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Auctioneers

Online Auction

Thursday 14th December 2023
commencing at 12pm

T: 020 8492 9449



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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 14th December 2023

Commencing 12.00pm

Lot

1	11/13 Pratt Street	Camden	London NW1
2	9 Campdale Road	Tufnell Park	London N7
3	35 Springfield Road	Chelmsford	Essex
4	2 Bath Street	Abingdon	Oxfordshire
5	64 Blackstock Road	Finsbury Park	London N4
6	656 Holloway Road	Upper Holloway	London N19
7	21 Station Road	Clacton-on-Sea	Essex
8	86 Craven Park Road	Harlesden	London NW10
9	105a High Street	Edgware	Middlesex
10	211 High Street	Sutton	Surrey
11	52 Victoria Road West	Thornton-Cleveleys	Lancashire
12	3, 5, 9, 11 Cheapside and 29–39 (odd) Stafford Street, Hanley	Stoke-on-Trent	Staffordshire
13	37/39 Kirk Gate	Newark	Nottinghamshire
14	143–145 Terminus Road	Eastbourne	East Sussex
15	17–19 UMBERSTON STREET	Whitechapel	London E1
16	26 Park Road	Harlesden	London NW10
17	60, 60a & 60b High Street, Aveley	South Ockendon	Essex
18	155A Hoxton Street	Hoxton	London N1
19	82 Church Street, Shirley	Southampton	Hampshire
20	1–3 Lyttelton Road, Market Place	Hampstead Garden Suburb	London N2
21	104 Boundary Road	St John's Wood	London NW8

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

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NACFB
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Lot 1

11/13 Pratt Street, Camden,
London NW1 0AE

***Guide: £1,350,000+**
In same family ownership for approx 100 years
6 week completion



SITUATION

Located close to the junction with Camden High Street in this popular commercial and residential area amongst a host of local traders and close to multiples such as **McDonald's, Marks & Spencer, Pret A Manger, Aldi, Oxfam** and **Argos**.

The property is located less than ½ mile from both Camden Town and Mornington Crescent Underground Stations (Northern Line). Camden Town is a highly sought after location between Islington and St John's Wood, under ½ mile from Regent's Park and under 2 miles from Central London.

PROPERTY

A mid-terraced building with a total gross frontage of 35'8" comprising a **Ground Floor Double Shop & Basement** with two separate front entrances, one to a **Self-Contained College** on the first floor and the other to **3 Self-Contained Flats** on first and second and third floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: The 3 flats were converted with certificate of completion from the London Borough of Camden dated 13th April 2006.

Note 2: An HMO Licence was granted by the London Borough of Camden in September 2016 for Flat C and then for Flats A & B in December 2017 although they were not let to more than two persons each. An HMO Licence was granted by the London Borough of Camden from 1st April 2019 to 31st March 2024 in respect of the 3 flats although none of them are currently let to more than 2 persons.

Note 3: The opportunity exists to add further accommodation at second and third floor levels, subject to obtaining the necessary consents.

Note 4: Refer to Auctioneers for the video tours of the flats and the first floor college.

£114,008 p.a.
Plus 2 Vacant Rooms

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

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

Vendor's Solicitors

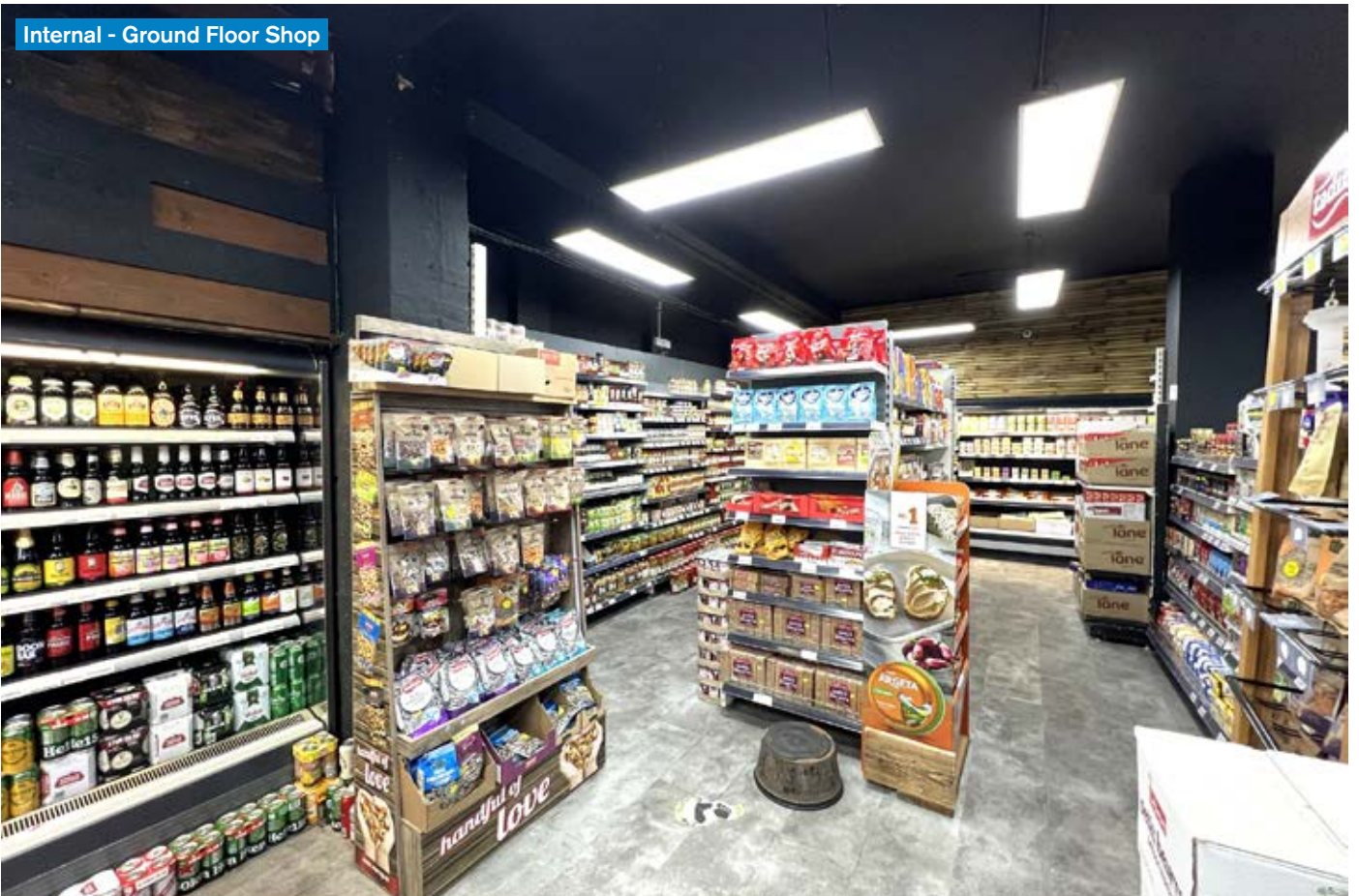
Taylor Rose MW

Tel: 020 3540 4444 Ref: Peter Hambleton

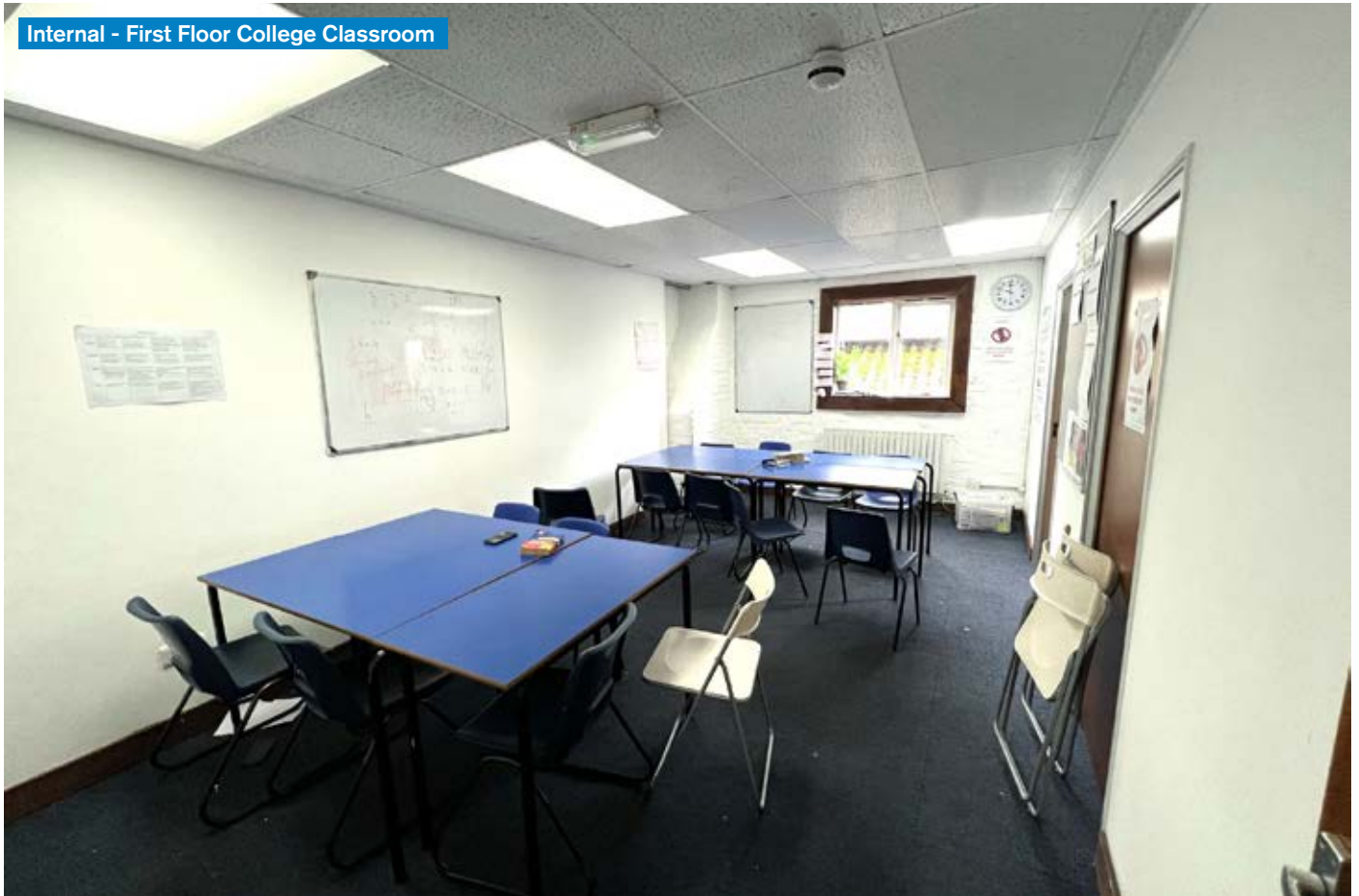
Email: peter.hambleton@taylor-rose.co.uk

