

**Barnett
Ross**

Auctioneers

Online Auction

Thursday 22nd February 2024
commencing at 12pm

T: 020 8492 9449



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A very warm welcome to our 22nd February 2024 Online Auction.

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

This auction will be held online only.
Therefore, please visit any lot page at
www.barnettross.co.uk to view the following:

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

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

Since our first auction in 2002 we have sold over £1.9 billion of property which includes the sale of a block of 65 flats at Okehampton Close, Finchley, London N12 9TX for £20,425,000 in May 2018 – the highest value lot ever sold by auction in the U.K.

Meet the team.



John Barnett FRICS
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Zac Cheek
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Samantha Ross
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Order of Sale Thursday 22nd February 2024

Commencing 12.00pm

Lot

A	Wallington Court, Woodcote Road	Wallington	Surrey
1	17/19 Harcourt Road	Bushey	Hertfordshire
2	271 Edgware Road	Colindale	London NW9
3	273 Edgware Road	Colindale	London NW9
4	275 Edgware Road	Colindale	London NW9
5	21 Station Road	Clacton-on-Sea	Essex
6	211 High Street	Sutton	Surrey
7	Ground Floor Pub & Mezzanine, 6–8 Park Street	Luton	Bedfordshire
8	6–8 Park Street	Luton	Bedfordshire
9	12–14 Broadway	Sheerness	Kent
10	3, 5, 9, 11 Cheapside and 29–39 (odd) Stafford Street, Hanley	Stoke-on-Trent	Staffordshire
11	339/339a Finchley Road	Hampstead	London NW3
12	8–10 High Street	Storrington	West Sussex
13	21 Main Street & 40 Challoner Street	Cockermouth	Cumbria
14	6 Speke Road, Garston	Liverpool	Merseyside
15	7–8 High Street	Wisbech	Cambridgeshire
16	101 High Street, Somersham	Huntingdon	Cambridgeshire
17	29 Gaolgate Street	Stafford	Staffordshire
18	29a Finchley Lane	Hendon	London NW4
19	5–12 Tithe Court, Hall Lane	Hendon	London NW4
20	82 Church Street, Shirley	Southampton	Hampshire
21	53a Eagle Road	Wembley	Middlesex

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

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NACFB
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**Wallington Court, Woodcote Road,
Wallington, Surrey SM6 0HG**

***Guide: £5,750,000**
In same ownership for over 25 years
8 week completion



**An Unbroken Residential / Commercial Block of
30 Self-Contained Flats (12 × 3 Bed, 17 × 2 Bed & 1 Studio),
a Ground Floor 7,184 sq ft Commercial Unit plus Kiosk,
18 Garages and 9 Parking Spaces
Plus Planning for an additional 13 Flats (7 × 2 Bed & 6 × 1 Bed)**

Currently producing £412,858 p.a. to include:
26 Flats let on ASTs, 2 Flats let on Regulated Tenancies & 2 Vacant Flats,
Ground Floor 7,184 sq ft Commercial Unit let as a Gym together with a Ground Floor Kiosk,
18 Garages (16 let & 2 vacant) and
9 Parking Spaces (all let)

**Freehold for Sale by Online Auction
at 12pm on Thursday 22nd February 2024 (unless sold prior)**

For details of the online auction process including Bidding Registration
visit www.barnettross.co.uk or contact the Auctioneers below:



SITUATION

Located at the junction with Woodcote Road and Stanley Park Road, diagonally opposite a **Sainsbury's/Argos Supermarket**, and at the southern end of the retail centre which houses **The Square Shopping Centre** along with such other multiple retailers as **Costa, Greggs, Iceland, Boots, Tesco Express** and many others.

The property is approx. 1/3 mile from Wallington Railway Station (services to London Victoria and Charing Cross) and 1 mile from Wilson's School which is currently ranked No. 1 in the top 100 secondary state schools in the UK (source: Sunday Times Parent Power Supplement).

The Surrey town of Wallington is an affluent and sought after residential area which lies midway between Sutton and Croydon and approx. 12 miles south-west of central London with access to the M25 (Junction 7) being approx. 8 miles to the south.

PROPERTY

A substantial detached corner block built around a central courtyard comprising:

- **A Ground Floor Commercial Unit (GIA Approx. 7,184 sq ft).**
- **A Ground Floor Kiosk.**
- **30 Self-Contained Flats (12 × 3 Bed, 17 × 2 Bed & 1 × Studio)** on ground, first and second floors, each with uPVC double glazing.
- **18 Garages (12 to the rear and 6 integral within the main building).**
- **9 Parking Spaces.**

The block has 5 street entrances, Flat 30 has its own separate entrance and there is a service road accessed from Stanley Park Road.

The entire Site Area is approx. 0.59 acres.

VAT is NOT applicable to this Lot

FREEHOLD

PLANNING

Planning Permission was granted on 29th March 2012 by the London Borough of Sutton for 'Erection of an additional floor within the roof space and extension at second floor level to provide six 1-bedroomed and seven 2-bedroomed self-contained flats and provision of associated refuse and cycle storage' Ref: D2011/64240/RPA.

According to the floorplans, the flats would comprise:

- 7 × 2 Bedrooms, Living Room, Kitchen, Bathroom/WC
- 5 × 1 Bedroom, Living Room, Kitchen, Bathroom/WC
- 1 × 1 Bedroom, Living Room, Kitchen, Shower/WC

The London Borough of Sutton issued a Section 192 Certificate of Lawful Use or Development on 19th February 2015, which determined lawful commencement of the development.

Planning Documents are available from the Auctioneers.

