

BARNETT ROSS ONLINE AUCTION – THURSDAY 14TH DECEMBER 2023
ADDENDUM

The following Lots have been sold prior:

3, 4, 5, 6, 8 & 16

LOT 1 – 11/13 PRATT STREET, CAMDEN, LONDON NW1

The attention of prospective bidders is drawn to the following Special Conditions Clauses:

- 13.1 - 13.2.4 (inclusive), which deal with arrears of rent due in respect of number 13, currently amounting to £16,880 as at 12/12/23.
- 14.1 - 14.7 (inclusive), which clarify the terms of occupancy of the First Floor College, number 11A, in substitution for the Remark "Non-Assignable Licence outside L & T Act 1954" which is contained in the Sale Particulars.
- 15.1 - 15.2, that the rent deposit of £5,500.00 is being repaid to the Tenant of the First Floor College, number 11A and will not be transferred to the Buyer.

LOT 2 – 9 CAMPDALE ROAD, TUFNELL PARK, LONDON N7

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1% of the purchase price.

LOT 7 – 21 STATION ROAD, CLACTON-ON-SEA, ESSEX

The Vendor's Solicitors are:

JMW Solicitors LLP – Tel: 020 3675 7584 – Ref: Savio D'Costa – Email: savio.dcosta@jmw.co.uk

LOT 9 – 105A HIGH STREET, EDGWARE, MIDDLESEX

Revised Special Conditions of Sale as of 08/12/23 are available to download.

The Buyer shall pay the Seller at completion a sum equivalent to 1% of the purchase price (or if greater £900) plus VAT as a contribution towards the Seller's legal costs.

LOT 10 – 211 HIGH STREET, SUTTON, SURREY

The Vendor's Solicitors are:

JMW Solicitors LLP – Tel: 020 3675 7584 – Ref: Savio D'Costa – Email: savio.dcosta@jmw.co.uk

LOT 11 – 52 VICTORIA ROAD WEST, THORNTON-CLEVELEYS, LANCASHIRE

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

LOT 13 – 37/39 KIRK GATE, NEWARK, NOTTINGHAMSHIRE

Re Shop No. 37 – There is a first floor store room which the tenant informally uses.

LOT 14 – 143-145 TERMINUS ROAD, EASTBOURNE, EAST SUSSEX

The Vendor's Solicitors are:

JMW Solicitors LLP – Tel: 020 3675 7584 – Ref: Savio D'Costa – Email: savio.dcosta@jmw.co.uk

LOT 15 – 17-19 UMBERSTON STREET, WHITECHAPEL, LONDON E1

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1% of the purchase price towards the Seller's costs.

There is a £7,500 Rent Deposit held.

LOT 17 – 60, 60A & 60B HIGH STREET, AVELEY, SOUTH OCKENDON, ESSEX

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1% of the purchase price towards the Seller's costs.

LOT 18 – 155A HOXTON STREET, LONDON N1

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