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 24'8" Internal Width 23'0" Rear Width 28'6" Shop & Built Depth 76'6" WC Area Approx. 1,877 sq ft ¹ Plus 5'0" deep front forecourt. Basement Area Approx. 474 sq ft ¹ Total Area Approx. 2,351 sq ft¹	Birsen Ozdil (Supermarket with Off-Licence)	12 years from 29th September 2003 (Tenant in occupation for 20 years)	£30,000	FRI Holding Over. Rateable Value £44,000.
First Floor College	4 Classrooms, Office, Kitchen, 3 WCs (with gas central heating) Area Approx. 1,406 sq ft	IBN Jabal Trust (English & Maths teaching centre)	Licence from 1st September 2019 to 30th September 2024	£20,000 (Rising to £22,000 p.a. in June 2024)	Non assignable Licence outside L&T Act 1954. Rateable Value £29,250. £5,500 Rent Deposit held.
Flat A – No.13 (First Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC (with gas central heating) Area Approx. 344 sq ft²	Individual	1 year from 6th October 2023	£20,540	AST £1,600 Rent Deposit held.
Flat B – No.13 (Second and Rear Third Floors)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC (with gas central heating) Area Approx. 592 sq ft²	Individuals	2 years from 16th June 2023	£20,640	AST Mutual Break June 2024 £1,725 Rent Deposit held.
Flat C – No.11 (Second Floor)	2 Bedrooms, Living Room/Kitchen, Bathroom/WC (with gas central heating) Area Approx. 602 sq ft²	Individuals	1 year from 13th March 2023	£22,828	AST £2,195 Rent Deposit held.
Mezzanine Room (Rear First Floor)	5'3" x 5'0"			VACANT	
Mezzanine Room (Rear Second Floor)	5'3" x 5'0"			VACANT	
¹ Area taken from VOA. ² Area taken from EPC.				Total: £114,008 plus 2 Vacant Rooms	



Internal - First Floor College Classroom





SITUATION

Located close to the junction with Tufnell Park Road in this shopping parade which includes a **Budgens** and a **Post Office** and a variety of independent traders, all serving this sought after neighbourhood and within close proximity to Tufnell Park Underground Station (Northern Line).

In addition, the varied multiple shopping facilities of Holloway Road are approx. ½ a mile distant.

Tufnell Park is a popular residential area well located for both the West End and the City of London.

PROPERTY

Forming part of a mid-terraced building comprising a **Ground Floor Café** and **Basement**.

ACCOMMODATION

Ground Floor Café

Gross Frontage 14'2"
Internal Width 14'0"
Shop & Built Depth 27'2"

Basement

Kitchen Area Approx. 304 sq ft
WC

Total GIA Approx. 805 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 2nd February 2021 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Wolf Kitchen Ltd (with personal guarantor) t/a Bear + Wolf Café (having 2 branches)** for a term of 12 years from 22nd June 2015 (excl. s.24-28 of L & T Act 1954) at a current rent of **£21,945 per annum** exclusive.

Rent Review June 2024

Mutual Break September 2024

Note 1: There is a £5,486.25 Rent Deposit held

Note 2: There may be potential one day to convert the property into residential, subject to planning and possession.

£21,945 per annum

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

Vendor's Solicitors

Raymond Saul & Co LLP

Tel: 020 7480 5840 Ref: Numan Rahman

Email: numan@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'**



The Property



Interior View

Lot 3

35 Springfield Road, Chelmsford,
Essex CM2 6JE



SITUATION

Located close to the junction with Bond Street in this pedestrianised retail thoroughfare amongst multiples such as **John Lewis, Wagamama, ASK Italian, Tesco, Iceland, Costa Coffee** and **Pure Gym** as well as a host of local retailers.

The property is within close proximity to the 300,000 sq ft retail and leisure mixed use Bond Street Development which was completed in December 2016, costing an estimated £37 million.

Chelmsford is a major retail and commercial centre which lies close to the main A12 some 14 miles north-east of Brentwood and enjoying easy access to the M25 (Junction 28) and the M11 (Junction 7).

PROPERTY

Forming part of a mixed use building comprising a **Ground Floor Shop** and there is the right to use one parking space.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'10"
Internal Width	16'8"
Shop Depth	40'2"
Built Depth	49'6"
WC	
GIA	Approx. 830 sq ft

VAT is applicable to this Lot

TENURE

Leasehold for a term of 999 years from 29th September 2022 at a peppercorn ground rent.

Interior view



TENANCY

The property is let on a full repairing and insuring lease by way of service charge to **Figleaf Limited t/a Rohan (clothing retailer – see Note 1)** for a term of 10 years from 1st March 2018 at a current rent of **£21,000 per annum** exclusive.

Note 1: Figleaf Ltd are a franchisee of Rohan who in turn are a national outdoor and travel clothing retailer with 53 branches (visit: www.rohan.co.uk).

Note 2: The tenant did not exercise their March 2023 Break Clause.

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

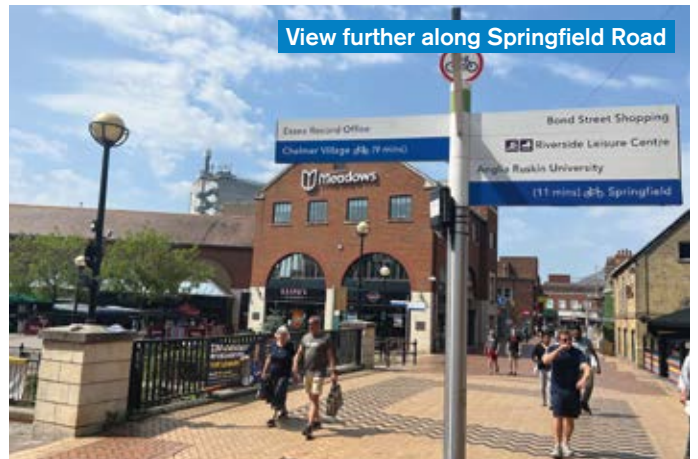
£21,000 per annum

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

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*Refer to points 9 and 10 in the 'Notice to all Bidders'

Vendor's Solicitors

Spencer West LLP
Tel: 020 7925 8080 Ref: Jaymini Ghelani
Email: jaymini.ghelani@spencer-west.com



Lot 4

2 Bath Street, Abingdon,
Oxfordshire OX14 3QH



SITUATION

Located close to the junction with High Street, in the town centre nearby multiples such as **Papa Johns, Barclays, Ladbrokes, Ask Italian, Lloyds, NatWest** and a variety of independent retailers, cafés and pubs.

Abingdon is a 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

A mid-terrace building comprising a **Ground Floor Take-Away and Basement** with separate front access to **2 Self-Contained Flats** on first and second floors.

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

VAT is NOT applicable to this Lot

FREEHOLD



£43,500 per annum

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

Vendor's Solicitors

Ingram Winter Green LLP
Tel: 020 7845 7400 Ref: Jahmaya Burke
Email: jahmayaburke@iwg.co.uk

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*Refer to points 9 and 10 in the 'Notice to all Bidders'



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground & Basement	Ground Floor Take-Away Gross Frontage 24'2" Internal Width 23'0" (max) Shop Depth 20'7" Built Depth 38'11" Basement Area Approx. 318 sq ft WC	Huseyin Colak (t/a Friends Take-Away)	25 years from 6th August 2022 (Renewal of a previous lease – in occupation since 2009)	£24,000	Effectively FRI. Rent Reviews 2027 & 5 yearly.
First Floor Flat (No. 2b)	1 Bedroom, Living Room, Kitchen, Bathroom/WC GIA Approx. 485 sq ft	Individual	1 year from 17th October 2023 (renewal of a previous AST)	£9,600	AST £865.38 Rent Deposit held.
Second Floor Split Level Flat (No. 2a)	1 Bedroom, Living Room, Kitchen, Shower Room/WC GIA Approx. 377 sq ft	Individual	1 year from 4th November 2023	£9,900	AST £951.92 Rent Deposit held.
				Total: £43,500	



SITUATION

Occupying a prominent trading position on the busy Blackstock Road, close to the junction with Ambler Road, amongst a host of established local retailers, cafés and restaurants plus a **Sainsbury's Local Supermarket**, being well served by numerous bus routes and only a few minutes' walk from Finsbury Park Station (Victoria & Piccadilly Lines & National Rail) and within easy reach of Arsenal Underground Station (Piccadilly Line).