SUMMARY OF TENANCIES & ACCOMMODATION

(Full Tenancy Schedule available from Auctioneers)

Accommodation ¹	Tenant/No.	Term	Ann. Excl. Rental
Ground Floor Commercial Unit (Approx. 7,184 sq ft) & Ground Floor Kiosk (Approx. 74 sq ft) See Note 1	M. A. M. Fitness Limited (t/a énergie fitness as a 24 Hour Gymnasium)	10 year effectively FRI (by way of service charge) lease from 24th June 2014	£55,000 (see Note 2)
12 × 3 Bedrooms, Living Room, Kitchen, Bathroom/WC	Nos. 1, 3, 4, 5, 9, 25, 27 & 30	8 Flats: each let on an AST	£97,800
	Nos. 7 & 29	2 Flats: each let on a Regulated Tenancy	£17,898
	Nos. 2 & 6	2 Flats: Each Vacant	
17 × 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Nos. 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 26 & 28	17 Flats: each let on an AST	£211,200
1 × Studio Flat (1 Room plus Kitchen, Bathroom/WC)	No. 19	1 Flat: let on an AST	£9,900
18 × Garage See Note 3	Garage Nos. 1–5, 7 & 9–18	16 Garages: each let Monthly	£15,660
	Garage Nos. 6 & 8	2 Garages: Vacant	
9 × Parking Space	Nos. 1–9	9 Parking Spaces: each let Monthly	£5,400
¹ Area taken from VOA. Barnett Ross have not inspected the majority of the flats and the accommodation details have been provided by the Vendor.			Total: £412,858 Plus 2 Vacant Flats and 2 Vacant Garages

Note 1: There may be potential to convert the ground floor commercial unit to residential use, subject to obtaining possession and the necessary consents.

Note 2: The tenant is up to date with current rent payments, but they do have arrears of approx. £40,000 accrued during Covid which are being periodically paid off. These arrears will not be charged to the Buyer, but the benefit of them will be passed to the Buyer on completion.

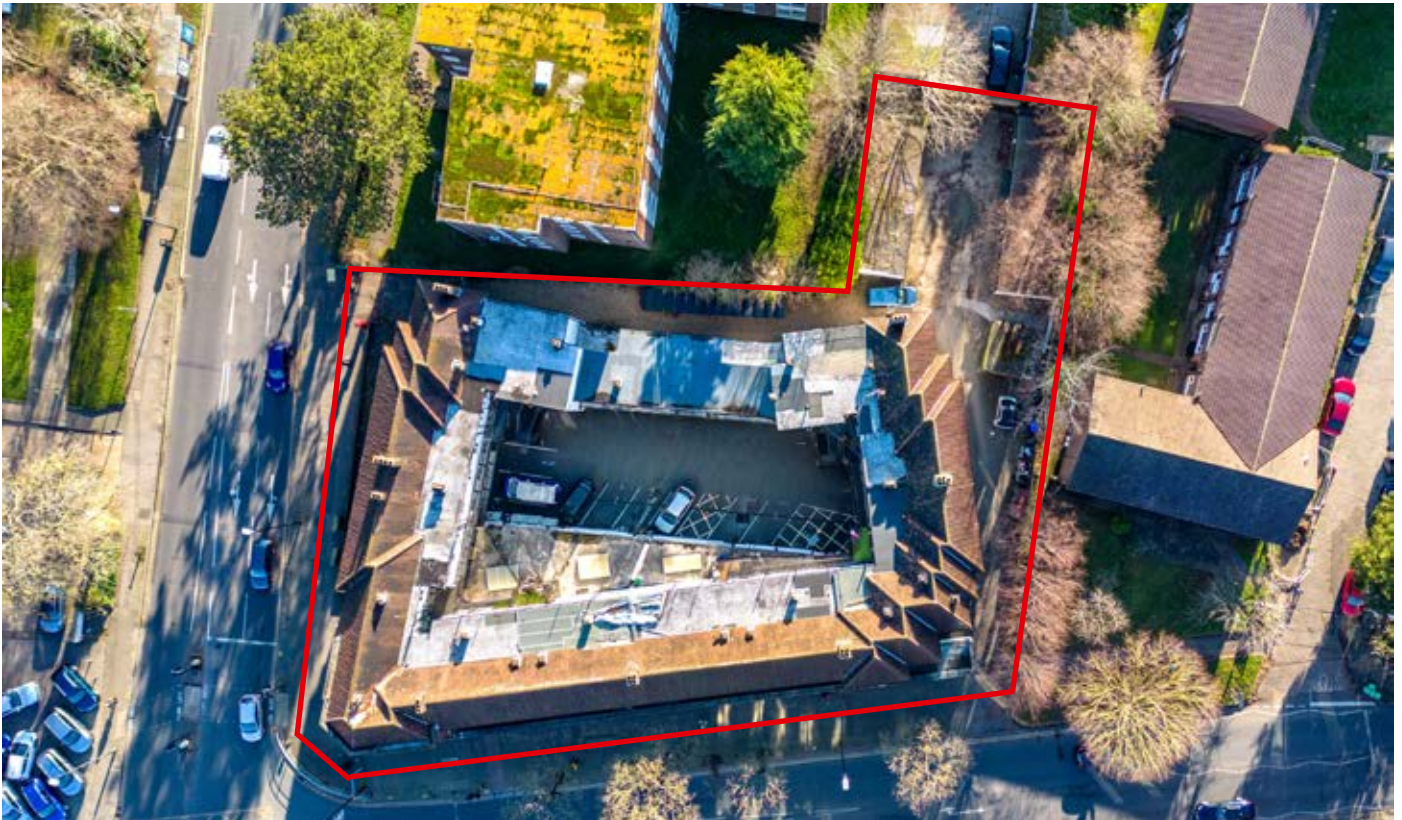
Note 3: There may be potential for residential development on the site of the 12 rear garages, subject to obtaining possession and the necessary consents.

Note 4: This purchase may be subject to Stamp Duty Land Tax Relief for Multiple Dwellings – Applicants should consult their own advisors in this respect.

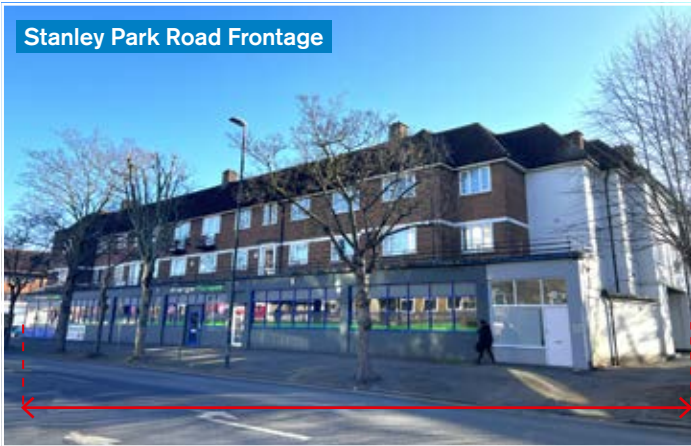
Note 5: A purchase by a Charity or a Registered Social Landlord may qualify for 100% Stamp Duty Tax Relief – Applicants should consult their own advisors in this respect.

