale in this auction – see Lot 14.

£14,000 per annum

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

Joint Auctioneers

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

Vendor's Solicitors

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

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SITUATION

On the corner with Twyford Avenue in this highly sought-after location, conveniently located within walking distance of East Finchley Underground Station (Northern Line), the shopping and leisure facilities of Muswell Hill and also Highgate Wood, approximately 5½ miles north of Central London.

PROPERTY

Forming part of this purpose-built block comprising a **Self-Contained 1 Bed Penthouse Apartment** on the sixth floor.

The property includes:

- double doors to a South facing balcony providing panoramic views of London
- uPVC windows
- gas central heating
- entry-phone system
- use of the communal gardens

There is a lift to the fifth floor with stairs leading up to the sixth floor.

VAT is NOT applicable to this Lot

ACCOMMODATION (measurements to maximum points)

6th Floor Penthouse Apartment

Bedroom	12'9" x 9'7"
Ensuite Bathroom	6'10" x 5'7"
Living Room/Kitchen	21'8" x 11'8"
Sep. WC	

GIA Approx. 448 sq ft

TENURE

Leasehold for a term of 125 years from 26th November 2014 (thus having approx. 116 years unexpired) at a peppercorn ground rent.

Offered with Vacant Possession

Note 1: The Property includes a section of land for the possible future conversion to a parking space - refer to lease.

Note 2: Refer to Auctioneers for virtual tour and floor plan of the flat.

Vacant 1 Bed Penthouse

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

Quality Conveyancing
Tel: 020 3763 6767 Ref: Chandni Chikhli
Email: chandni@qconveyancing.com

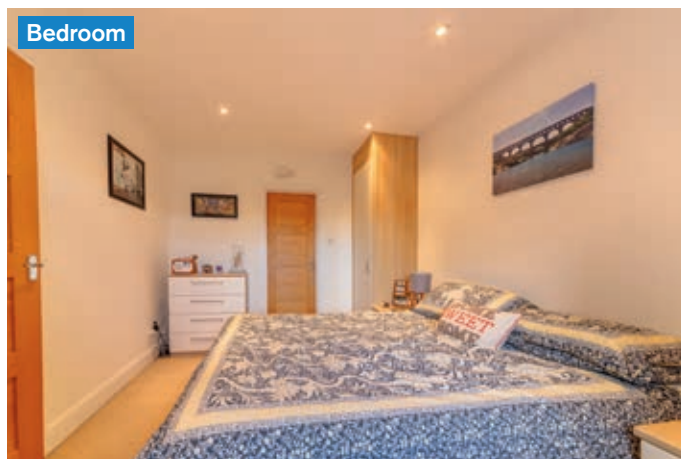
View from Balcony



Living Room / Kitchen



Bedroom



Ensuite Bathroom



Living Room





SITUATION

At the junction with the High Road (A1000) and conveniently located within close walking distance of all the various shopping, leisure and transport facilities in the town centre, in this popular London suburb located approx. 8 miles north of central London.

PROPERTY

Forming part of a purpose-built apartment block comprising a **Self-Contained 1 Bed Retirement Flat** on the second floor. The block is **Warden Assisted** and benefits from:

- Communal Gardens
- Communal Parking
- Entryphone System
- Passenger Lift

ACCOMMODATION

Second Floor Flat (measurements to maximum points)

Living Room 18'1" x 11'4"

Bedroom 14'9" x 10'1"

Kitchen 12'5" x 7'3"

Bathroom/WC 6'10" x 5'7"

GIA Approx. 589 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years (less 10 days) from 30th November 1987 (thus having approx. 89 years unexpired) at a current ground rent of £75 p.a. (rising to £150 p.a. in 2037).

Offered with Vacant Possession

Entrance to Flats



Note 1: The Flat must be occupied by people who are at least 60 years of age or for a couple, one of whom is such a person.

Note 2: Flat 24 Hamilton Square sold for £325,000 in June 2021 (Source: Zoopla).

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

Vacant 1 Bed Retirement Flat

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

Joint Auctioneers

David Harris & Co

Tel: 020 8346 9122 Ref: David Harris

Email: david@davidharris.co.uk

Vendor's Solicitors

BBS Law incorp. OGR Stock Denton

Tel: 020 8349 0321 Ref: Nicola Levy

Email: nicola.levy@bbslaw.co.uk

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



SITUATION

Located at the junction with Whitfield Street and close to both Hope Street and Commercial Street in the town centre, nearby branches of **Greggs**, **Heron Foods** and **William Hill** and a variety of other retailers. Crook lies approximately 20 miles north-west of Darlington and 13 miles south-west of Durham with the A1(M) being some 13 miles to the east.

PROPERTY & ACCOMMODATION¹

Comprising a **Rectangular Plot of Land** (formerly the site of a church which has been demolished). The land is surrounded by Heras Fencing.

Site Width 60'0"

Site Depth 85'0"

Site Area Approx. 5,100 sq ft

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

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION.

Note: There may be potential to develop a residential scheme on this site, subject to obtaining the necessary consents.



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Vacant Land

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

Vendor's Solicitors

Warcup Law Firm Limited
Tel: 01665 606 100 Ref: Mark Warcup
Email: mw@warcuplawfirm.co.uk

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