Finsbury Park has become a popular residential area midway between Highbury and Crouch End, enjoying the recreational amenities of Finsbury Park itself and being only ¾ of a mile from Arsenal Football Club's Emirates Stadium.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Internal Width	12'4"
Shop Depth	24'3"
Built Depth	29'6"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 29th June 2006 at a fixed peppercorn ground rent.



TENANCY

The property is let on an effectively full repairing and insuring lease to **F Vata t/a Arsenal Barbers** for a term of 10 years from 29th September 2023 (**renewal of a previous lease**) at a current rent of **£14,000 per annum** exclusive **rising to £15,000 per annum on 29th September 2024**.

Rent Review 2028

**£14,000 p.a. rising to
£15,000 p.a. in Sept. 2024**

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

Vendor's Solicitors

Seddons

Tel: 020 7725 8021 Ref: Martina Ward

Email: martina.ward@seddons.co.uk

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



SITUATION

Occupying a prominent trading position on the busy Holloway Road (A1), close to the junction with Fortnam Road, amongst a host of established local retailers and restaurants plus a **modern Co-op Supermarket**, being well served by numerous bus routes and only a few minutes' walk from Upper Holloway (Overground) Station and within easy reach of Archway Station (Northern Line).

Upper Holloway has become a highly desirable residential area midway between Highgate and Highbury, enjoying the recreational amenities of Whittington Park and being only 4 miles from the West End.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Internal Width	11'10"
Shop Depth	23'5"
Built Depth	33'6"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 3rd July 2006 at a fixed peppercorn ground rent.



TENANCY

The property is let on an effectively full repairing and insuring lease to **S. Taklimi as a Barber** for a term of 15 years from 29th September 2023 (**renewal of a previous lease**) at a current rent of **£12,000 per annum** exclusive (**rising to £13,000 p.a. in September 2024, £14,000 p.a. in September 2025 and £15,000 p.a. in September 2027**).

Rent Reviews 2028 and 2033

£12,000 p.a.
rising to £15,000 p.a. in 2027

The Surveyors dealing with this property are
John Barnett 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

Seddon's

Tel: 020 7725 8021 Ref: Martina Ward

Email: martina.ward@seddons.co.uk



Let on new 20 year lease (no breaks) to T Bello Group Ltd
(t/a Taco Bell) with 5 yearly RPI increases (1% & 3%)



SITUATION

Located close to the junction with Rosemary Road, in the heart of the town centre, adjacent to **Greggs**, opposite **Superdrug** and amongst other multiples such as **Barclays**, **Card Factory**, **Subway**, **McDonald's**, **The Works** and a variety of independent traders.

Clacton-on-Sea is a popular coastal town approximately 14 miles south-east of Colchester, with good road access via the A12 and the A133 and rail links via Clacton-on-Sea Station (Greater Anglia).

PROPERTY

A mid-terrace building comprising a **Ground Floor Restaurant** with internal access to **Ancillary Accommodation** on first and second floors. In addition, the property benefits from use of a rear service road.

ACCOMMODATION

Ground Floor Restaurant (34 Covers)

Gross Frontage	23'5"
Internal Width	22'5"
Shop Depth	38'11"
Built Depth	84'4"
Area	Approx. 1,710 sq ft incl. 4 WCs

First Floor Storage/Staff

Area	Approx. 1,700 sq ft incl. 2 WCs
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Second Floor Storage

Area	Approx. 510 sq ft
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Total Area	Approx. 3,920 sq ft
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VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **T Bello Group Limited (see Tenant Profile)** for a term of 20 years from completion at a rent of **£40,000 per annum** exclusive.

Rent Reviews 2029 and 5 yearly to RPI with a collar and cap at 1% and 3% respectively.

There are no Tenant Breaks.

TENANT PROFILE

- T Bello Group Ltd form part of the Cascade Group which is a rapidly growing organisation established in 1984. They have a Taco Bell franchise with 52 stores, a KFC franchise with 55 stores and a Pizza Hut franchise with 3 stores, all in the UK.
- For Y/E 31.12.22, T Bello Group Ltd reported a T/O of £34.81m, a Pre-Tax Loss of £1.085m and a negative Shareholders' Funds of £1.083m. These figures reflect the costs involved in opening 19 new Taco Bell units in 2022.
- The ultimate company, MSHA International Ltd (who are not party to the lease), for the Y/E 30.11.21 reported a T/O of £72.255m, Pre-Tax Profits of £4.213m and Equity Shareholders' Funds of £15.51m.

£40,000 per annum

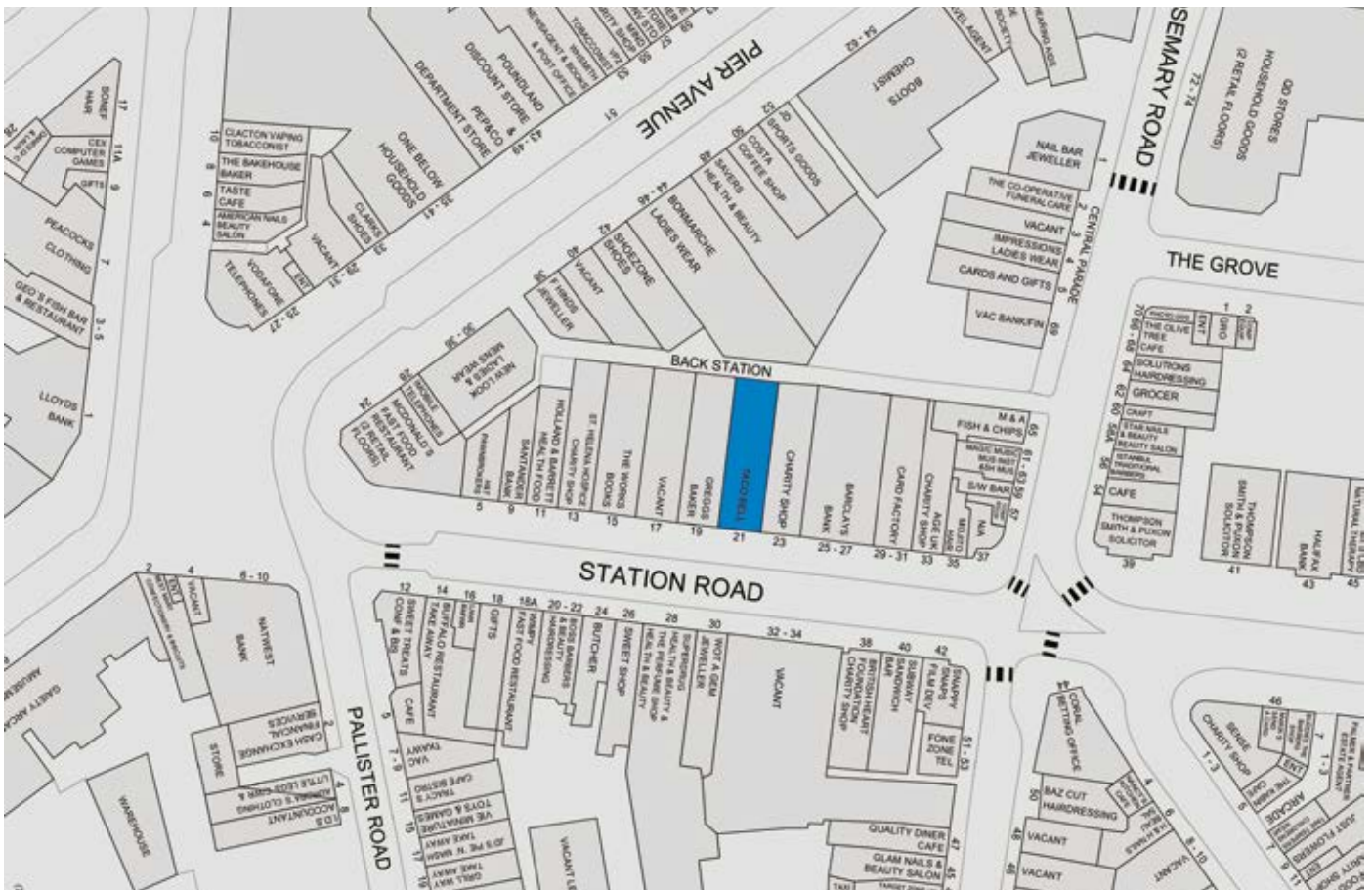
The Surveyors dealing with this property are
Jonathan Ross and Steven Grossman

Vendor's Solicitors

Spencer West LLP
Tel: 020 7925 8080 Ref: Vassos Vassou
Email: vassos.vassou@spencer-west.com

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







SITUATION

Located at the junction with St Mary's Road amongst a host of independent retailers, all serving the surrounding residential population and approx. 1/3 mile from the varied shopping facilities of the High Street.

The area is served by Harlesden Station (Overground and Bakerloo 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.

VAT is NOT applicable to this Lot

PROPERTY

An end of terrace corner building (former bank) comprising a **Ground Floor Corner Shop (currently used as Café) with Mezzanine and Lower Ground Floor** together with separate side access to **3 Self-Contained Flats (2 x 1 Bed and 1 x 2 Bed)** on raised ground, first, second and third floor levels.