Note 6: Refer to Auctioneers for virtual tours of some of the flats.





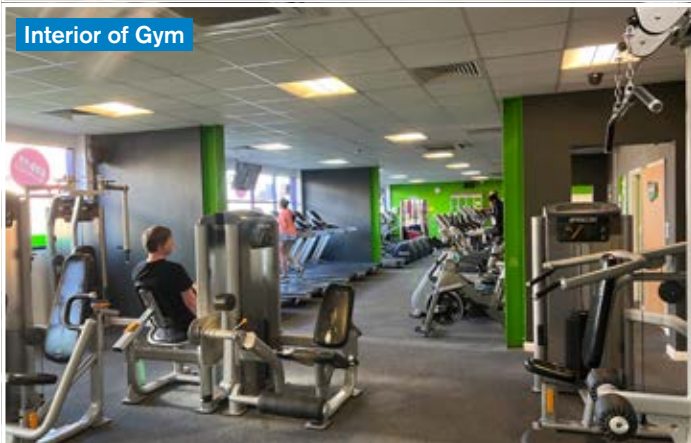
Stanley Park Road Frontage



12 Rear Garages



Interior of Gym



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Vendor's Solicitors

Carpenter & Co

Tel: 020 8669 5145 Ref: Simon McIlwaine

Email: simonm@carpenterssolicitors.co.uk



SITUATION

Located at the junction with Moatfield Road and directly opposite **Little Reddings Primary School** in this established, fully occupied shopping parade serving the surrounding residential area. Bushey is an affluent North London suburb situated approximately 15 miles north-west of central London and only 3 miles from Watford. The property is easily accessed being only 2 miles from the M1 (Junction 5) and under a mile from the A41.

PROPERTY

An end of terrace building comprising a **Ground Floor Double Shop** with separate rear access via a side entrance and communal balcony to **2 Self-Contained Flats** on first and seconds floors. The property includes a **Garage** and includes a **Rear Service Road**.

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage	36'10"
Internal Width	34'8"
Shop Depth	53'3"
Built Depth	74'3"
Sales Area	Approx. 1,846 sq ft
Store Area	Approx. 773 sq ft
WC	

Total Area **Approx. 2,619 sq ft**

First & Second Floor Flats¹

No. 17a – 4 Rooms, Kitchen, Bathroom/WC
(Area Approx. 882 sq ft)

No. 19a – 4 Rooms, Kitchen, Bathroom/WC
(Area Approx. 893 sq ft)

Plus Garage

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

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Tesco Stores Limited (T/O for Y/E 25/02/2023 £47.48bn, Pre-Tax Profit £565m and Shareholders' Funds £4.38bn)** for a term of 15 years from 29th September 2013 at a current rent of **£48,000 per annum** exclusive.

Rent Review September 2023 (Not yet actioned)

Note 1: The Tenant did not operate their September 2023 Break Clause.

Note 2: We are informed by the tenant that both flats are sublet on ASTs.

Note 3: The freehold is also subject to an electricity substation lease for a term of 99 years from 25th March 1962 at a ground rent of £0.05 p.a.



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£48,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

Bevan Kidwell LLP

Tel: 020 7843 1820 Ref: Simon Sullivan Vince

Email: simon@bevankidwell.com

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



SITUATION

Located close to the junction with Hay Lane within this well established retail parade amongst a variety of occupiers including **Costa, Betfred, Paddy Power, McDonald's Drive-thru, a Ford and Kia Dealerships** along with a number of independent retailers, all serving the surrounding residential population.

Colindale Underground Station (Northern Line) lies approx. ¾ mile distant and the area is served by numerous bus routes.

Colindale is a popular and sought after north-west London suburb currently benefitting from a major regeneration building programme approx. 8 miles from central London and with easy access to the M1 (Junctions 1 & 2) and the A406 North Circular Road.

PROPERTY

A mid terraced building comprising a **Ground Floor Take-Away** with separate rear access via a service road to a **Self-Contained Flat** on the first and second floors with uPVC double glazing. In addition, the property includes a **rear hardstanding area for parking**.

ACCOMMODATION

Ground Floor Take-Away

Gross Frontage	16'11"
Internal Width	15'6"
Shop Depth	34'3"
Built Depth	40'11"
WC	

First & Second Floor Flat

5 Rooms, Kitchen, Shower Room/WC, plus sep. WC
(GIA of Flat Approx. 928 sq ft)

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **L. Zhou as a Chinese Take-Away** for a term of 20 years from 29th September 2017 (**renewal of a previous lease**) at a rent of **£22,000 per annum** exclusive (**see Note 1**).

Rent Reviews 2027 and 2032.

There is a **£9,848.02 Rent Deposit held**.

Note 1: The tenant is currently paying £19,500 p.a. with an agreed increase to £22,000 p.a. on 1st April 2024.

Note 2: Nos. 273 & 275 Edgware Road are also being offered for sale in this auction – see Lots 3 & 4

£22,000 per annum

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

Vendor's Solicitors

Keystone Law

Tel: 020 3319 3700 Ref: Graham Goldspink

Email: graham.goldspink@keystonelaw.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 Hay Lane within this well established retail parade amongst a variety of occupiers including **Costa, Betfred, Paddy Power, McDonald's Drive-thru**, a **Ford and Kia Dealerships** along with a number of independent retailers, all serving the surrounding residential population.

Colindale Underground Station (Northern Line) lies approx. ¾ mile distant and the area is served by numerous bus routes.

Colindale is a popular and sought after north-west London suburb currently benefitting from a major regeneration building programme approx. 8 miles from central London and with easy access to the M1 (Junctions 1 & 2) and the A406 North Circular Road.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'11" Internal Width 15'10" Shop Depth 34'2" Built Depth 40'11" WC	H. M. Nguyen (Nail Bar)	15 years from 1st April 2014	£12,000 (see Note 1)	FRI Note 1: The tenant is currently paying £10,000 p.a. with an agreed increase to £12,000 p.a. on 1st April 2024.
First & Second Floor Flat	Not inspected – believed to be 3 Bedrooms, Living Room, Kitchen, Bathroom/WC Plus Rear Yard & Garage	Individual(s)	99 years from 25th December 1986	£100 (rising to £200 p.a. in 2052)	FRI Valuable Reversion in approx. 61¾ years – see Note 2.
				Total: £12,100	

Note 2: A 3 bed flat at 267a Edgware Road sold for £330,000 in April 2021 (source: rightmove.co.uk).

Note 3: Nos. 271 & 275 Edgware Road are also being offered for sale in this auction – see Lots 2 & 4

£12,100 per annum

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

Vendor's Solicitors

Keystone Law
Tel: 020 3319 3700 Ref: Graham Goldspink
Email: graham.goldspink@keystonelaw.co.uk

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





SITUATION

Located close to the junction with Hay Lane within this well established retail parade amongst a variety of occupiers including **Costa, Betfred, Paddy Power, McDonald's Drive-thru**, a **Ford and Kia Dealerships** along with a number of independent retailers, all serving the surrounding residential population.

Colindale Underground Station (Northern Line) lies approx. ¾ mile distant and the area is served by numerous bus routes.

Colindale is a popular and sought after north-west London suburb currently benefitting from a major regeneration building programme approx. 8 miles from central London and with easy access to the M1 (Junctions 1 & 2) and the A406 North Circular Road.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant	Gross Frontage 16'11" Internal Width 15'6" Shop Depth 34'2" Built Depth 41'0" WC	H. Kaya (Restaurant with personal guarantor) (t/a Frankie's)	16 years from 25th May 2017	£15,000 (see Note 1)	FRI Rent Reviews 2026 and 2031. £6,058.28 Rent Deposit held. Note 1: The tenant is currently paying £12,000 p.a. with an agreed increase to £15,000 p.a. on 1st April 2024
First & Second Floor Flat	Not inspected		999 years from completion	Peppercorn	FRI
				Total: £15,000	

Note 2: Nos. 271 & 273 Edgware Road are also being offered for sale in this auction – see Lots 2 & 3

PROPERTY

A mid terraced building comprising a **Ground Floor Restaurant** with separate rear access via a service road to a **Self-Contained Flat** on the first and second floors.

The tenant of the Restaurant also trades from the adjoining unit (No. 277) which interconnects with No. 275 at ground floor level, but No. 277 is not included with the Freehold being offered.

VAT is NOT applicable to this Lot

FREEHOLD

£15,000 per annum

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

Vendor's Solicitors

Keystone Law
Tel: 020 3319 3700 Ref: Graham Goldspink
Email: graham.goldspink@kestonelaw.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'**





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

JMW Solicitors LLP

Tel: 020 3675 7584 Ref: Savio D'Costa

Email: savio.dcosta@jmw.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'





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**

Vendor's Solicitors

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

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



View 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.



SITUATION

Located at the junction with George Street in the pedestrianised town centre, opposite **The Mall Luton** which includes a **Lidl Supermarket**, diagonally opposite the **Bedfordshire University Luton Campus** and amongst a host of other multiple retailers including **Farmfoods, Creams, Coral, NatWest, Barclays, Admiral Casino** and others. In addition, **Luton Town Football Club** is aiming to open its new stadium in 2026 which will be located in nearby **Power Court** approx. 1/3 mile distant.

Luton is a well known commercial centre approx. 30 miles to the south and the town benefits from easy access to the M1 (Junctions 10 & 11).

PROPERTY

Comprising a **Substantial Ground Floor Pub with Ancillary Space on the mezzanine floor**.

In addition, the property benefits from use of a Rear Loading Bay that can also be accessed from Park Street West.

ACCOMMODATION¹

Ground Floor Pub

Gross Frontage	105'9"
GIA incl. Pub Area, Kitchen, & WCs	Approx. 5,166 sq ft

Mezzanine Ancillary

GIA	Approx. 236 sq ft
-----	-------------------

Total GIA

Approx. 5,402 sq ft

¹Areas supplied by Vendor.

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 **Stonegate Pub Company Limited** (see [Tenant Profile](#)) for a term of 20 years from 7th December 2018 (see [Note 1](#)) at a current rent of **£109,000 per annum** exclusive.

Rent Reviews December 2023 (Outstanding – see Note 2) and 5 yearly to the greater of Market Rent or RPI with a collar and cap at 1% and 4% respectively.

TENANT PROFILE

Stonegate Group is now the largest pub company in the UK with over 4,500 sites which range from Leased & Tenanted to Managed and includes such branded bars including **Slug & Lettuce, Yates, Walkabout** and **Be At One**. Visit: www.stonegategroup.co.uk

Note 1: A reversionary lease was completed in December 2021 for a further 10 year term from 7th December 2028 to 6th December 2038.

Note 2: When activated, we understand the December 2023 rent review will increase the rent to a minimum of £113,360 p.a.