Refer to Auctioneers for floor plans of the flats and the video tour of Flat C.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop/Café, Mezzanine & Lower Ground	Ground Floor Shop/Café (46 covers) Gross Frontage 25'3" Internal Width 23'5" (max) Shop Depth 35'0" Mezzanine Area Approx. 745 sq ft Lower Ground Floor Area Approx. 551 sq ft ¹ WC	Banaadir Whole Saler Limited (Ground Floor – Café / Mezzanine Floor – Clothes & Accessories)	20 years from 30th April 2021 (excl. s24-28 of L & T Act 1954)	£20,000	FRI by way of service charge. Rent Reviews 2026 and 5 yearly. £5,000 Rent Deposit held.
Raised Ground Floor Flat (Flat C)	1 Bedroom, Living Room/Open Plan Kitchen, Bathroom/WC & Store Cupboard (GIA Approx. 500 sq ft)	2 Individuals	1 year from 12th July 2023	£19,200	AST. £1,600 Rent Deposit held.
First Floor Flat (Flat A)	1 Bed Flat (Area Approx. 473 sq ft ²)	London Strategic Housing Ltd	5 years from 21st March 2016	£13,553.04	Holding over.
Second & Third Floor Flat (Flat B)	2 Bed Flat (Area Approx. 893 sq ft ²)	London Strategic Housing Ltd	5 years from 21st March 2016	£15,720.96	Holding over.
				Total: £68,474	

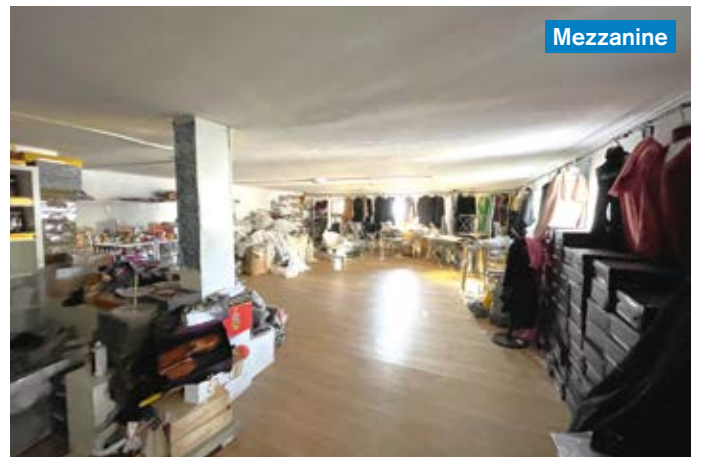
¹Area taken from VOA.

²Not inspected by Barnett Ross. Area taken from EPC.





Interior of Café



Mezzanine

£68,474 per annum

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

Vendor's Solicitors

Ingram Winter Green LLP

Tel: 020 7845 7400 Ref: Jahmaya Burke

Email: jahmayaburke@iwg.co.uk

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SITUATION

Occupying a prominent position close to the junction with Whitchurch Lane in this popular retail thoroughfare, nearby multiples such as **William Hill**, **Domino's** and **Cake Box** and a variety of independent traders, as well as being just a short walk from Edgware Underground Station (Northern Line).

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

PROPERTY

An attractive detached building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'1"
Internal Width	17'5"
Shop Depth	10'11"
Built Depth	12'8"
WC	

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a repairing and insuring lease to **Coco London Limited (Waffles & Crepes – visit: www.coco-london.co.uk)** for a term of 5 years from 22nd August 2022 (excl. s24–28 of L & T Act 1954) at a current rent of **£15,000 per annum** exclusive.

There is a £5,000 Rent Deposit held.



Interior view

£15,000 per annum

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

Vendor's Solicitors

Debenhams Ottaway
Tel: 01923 857 171 Ref: Ruth Bolton
Email: rlb@debenhamsottaway.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 10

211 High Street, Sutton,
Surrey SM1 1JU

***Guide: £1,200,000**
Freehold Town Centre Restaurant Investment
Plus 2 Flats let on ASTs
Gross Yield 8.7%



Let on new 20 year lease (no breaks) to T Bello Group Ltd
(t/a Taco Bell) with 5 yearly RPI increases (1% & 3%)



SITUATION

Located at the junction with Greenford Road in the town's main shopping street, adjacent to **Card Factory**, opposite **KFC** and amongst other multiples such as **Argos**, **Subway**, **Admiral Casino**, **Greggs** and close to the entrance to the **St Nicholas Shopping Centre**. Sutton Rail Station (Thameslink and Southern Lines), which provides fast access to London, is a short walk away.

Sutton is a major commuter town which lies some 10 miles south-west of central London and benefits from excellent road links.

PROPERTY

A corner building comprising a **Ground Floor Restaurant** with separate side access to **2 Self-Contained Flats** on the first and second floors. In addition, the property benefits from use of a rear service road.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: There is a 6 week completion.

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



£104,980

 per annum

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

Spencer West LLP

Tel: 020 7925 8080 Ref: Vassos Vassou

Email: vassos.vassou@spencer-west.com



View of High Street

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant (30 Covers)	Gross Frontage 29'1" Return Window Frontage 23'8" Internal Width 28'6" Widening at rear to 30'8" Shop Depth 27'7" Built Depth 58'6" Area Approx. 1,624 sq ft ¹ 3 WCs	T Bello Group Limited (see Tenant Profile)	20 years from completion	£76,240	FRI Rent Reviews 2029 and 5 yearly to RPI with a collar and cap at 1% and 3% respectively. No Tenant Breaks.
First Floor Flat	2 Bedrooms (one with ensuite Bath/WC), Living/Dining Area and Kitchen, Bathroom/WC (Area Approx. 828 sq ft ²)	Individual(s)	1 year from 1st August 2021	£14,340	AST. Holding over. £1,378.85 Rent Deposit held.
Second Floor Flat	2 Bedrooms (one with ensuite Bath/WC), Living/Dining Area and Kitchen, Bathroom/WC (Area Approx. 850 sq ft ³)	Individual(s)	1 year from 30th March 2021	£14,400	AST. Holding over. £1,384.62 Rent Deposit held.
				Total: £104,980	

¹Area taken from VOA.

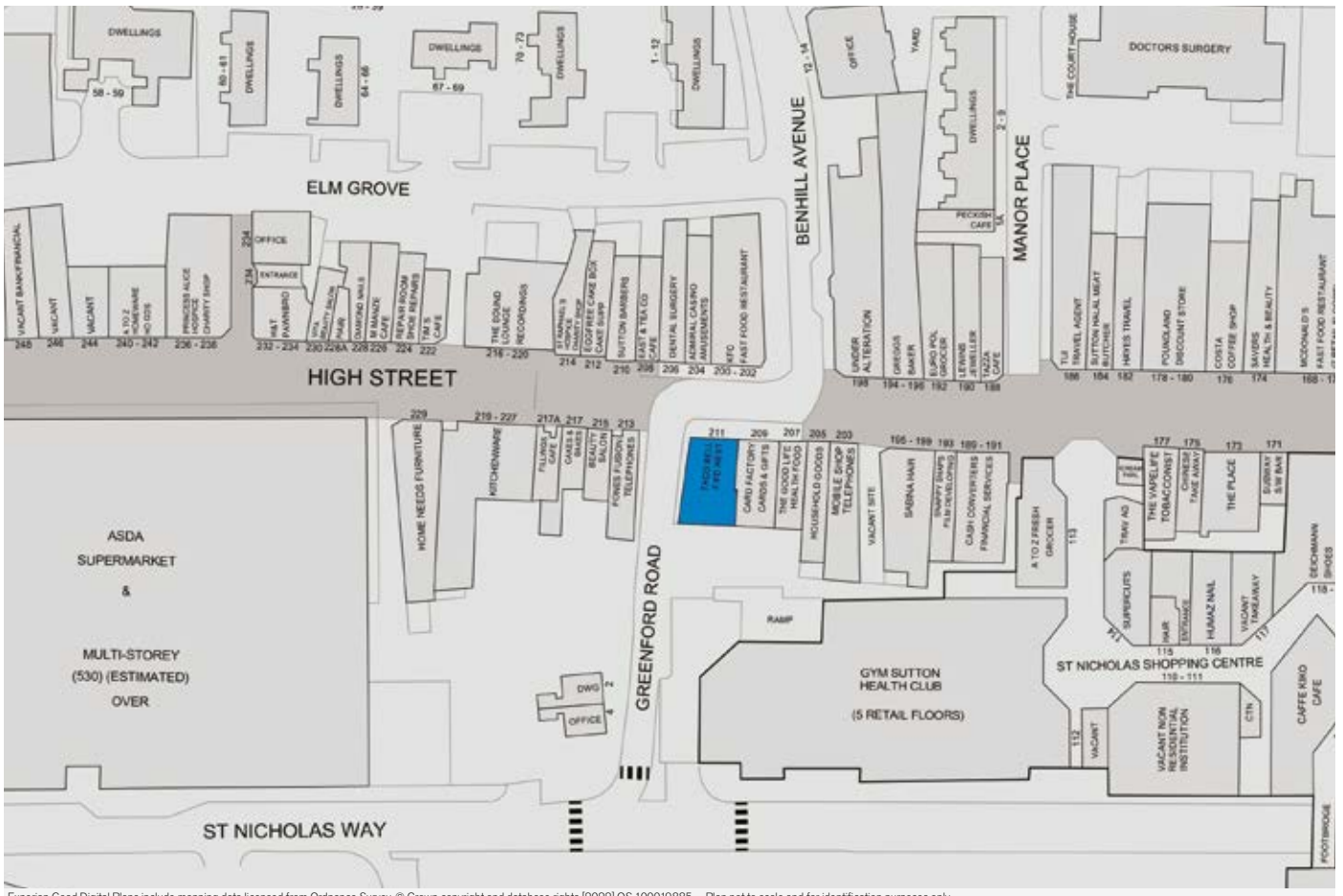
²Not inspected by Barnett Ross. Area supplied by Vendor.