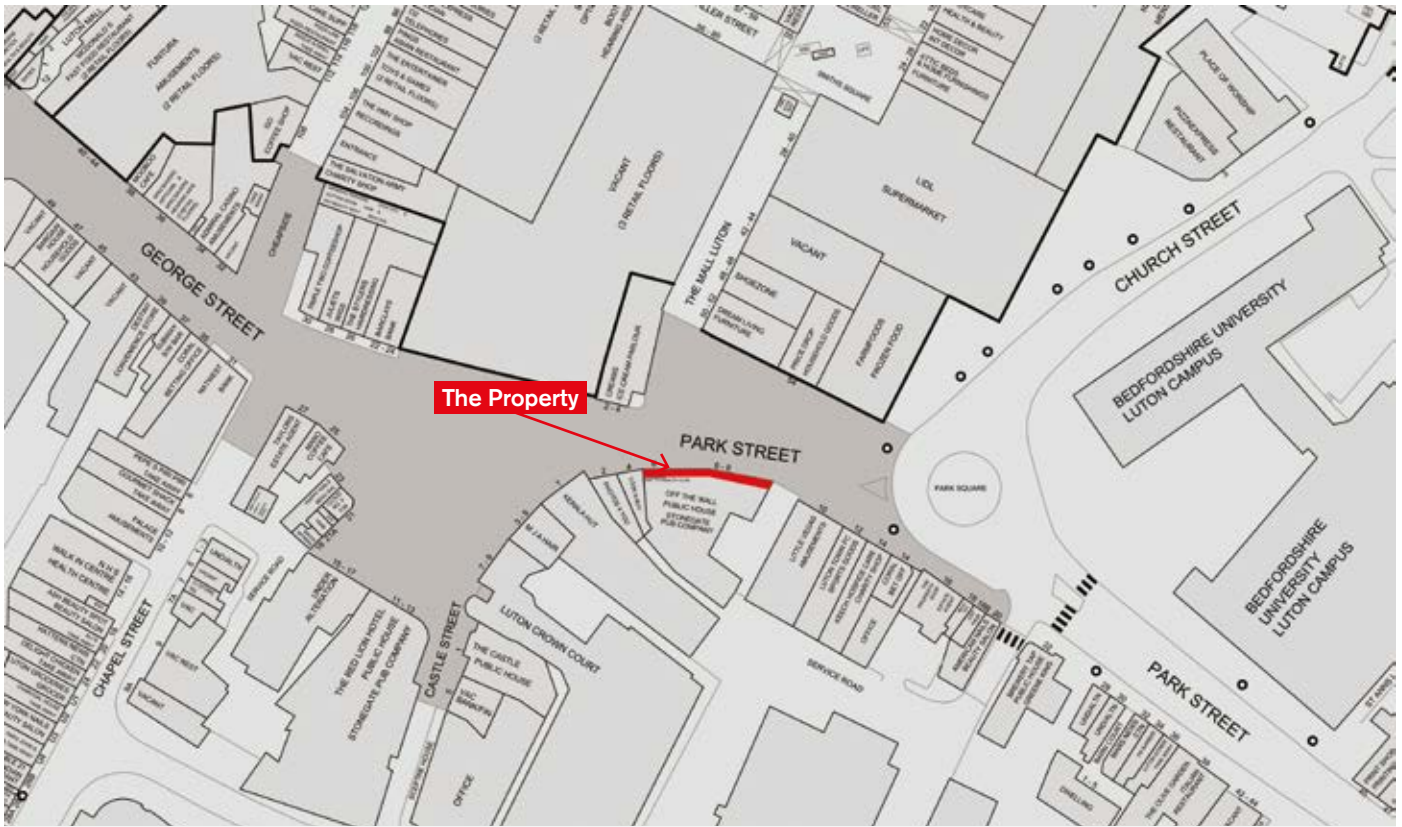
Note 3: The property has traded as a pub for over 25 years.

Note 4: The beer garden to the side of the building is not demised to Stonegate Pub Company Limited and is not included with this sale.

Note 5: There is a 6 week completion.

Note 6: The Freehold of the property to include the vacant upper part is also being offered for sale in this auction – see Lot 8.





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£109,000 per annum

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

Vendor's Solicitors

Joelson
Tel: 020 7580 5721 Ref: Clive Bearman
Email: clive.b@joelsonlaw.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 George Street in the pedestrianised town centre, opposite **The Mall Luton** which includes a **Lidl Supermarket**, diagonally opposite the **Bedfordshire University Luton Campus** and amongst a host of other multiple retailers including **Farmfoods**, **Creams**, **Coral**, **NatWest**, **Barclays**, **Admiral Casino** and others. In addition, **Luton Town Football Club** is aiming to open its new stadium in 2026 which will be located in nearby **Power Court** approx. 1/3 mile distant.

Luton is a well known commercial centre approx. 30 miles to the south and the town benefits from easy access to the M1 (Junctions 10 & 11).

PROPERTY

A substantial end of terrace building comprising a **Ground Floor Pub with Ancillary Space** on the mezzanine floor together with separate front access to a **Commercial Unit (previously used as a gym)** on first and second floors. In addition, the property includes a **Rear Loading Bay** which can be accessed from Park Street West.

Refer to Auctioneers for the video tour of the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note: The 999 Year Leasehold interest of the ground floor pub & mezzanine of this property is also being offered for sale in this auction – see Lot 7.



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CGI of 19 Flat Residential Scheme



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Pub & Mezzanine Floor	Ground Floor Pub GIA Approx. 5,166 sq ft Mezzanine Floor GIA Approx. 236 sq ft Total GIA Approx. 5,402 sq ft		999 years from completion (see Lot 7)	Peppercorn	Effectively FRI
Ground Floor Entrance and First & Second Floors (Commercial Unit – previously a gym)	Ground Floor Entrance GIA Approx. 215 sq ft First Floor GIA Approx. 5,866 sq ft Second Floor GIA Approx. 2,852 sq ft Total GIA Approx. 8,933 sq ft		VACANT – See ‘PLANNING’ section		

PLANNING

The property benefits from the following Permissions which together provides for **19 flats (17 × 559 sq ft 1 bed flats and 2 × 753 sq ft 2 bed flats)**:

- Planning Permission was granted by the Borough of Luton on 22nd September 2022 for 'Erection of two storey above existing property to create a 4 storey building comprising of 3 residential units on 2nd floor and 6 residential units on third floor and new stair and lift core to rear and minor amendments to ancillary, refuge, plant and cycle areas.' Ref. 22/00574/FUL.
This Planning would effectively enable the creation of 7 × 1 bed flats and 2 × 2 bed flats.
- Planning Permission was granted by the Borough of Luton for 'External alterations to the front, rear and side fenestration of the building including infilling and creation of windows and doors with balconies (pursuant to application No. 22/01289/PACOM)'. Ref. 22/01337/FUL.