³Area supplied by Vendor.

TENANT PROFILE

- T Bello Group Ltd form part of the Cascade Group which is a rapidly growing organisation established in 1984. They have a Taco Bell franchise with 52 stores, a KFC franchise with 55 stores and a Pizza Hut franchise with 3 stores, all in the UK.
- For Y/E 31.12.22, T Bello Group Ltd reported a T/O of £34.81m, a Pre-Tax Loss of £1.085m and a negative Shareholders' Funds of £1.083m. These figures reflect the costs involved in opening 19 new Taco Bell units in 2022.
- The ultimate company, MSHA International Ltd (who are not party to the lease), for the Y/E 30.11.21 reported a T/O of £72.255m, Pre-Tax Profits of £4.213m and Equity Shareholders' Funds of £15.51m.

Internal view





SITUATION

Occupying a prominent position on the corner with Bispham Road, opposite **Boots** and **Iceland** and nearby other multiple retailers such as **WHSmith**, **O2**, **Superdrug**, **Costa Coffee** in the heart of the town centre.

Thornton-Cleveleys is a popular coastal town located approximately 4 miles north of Blackpool and approximately 3 miles south of Fleetwood.

PROPERTY

A large end of terrace building comprising a **Ground Floor Bank** with **Ancillary Accommodation** on first and second floors. The property includes an area for parking approx. 3 cars at the rear.

ACCOMMODATION¹

Ground Floor Bank

Area Approx. 2,270 sq ft

First Floor Ancillary

Area Approx. 1,420 sq ft

WCs

Second Floor Ancillary

Area Approx. 310 sq ft

Total Area

Approx. 4,000 sq ft

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

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Bank of Scotland Plc (t/a Halifax) (T/O for Y/E 31/12/2022 £8.88bn, Pre-Tax Profit £1.137bn and Shareholders' Funds £16bn)** for a term of 15 years from 15th November 2016 (**with no breaks**) at a current rent of **£80,000 per annum** exclusive.

Rent Review 2026

Note 1: The tenant is only able to assign the lease to the Government, a Local or Public Authority, or a Company which has had a Dunn & Bradstreet rating of 5A1 or better in the three years preceding the date of any proposed assignment or (where the original tenant is the assignor only) to a group company of the original tenant. The landlord can require an AGA.

Note 2: There is a 6 week completion.

£80,000 per annum

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

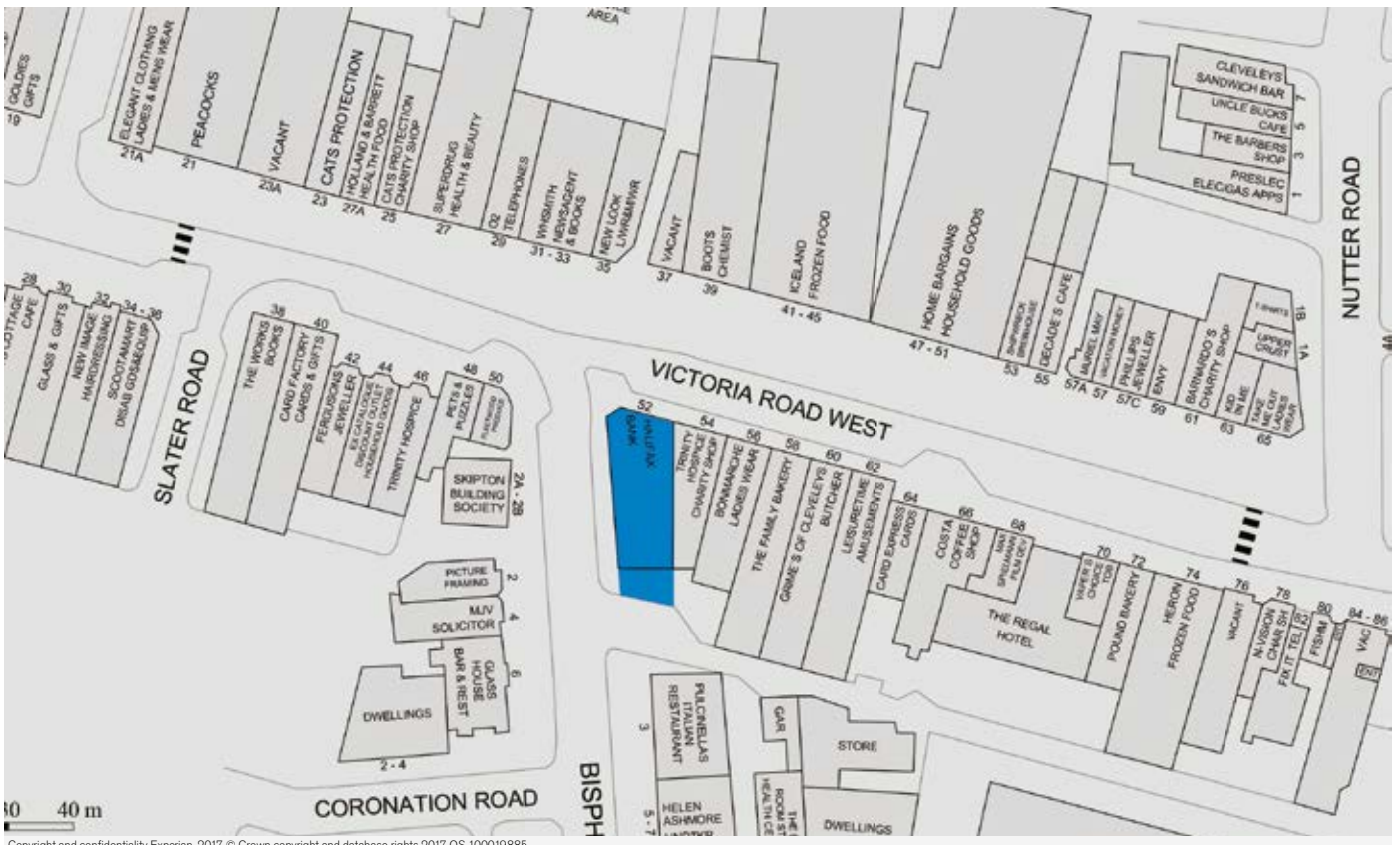
Vendor's Solicitors

Jane Brooks Law

Tel: 01482 848 101 Ref: Paul Harrison

Email: pjh@janebrookslaw.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

3, 5, 9, 11 Cheapside and
29–39 (odd) Stafford Street,
Hanley, Stoke-on-Trent,
Staffordshire ST1 1HL

***Guide: £275,000+**
Town Centre Retail Investment with
Asset Management Opportunities
6 week completion

Stafford Street frontage



SITUATION

Located close to the junction with the pedestrianised Piccadilly in the town centre and being amongst such multiple retailers as **Specsavers**, **McDonald's**, **Savers**, **Subway**, **B&M** and a host of independent traders.

The premises are situated within the Cultural Quarter and Hanley Bus Station and the site for the Etruscan Square regeneration ([See Note 1](#)) is only 1/3 mile away.

Stoke-on-Trent lies approximately 32 miles south of Manchester and 42 miles west of Nottingham, enjoying excellent road access to the M6 (Junctions 15 & 16).

PROPERTY

A substantial building with frontages on Cheapside and Stafford Street comprising **9 Ground Floor Shops** together with a **Self-Contained Residential Upper Part (sold-off)** on first, second, third and fourth floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: The Etruscan Square development is backed by the Government's Levelling Up Fund and will be part of the £20M regeneration of the area. This redevelopment will include almost 300 new homes in the city centre as well as a hotel and a multi-purpose arena. The mixed use development is designed to increase footfall within the area and will revitalise the city centre.

Note 2: Refer to Auctioneers for the Video Tours of the Vacant Shops.

Cheapside frontage



£20,500 p.a. Plus 6 Vacant Shops

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

Vendor's Solicitors

Leadbeater and Kay Solicitors
Tel: 01782 201 933 Ref: Glynn Buckley
Email: glynn@leadbeaterkay.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
3 Cheapside (Shop)	Internal Width Shop Depth Built Depth 2 WCs	19'2" 32'9" 45'9"			VACANT	
5 Cheapside (Shop)	Internal Width Shop Depth Built Depth WC	17'11" 36'8" 47'6"			VACANT	
9 Cheapside (Shop)	Internal Width Shop Depth Built Depth WC	14'7" 31'6" 42'6"			VACANT	
11 Cheapside (Shop)	Internal Width Shop Depth Built Depth 2 WCs	18'8" 33'0" 42'8"			VACANT (Previously a Fish & Chip Restaurant/ Takeaway)	
29 Stafford Street (Shop)	Not Inspected		B S Acquisitions Limited (t/a Luxury Hair & Beauty)	999 years from 12th September 2014	Peppercorn	FRI by way of service charge.
31 Stafford Street (Shop)	Internal Width Shop Depth Built Depth WC	20'1" 49'9" 51'0"	F. D. Sheikh (Sublet to Specsavers)	999 years from 12th September 2014	Peppercorn	FRI by way of service charge.
33 Stafford Street (Shop)	Internal Width Shop Depth Built Depth WC	20'5" 40'3" 53'7"			VACANT	
37 Stafford Street (Shop)	Internal Width Shop Depth Built Depth WC	14'3" 23'9" 41'3"			VACANT	
39 Stafford Street	Internal Width Shop Depth Built Depth WC	15'4" 36'8" 47'2"	GMT Ventures Limited (with 2 personal guarantors) (Newsagents)	10 years from 1st October 2020	£20,500	Repairing & insuring by way of service charge – refer to lease. Rent Review 2025. £5,125 Rent Deposit held.
Thompson House, 35 Stafford Street	Residential Upper Part – Not inspected		Khan Estates Ltd	999 years from 12th September 2014	Peppercorn	FRI by way of service charge.
					Total: £20,500 plus 6 Vacant Shops	