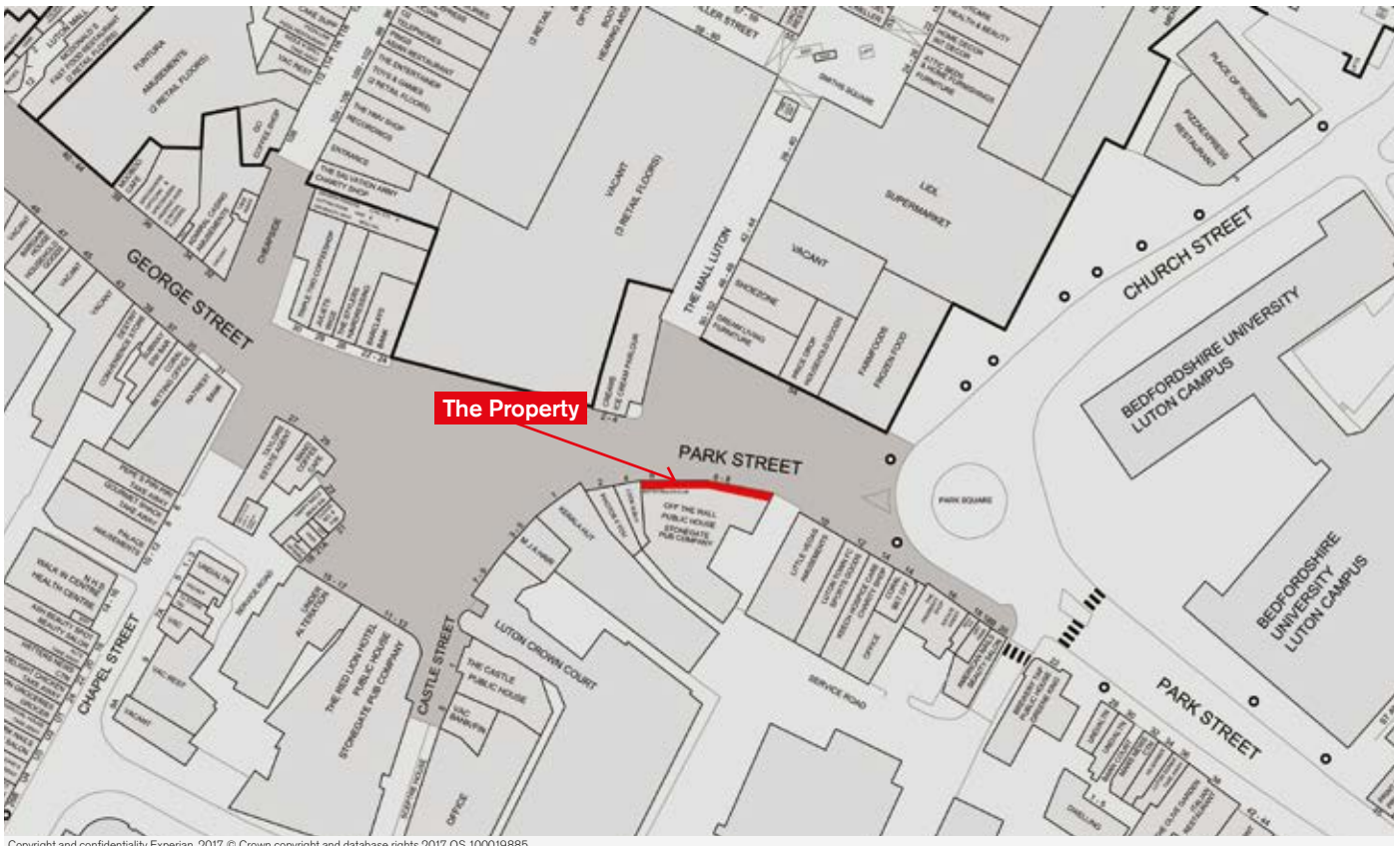
- A Planning Decision Notice was granted by Borough of Luton on 18th January 2023 for 'Request for a determination as to whether prior approval is required under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015 – Change of use of part of the ground, first floor and part of second floors from a gym (use class E) to 10 residential units (use class C3)'. Ref. 22/01289/PACOM.

This Decision would effectively enable the creation of 10 × 1 bed flats.

Refer to the Auctioneers for the Planning Documentation.

- The implementation of the combined schemes totalling 19 Flats (17 x 1 Bed & 2 x 2 Bed) requires agreement with the ground floor leaseholder relating to consent to rear part areas allowing for new lift and stair core.**
- The implementation of the scheme for 10 x 1 Bed Flats is based on existing on-site condition without the need for any consent from the ground floor leaseholder.**
- The vendor's architect has advised that with some internal re-arrangement, it may be possible to increase the 10 Flat scheme to a 12 x 1 Bed Flat scheme, subject to obtaining the necessary consents.**





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Town Centre Residential Development Opportunity

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

Vendor's Solicitors

Joelson

Tel: 020 7580 5721 Ref: Clive Bearman

Email: clive.b@joelsonlaw.com

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



SITUATION

Located close to the junction with High Street in the heart of the town centre close to the clock tower, opposite **Betfred**, amongst other multiples such as **Papa John's**, **British Red Cross**, **Specsavers**, **Shoezone**, **Subway** and a variety of independent retailers. There is also a Large Public Car Park to the rear.

Sheerness is the main commercial centre serving the Isle of Sheppey, located approximately 7 miles north of Sittingbourne with road access via the A249 which links with the M2 (Junction 5) and the M20 (Junction 7).

PROPERTY

A Grade II Listed mid terrace building comprising a **Former Ground Floor Banking Hall** with front access to **Offices**, a **Kitchen** and **3 Ladies and 2 Gents WCs** on the first and second floors. There is an additional rear fire escape and a small **Basement** with metal vaults. In addition, the property benefits from a **Parking Area** for up to 3 small cars.