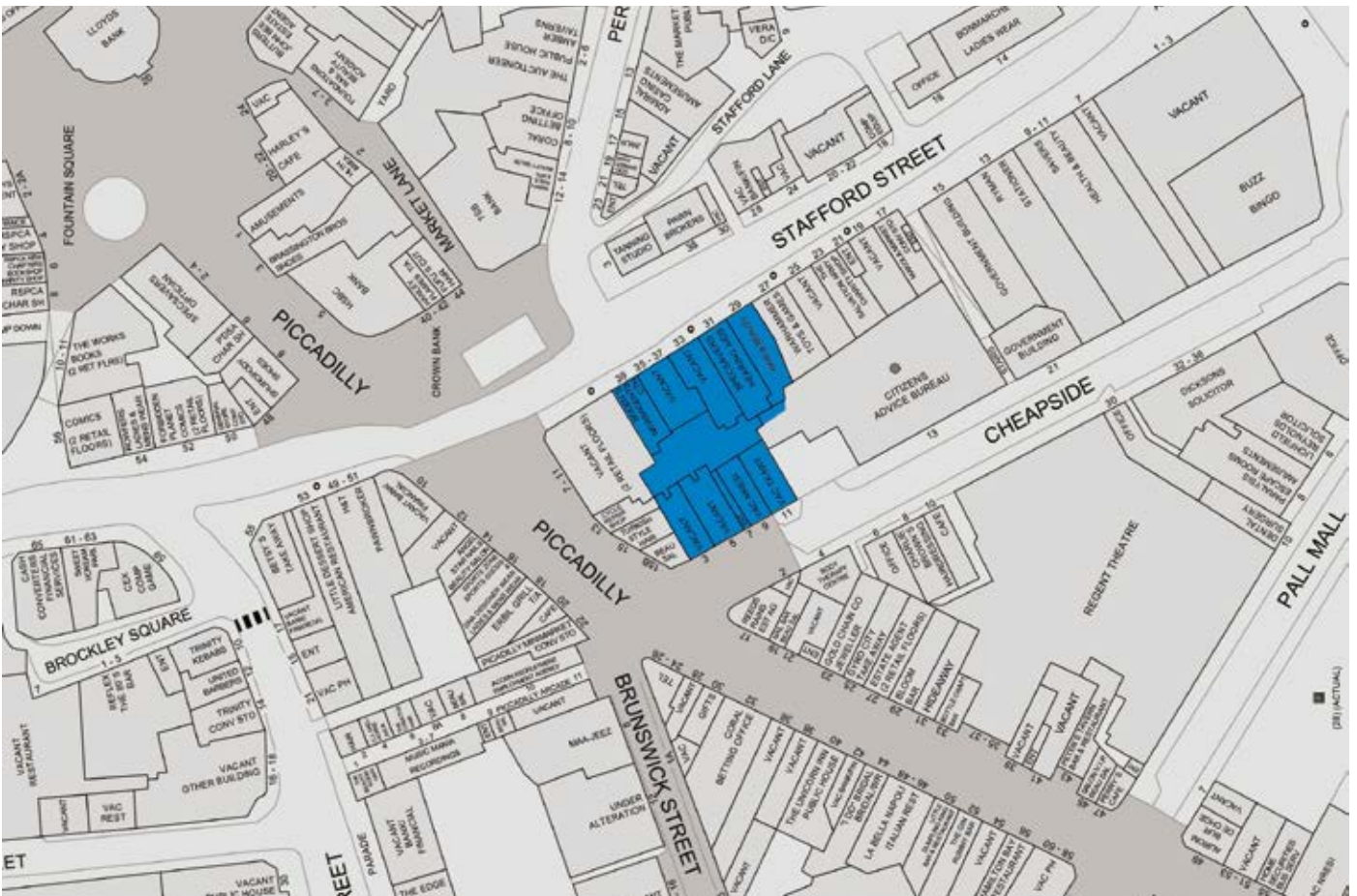
Cheapside frontage



Stafford Street frontage



Stafford Street frontage





SITUATION

Located close to the junction with Church Street, which leads to Market Place, in this Historic Town Centre nearby multiples such as **Evans Pharmacy**, **Yorkshire Trading Co.** and **The Post Office** and a variety of independent retailers, estate agencies, pubs and coffee shops.

Newark is famous for its connection during the Civil War of the 17th Century as a Royalist Stronghold and located approx. 16 miles north-east of Nottingham and approx. 1 1/2 miles from the A1.

PROPERTY

An attractive Grade II Listed mid terrace building comprising **2 Ground Floor Shops** with separate rear access to **2 Self-Contained Flats**, one at rear ground floor level and one on the first floor which also includes basement and ground floor access and store.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: In accordance with s.5B of the Landlord and Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the auction.

Note 2: The section of the first floor flat which is over the side passageway does not fall within the Vendor's freehold title and is registered under title number NT190634 to Newark & Sherwood District Council. Refer to the lease of 15 St Leonard's Court in the legal pack.



£18,600 per annum

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

Vendor's Solicitors

Keith Harvey & Co

Tel: 01858 464 327 Ref: Sarah Collins

Email: sarah@keithharveyandcompany.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. 37 (Ground Floor Shop)	Gross Frontage Internal Width Shop Depth Built Depth WC	22'11" 18'5" 18'4" 35'8"	D. Moore (t/a Newark Art Gallery)	1 year from 1st April 2023 (excl. s.24–28 of L & T Act 1954) (In occupation since 2019 - Renewal of a previous Lease)	£10,400	Effectively FRI £1,666.67 Rent Deposit held.
No. 39 (Ground Floor Shop)	Gross Frontage Internal Width Shop Depth Built Depth WC	23'6" 21'3" 14'7" 22'8"	Y. Hunter (t/a Gentz Barbers)	3 years from 24th May 2023 (excl. s.24–28 of L & T Act 1954)	£8,000	FRI by way of Service Charge £2,000 Rent Deposit held.
14 St Leonards Court, (Ground Floor Flat)	Not inspected.		Individual	125 years from 1st January 2018	£100	FRI by way of Service Charge Rent Reviews 2043 and 25 yearly linked to RPI.
15 St Leonards Court (First Floor Flat plus Basement & Ground Floor Access & Store)	Not inspected. (See Note 2)		Individual	125 years from 1st January 2018	£100	FRI by way of Service Charge Rent Reviews 2043 and 25 yearly linked to RPI.
					Total: £18,600	

Rear of the property



Interior view of No.37



Lot 14

143–145 Terminus Road, Eastbourne,
East Sussex BN21 3NS

***Guide: £1,000,000**

Freehold Town Centre Restaurant Investment
Plus 2 Flats (1 let on AST & 1 Vacant)



Let on new 20 year lease (no breaks) to T Bello Group Ltd
(t/a Taco Bell) with 5 yearly RPI increases (1% & 3%)



SITUATION

Located at the junction with Langney Road in the heart of the town centre, close to the entrance to **The Beacons Shopping Centre** and amongst such multiples as **Marks & Spencer, Bill's, The Edinburgh Woollen Mill, Shoezone, Millets, Domino's** and many others. Eastbourne is one of the main south coast resort towns enjoying excellent road links with the A27 and the A22 London Road and being 20 miles east of Brighton and 15 miles west of Hastings.

PROPERTY

A substantial end of terrace building (former Post Office) comprising a **Ground Floor Restaurant and Basement** with separate front access to **2 Self-Contained Flats** on the first and second floors. In addition, the property includes a Rear Yard.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: There is a 6 week completion.

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



Interior view

£87,700 per annum
Plus Vacant 1 Bed Flat

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

Vendor's Solicitors

Spencer West LLP

Tel: 020 7925 8080 Ref: Vassos Vassou

Email: vassos.vassou@spencer-west.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 Restaurant (44 Covers) & Basement	Ground Floor Restaurant Gross Frontage 38'5" Internal Width 34'10" Shop Depth 70'6" Built Depth 98'5" Area Approx. 2,358 sq ft ¹ Customer & Staff WCs Basement Area Approx. 1,991 sq ft ¹ Total Area Approx. 4,349 sq ft	T Bello Group Limited (see Tenant Profile)	20 years from completion	£82,300	FRI Rent Reviews 2029 and 5 yearly to RPI with a collar and cap at 1% and 3% respectively. No Tenant Breaks.
First Floor Flat	1 Bedroom, Living Room, Kitchen, Bathroom/WC (Area Approx. 450 sq ft)			VACANT	Flat previously let at £5,400 p.a.
Second Floor Flat	1 Bedroom, Living Room, Kitchen, Bathroom/WC (Area Approx. 450 sq ft)	Individual(s)	1 year from 19th July 2021	£5,400	AST. Holding over.
¹ Areas taken from VOA.				Total: £87,700 Plus Vacant 1 Bed Flat (Total ERV £93.100 on letting of first floor flat)	

TENANT PROFILE

- T Bello Group Ltd form part of the Cascade Group which is a rapidly growing organisation established in 1984. They have a Taco Bell franchise with 52 stores, a KFC franchise with 55 stores and a Pizza Hut franchise with 3 stores, all in the UK.
- For Y/E 31.12.22, T Bello Group Ltd reported a T/O of £34.81m, a Pre-Tax Loss of £1.085m and a negative Shareholders' Funds of £1.083m. These figures reflect the costs involved in opening 19 new Taco Bell units in 2022.
- The ultimate company, MSHA International Ltd (who are not party to the lease), for the Y/E 30.11.21 reported a T/O of £72.255m, Pre-Tax Profits of £4.213m and Equity Shareholders' Funds of £15.51m.