VAT is NOT applicable to this Lot

ACCOMMODATION

Former Ground Floor Banking Hall

Gross Frontage	48'0"
Internal Width	46'5"
Built Depth	46'0"
Area	Approx. 2,136 sq ft
Rear Store Area	Approx. 240 sq ft

Basement Storage

Area	Approx. 455 sq ft
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First Floor Ancillary

6 Offices	Approx. 1,144 sq ft
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Second Floor Ancillary

5 Offices, Kitchen + 5 WCs	Approx. 1,021 sq ft
----------------------------	---------------------

Total Area	Approx. 4,325 sq ft
-------------------	----------------------------

FREEHOLD offered with VACANT POSSESSION

Refer to Auctioneers for the video tour of the property.

Note: There is potential for conversion of the upper part into Residential, subject to obtaining the necessary consents.

Vacant Former Bank

The Surveyors dealing with this property are
John Barnett and **Zac Cheek**

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

Rooks Rider Solicitors LLP
Tel: 020 7689 7000 Ref: Anthony Shalet
Email: ashalet@rooks rider.co.uk



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



Vendor's Solicitors

Leadbeater and Kay Solicitors

Tel: 01782 201 933 Ref: Glynn Buckley

Email: glynn@leadbeaterkay.co.uk

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 POSSESSION AVAILABLE – see Special Conditions of Sale (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"	Individual (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 (Rent not being paid and it is unclear whether the tenant is continuing to trade)	Repairing & insuring by way of service charge – refer to lease. Rent Review 2025.
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.

Cheapside frontage



Stafford Street frontage



Stafford Street frontage





SITUATION

Located on this well known prominent and busy main road position at the junction with Lymington Road and being opposite Arkwright Road and the Camden Art Centre. The area benefits from excellent public transport facilities being just a few yards from Finchley Road & Frognal Station (Overground) and in close proximity to Finchley Road Underground Station (Jubilee and Metropolitan Lines) and West Hampstead Overground, Thameslink and Underground Stations. In addition, the property is nearby the Ernest Park mixed use development which is currently under construction. The O2 Centre is further along the Finchley Road, the multiple shopping facilities/eateries of West Hampstead and Hampstead lie approx. ½ mile distant and the West End lies approx. 3 miles to the south.

PROPERTY

Forming part of a modern residential/commercial development comprising a **Large Self-Contained Showroom** on raised ground and lower ground floors together with a basement, all in need of a refit following the exit of the previous tenant (Natuzzi). The property has a prominent full height glass frontage together with a part glazed return frontage.

Refer to the Auctioneers for the floor plans.

ACCOMMODATION

Raised Ground Floor Showroom

Gross Frontage	79'8"
Return Frontage	57'1"
GIA	Approx. 4,298 sq ft ¹ incl. voids

Lower Ground Floor Showroom

GIA	Approx. 4,305 sq ft ¹ incl. voids
-----	--

Basement

GIA	Approx. 472 sq ft ¹ incl. 2 WCs
-----	--

Total GIA	Approx. 9,075 sq ft¹
------------------	--

¹Area taken from Vendor's floor plans.

VAT – Refer to Auctioneers

TENURE

Leasehold for a term of 150 years from 1st January 2002 (thus having approx. 127½ years unexpired) at a peppercorn ground rent.

Offered with Vacant Possession

Note: The property lends itself to a wide range of E Class uses including gym operators, retailers, office users etc.

Vacant 9,075 sq ft Showroom

Joint Auctioneers

David Charles Property Consultants
Tel: 020 8866 0001 Ref: George Moriarty
Email: george@davidcharles.co.uk

Vendor's Solicitors

Ogden Lyles & Fox
Tel: 0161 789 2793 Ref: Dale Old
Email: dale.old@olsolicitors.co.uk

Exterior view when previously occupied



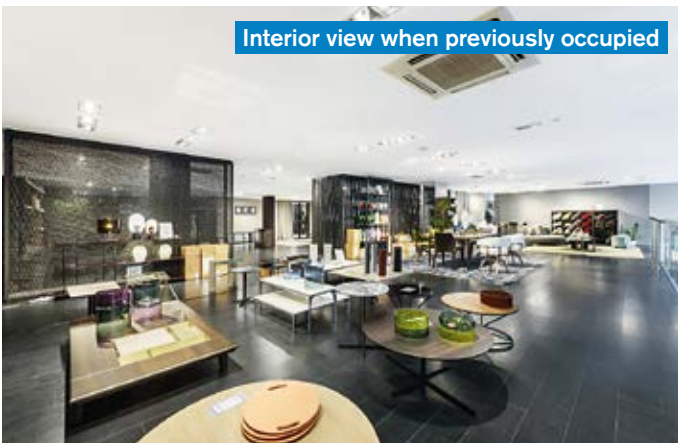
Interior view when previously occupied



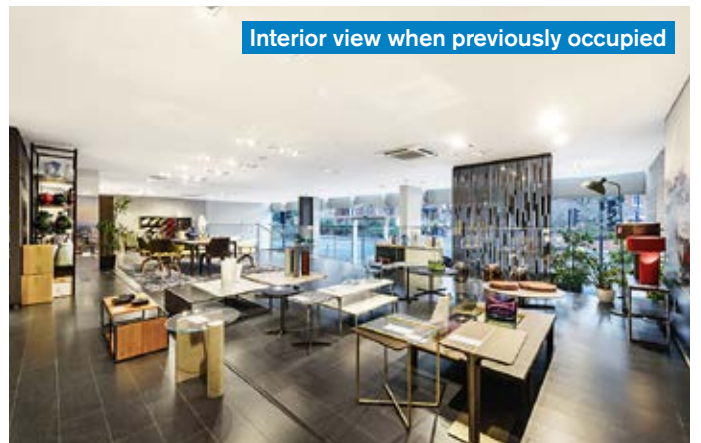
Interior view when previously occupied



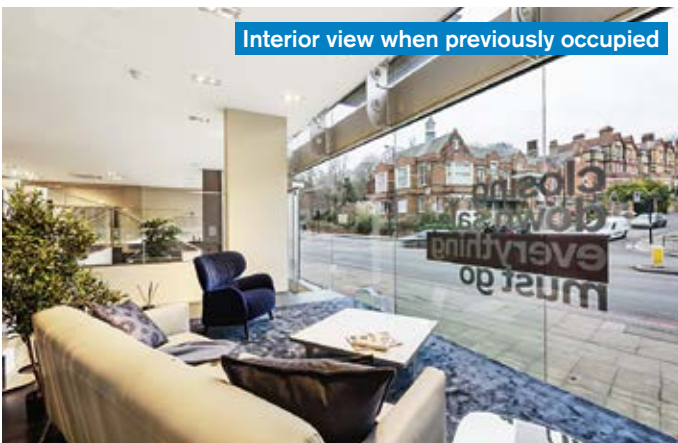
Interior view when previously occupied



Interior view when previously occupied



Interior view when previously occupied



Interior view when previously occupied







SITUATION

Located close to the junction with North Street, in the centre of Storrington, nearby multiples such as **Waitrose, HSBC, Oxfam, One Stop, Boots, McColl's** and a wide variety of independent retailers. Storrington is an attractive and affluent village located on the main A283 between Pulborough and Washington within easy reach of the A24, approx. 8 miles north of Worthing.