SITUATION

Located close to the junction with the main Commercial Road (A13) and its variety of independent retailers, cafés and restaurants, in this popular and busy residential and commercial area. Whitechapel is located approximately 1 mile east of the City of London and the property is within close walking distance of Aldgate East Underground Station (District Line) and Shadwell Station (Overground).

PROPERTY

Forming part of a modern mid-terrace building comprising a **Ground Floor and Basement Commercial Unit**.

ACCOMMODATION

Ground Floor

GIA Approx 637 sq ft

Basement

GIA Approx. 1,201 sq ft
WC

Total GIA **Approx 1,838 sq ft**

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 4th March 2021 to **(thus having approx. 996 years unexpired)** at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **ASE Textile Limited (with personal Guarantor) (See Note 1)** for a term of 10 years from 7th April 2022 (excl. s24–28 of the L & T Act 1954) at a current rent of **£30,000 per annum** exclusive.

Rent Reviews April 2025 and 3 yearly.

Note 1: The tenant currently uses the property for storage purposes.

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

£30,000 per annum

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

Vendor's Solicitors

Gunnercooke LLP

Tel: 03330 143 401 Ref: Pavinder Boparai

Email: pavinder.boparai@gunnercooke.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'**



Basement



SITUATION

Located close to the junction with Craven Park within this residential area and approx. 1/2 mile from the varied shopping facilities of the High Street. The area is served by Harlesden Station (Overground and Bakerloo 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 semi-detached **Commercial Building** on ground and first floors together with an **Adjoining Yard** with street frontage to Park Road.

ACCOMMODATION

Ground Floor

Area Approx. 430 sq ft¹

First Floor

Area Approx. 337 sq ft¹

Total Area **Approx. 767 sq ft**

Plus Adjoining Yard

Frontage 34'0"

Depth 35'0" (max)

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

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from 3rd September 2021 (thus having approx. 122¾ years unexpired) at a peppercorn ground rent.

TENANCY

The entire property is let on a full repairing and insuring lease to Holyland Properties Services Limited (For Y/E 31/05/22, Turnover and Pre-Tax Profits were not reported, but Shareholders' Funds were £685,363) for a term of 45 years from 22nd December 2022 (no tenant breaks) at a current rent of £25,000 per annum exclusive.

Rent Reviews 2032 and 5 yearly.

Note: The property may lend itself to a variety of alternative uses and redevelopment, subject to obtaining possession and the necessary consents.

£25,000 per annum

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

Vendor's Solicitors

Debenhams Ottaway

Tel: 01923 857 171 Ref: Ruth Bolton

Email: rlb@debenhamsottaway.co.uk

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





SITUATION

Occupying a prominent position on the corner with Ship Lane, in the town centre, close to a **Co-op Supermarket** and other multiples such as **One Stop & Post Office** and **William Hill** and a variety of independent traders.

Aveley is conveniently located for the M25 Dartford Crossing and the A13 and is situated approximately 3 miles east of Rainham and approximately 3 miles north-west of Grays.

PROPERTY

An end of terrace building comprising a **Ground Floor Café** with separate rear access to a **Self-Contained Flat** on first and second floors together with a **Self-Contained Ground Floor Office** which is located at the rear.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 60 & 60a (Café & Flat)	Ground Floor Café Gross Frontage 18'10" Internal Width 18'0" Shop Depth 30'8" Built Depth 61'0" WC First & Second Floor Flat¹ Believed to be 4 Rooms, Kitchen, Bathroom/WC (GIA Approx. 954 sq ft)	M. Surucu (t/a Aveley Master Chef – Café)	20 years from 1st May 2013	£15,000	FRI Rent Reviews August 2023 (Outstanding – Vendor's ERV £27,000 p.a.) and 2028
No. 60b (Rear Office Building)	Area Approx. 183 sq ft ²	U. Rahim (Tuition Centre)	1 year Licence from 1st March 2023	£7,800	
				Total: £22,800	

¹ Not internally inspected by Barnett Ross. Area taken from Lease Plan.

² Not internally inspected by Barnett Ross. Area taken from EPC.

£22,800 per annum

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

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

Vendor's Solicitors

Gunnercooke LLP

Tel: 03330 143 401 Ref: Pavinder Boparai

Email: pavinder.boparai@gunnercooke.com



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SITUATION

Located close to the junction with Crondall Street in this popular commercial and residential area amongst a host of local traders. The property is located approximately ½ a mile from Old Street Station (Northern Line) and is less than ½ a mile from Hoxton Overground Station.

Hoxton is located approximately 3 miles north-east from central London.

PROPERTY

Forming part of a mid-terraced building comprising a **Ground Floor Commercial Unit** which has both front and rear access.

ACCOMMODATION

Ground Floor Commercial Unit

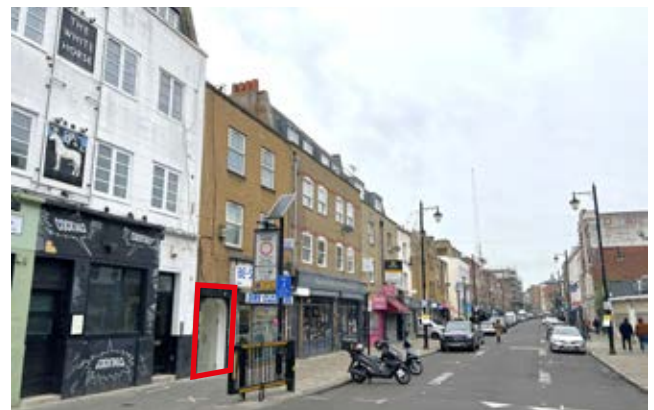
GIA Approx. 245 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: There is a flying freehold above the property which is not included in the sale.

Note 2: The property has a rateable value of £3,100



Vacant Commercial Unit

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

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

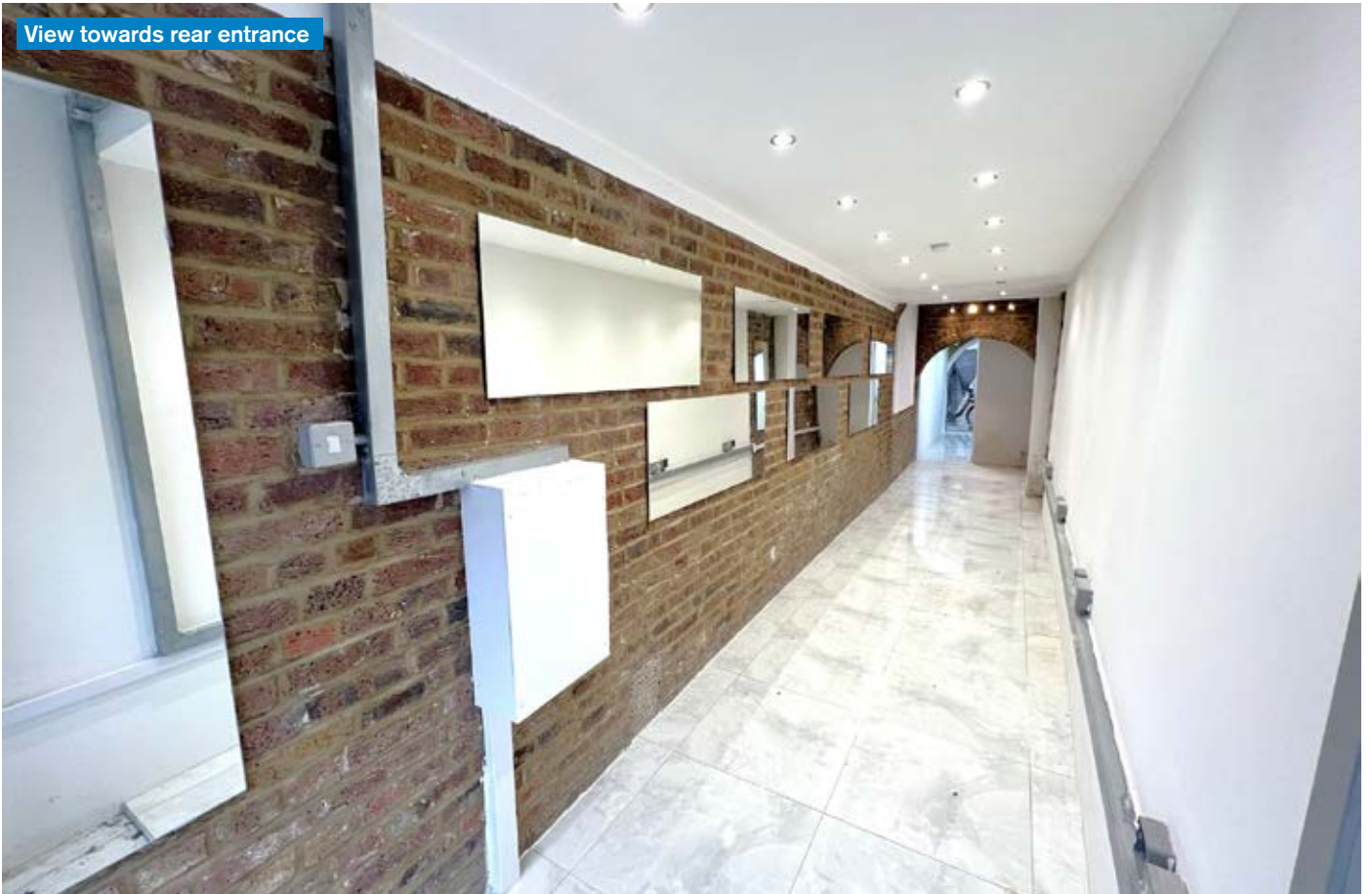
Vendor's Solicitors

Watermans Solicitors

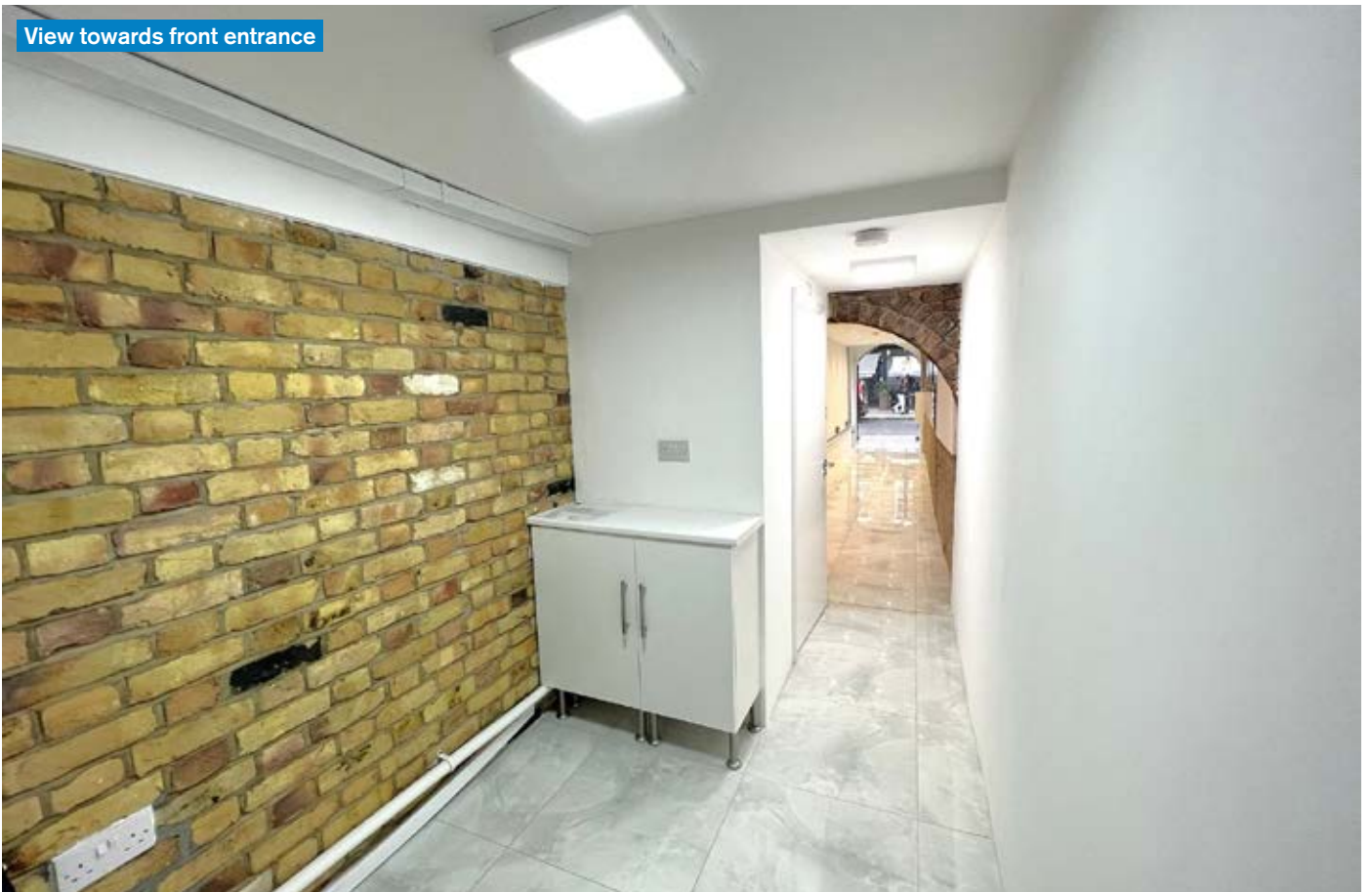
Tel: 020 8888 2820 Ref: Paul Browne

Email: pgb@watermanssolicitors.co.uk

View towards rear entrance



View towards front entrance





SITUATION

Located near to the junction with Wordsworth Road within close proximity to the open recreational space of St James Park and approx. 1/3 mile to the various shopping facilities in Shirley High Street.

In addition, the area is ideally situated to provide accommodation requirements for Southampton General Hospital which is located less than a mile from the property.

Shirley is a popular residential suburb less than 2 miles from Southampton city centre and within easy access of the M27 and M3.

PROPERTY

A detached building comprising a **5 Bed HMO** with shared communal facilities:

Ground Floor: 3 Bedrooms, Kitchen, Communal Lounge, Shower Room, WC.

First Floor: 2 Bedrooms, Bathroom/WC

Refer to Auctioneers for the floor plans and the video tour of the property.

VAT is NOT applicable to this Lot

FREEHOLD

£27,420 per annum

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

Vendor's Solicitors

Davisons Law

Tel: 0121 725 5617 Ref: Almas Begum

Email: a.begum@davidsons.law

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



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor	Bedroom 1	Individual	6 months from 1st September 2023 (Renewal – in occupation since September 2022)	£5,940 (£495 pcm)	AST. £300 Rent Deposit held.
Ground Floor	Bedroom 2	Individual	6 months from 1st May 2023 (Renewal – in occupation since October 2022)	£4,860 (£405 pcm)	AST. Holding over.
Ground Floor	Bedroom 3	Individual	6 months from 23rd April 2023 (Renewal – in occupation since October 2022)	£5,700 (£475 pcm)	AST. Holding over. £300 Rent Deposit held.
First Floor	Bedroom 4	Individual	1 year from 1st September 2023 (Renewal – in occupation since September 2022)	£5,700 (£475 pcm)	AST. £300 Rent Deposit held.
First Floor	Bedroom 5	Individual	1 year from 14th August 2023 (Renewal – in occupation since July 2022)	£5,220 (£435 pcm)	AST. £461.50 Rent Deposit held.
Note: The Vendor's ERV is circa £30,000 p.a.				Total: £27,420 (See Note)	



SITUATION

Occupying a prominent position on the corner of Lyttelton Road (A1) and Ossulton Way in this affluent residential area. Hampstead Garden Suburb lies approximately 6 miles north of central London.

PROPERTY

An end of terrace building comprising **2 Ground Floor Shops** with separate rear access to **2 Self-Contained Flats** on the first and second floors. The property benefits from rear access via a service road.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 1992 years from 25th March 1969 at a peppercorn ground rent.

Note 1: In accordance with s.5B of the Landlord and Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the auction.

Note 2: The vendor insures the property. Current sum insured is £957,533 and the current premium is £1,742.18 (incl. IPT).

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 1 & 3 (2 Ground Floor Shops)	Not inspected	Cedar Property Investments Limited	1939 years from 5th January 2022	Peppercorn	FRI
No. 1a (First & Second Floor Flat)	Not inspected	Individual	125 years from 10th October 2007	Peppercorn	FRI by way of Service Charge
No. 3a (First & Second Floor Flat)	Not inspected	Individual	125 years from 10th October 2007	Peppercorn	FRI by way of Service Charge

Vendor's Solicitors

Solomon Taylor & Shaw LLP
Tel: 020 7431 1912 Ref: Gillian Fairless
Email: gillian@solts.co.uk





SITUATION

Located close to the junction with Abbey Road within this well-known local commercial enclave, in the heart of this highly sought after residential area, within easy reach of South Hampstead Rail Station and St John's Wood Underground Station (Jubilee Line), close to Lord's Cricket Ground and Regents Park and just a short drive to the West End.

PROPERTY

A mid terraced building comprising **Self-Contained Offices** on ground and lower ground floors plus separate front entrance to a **Self-Contained Flat** at first, second and third floor levels.

The Offices have recently been refurbished to a high standard and benefit from a small central Courtyard.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor & Lower Ground Floor Offices	Ground Floor Office Gross Frontage 18'2" Internal Width 16'11" (max) Built Depth 47'8" GIA Approx. 668 sq ft WC Lower Ground Floor Office 3 Offices, Kitchen, Inner Courtyard, Vault Storage, 2 WCs GIA Approx. 830 sq ft (plus Pavement Vaults Storage with 5'2" head height)	Occupied by long established Solicitors Practice	1st February 2000 to 24th March 2012 (Holding Over)	£33,000	FRI Refer to CPSEs and Schedule of Dispute.
First, Second & Third Floor Flat	3 Bedrooms, Living Room, Kitchen, 2 Bathrooms/2 WCs – not inspected.	Individual	175 years from 25th March 1983	Peppercorn	FRI
				Total: £33,000	

£33,000 per annum

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

Vendor's Solicitors

AST Law
Tel: 020 8954 3045 Ref: Alan Tibber
Email: alan@astlaw.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

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