PROPERTY

Comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'5"
Internal Width	17'9"
Shop Depth	46'0"
Built Depth	49'5"
Staff & Customer WCs	

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The property is let on a full repairing and insuring lease to **Coral Estates Limited (see Tenant Profile)** for a term of 21 years from 1st April 2004 at a current rent of **£15,000 per annum** exclusive.

Note 1: Coral have been in occupation for approx. 18 years.

Note 2: There is a flying freehold above the property which is not included in the sale.



TENANT PROFILE

The Coral brand of betting shops forms part of Entain plc, a FTSE 100 company that is one of the world's largest sports betting and gaming groups operating in the online and retail sector. Entain operates in over 40 countries, across 5 continents around the globe (see: www.entaingroup.com).

£15,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

Bennett Griffin

Tel: 01903 229 938 Ref: Joshua Coleman

Email: jjc@bennett-griffin.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'**

Main Street Frontage



SITUATION

Located at the junction with Challoner Street within the town centre amongst such multiple retailers as **Greggs, Boots, Barclays** and **One-Stop** as well as a host of local traders.

Cockermouth is an attractive Georgian Cumbrian market town situated on the border of the Lake District National Park, being approx. 26 miles south-west of Carlisle and 9 miles east of Workington.

PROPERTY

21 Main Street – An end of terrace building comprising a **Ground Floor Shop** and separate access to **2 Large Self-Contained 2 Bed Flats** on the first and second floors. In addition, the property includes **1 Parking Space**.

40 Challoner Street – An end of terrace 2 Storey Commercial Building which includes a first floor that extends over the ground floor of the rear of 21 Main Street.

VAT is NOT applicable to this Lot

TENURE

Leasehold held on 2 leases:

1000 years from 27th December 1753 (no ground rent currently demanded)

999 years from 1st October 1754 (no ground rent currently demanded)

Note 1: There is potential to convert the 2 large flats into 4 smaller flats, subject to obtaining possession and the necessary consents.

Note 2: Floor Plans available from the Auctioneers.

Note 3: Refer to Auctioneers for the video tours of the flats and 40 Challoner Street.



£40,700 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@keithharveyandcompnay.co.uk

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



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop (21 Main Street)	Area Approx. 1,275 sq ft¹ Plus 1 Parking Space	Church of England Children's Society (Charity having 102 branches) (T/O for Y/E 31.03.23 £43.4m, Pre-Tax Profit £2.6m and Shareholders' Funds £48.2m)	10 years from 24th June 2022 (In occupation since 2012 – renewal of a previous lease)	£18,500	IRI (subject to a Schedule of Condition) plus tenant responsible for external decoration at ground floor level. Rent Review and Tenant's Break 2027.
Flat 1 (First Floor – 21 Main Street)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC (Area Approx. 871 sq ft²)	Individual	6 months from 3rd October 2022	£8,100	AST. Holding over. £620 Rent Deposit held.
Flat 2 (Second Floor – 21 Main Street)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC (Area Approx. 1,011 sq ft²)	2 Individuals	6 months from 13th October 2022	£8,100	AST. Holding over. £575 Rent Deposit held.
40 Challoner Street	Ground Floor Area Approx. 535 sq ft ¹ First Floor Area Approx. 952 sq ft ¹ 2 WCs Total Area Approx. 1,487 sq ft¹	C. Jacks (Offices & Storage)	Licence from 23rd November 2023 to 31st October 2024	£6,000	£500 Rent Deposit held.
				Total: £40,700	

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

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

Challoner Street Frontage



Challoner Street Frontage



The Property





SITUATION

Located close to the junction with Church Road in the centre of Garston, nearby multiples such as **Iceland, Post Office, Dunelm** and **KFC** and a variety of independent traders. In addition, there is a weekly street market along Speke Road.

Garston is an established suburb situated approximately 6 miles south-east of Liverpool city centre.

PROPERTY

An attractive detached building with ornamental stone front elevation comprising a **Ground Floor Former Bank** with **Basement Storage** and internal access to **Ancillary Accommodation** at first floor level.

ACCOMMODATION¹

Ground Floor Former Bank

Gross Frontage	33'0"
Internal Width	31'5"
Built Depth	50'2"
Area	Approx. 1,245 sq ft

Basement

Storage Area	Approx. 165 sq ft
--------------	-------------------

First Floor

Ancillary Area	Approx. 108 sq ft
WC	

Total Area	Approx. 1,518 sq ft
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¹Not inspected by Barnett Ross. Areas taken from VOA.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant Former Bank

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

Vendor's Solicitors

Bude Nathan Iwanier
Tel: 020 8458 5656 Ref: Nathan Iwanier
Email: niwanier@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

Occupying a prominent trading position within the part pedestrianised town centre, amongst multiples such as **Poundland, Costa, TUI, WHSmith, Betfred** and **Savers**. Furthermore, there is a daily **Outdoor Market** along Market Place. Wisbech is an attractive Fenland market town, located approx. 32 miles north of Cambridge and 18 miles east of Peterborough benefitting from good road links via the A47.

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop with Lower Ground Floor Rear Store and Basement**. In addition, there is separate rear access from Castle Mews to **2 Self-Contained Flats** on the first and second floor levels.

VAT is NOT applicable to this Lot

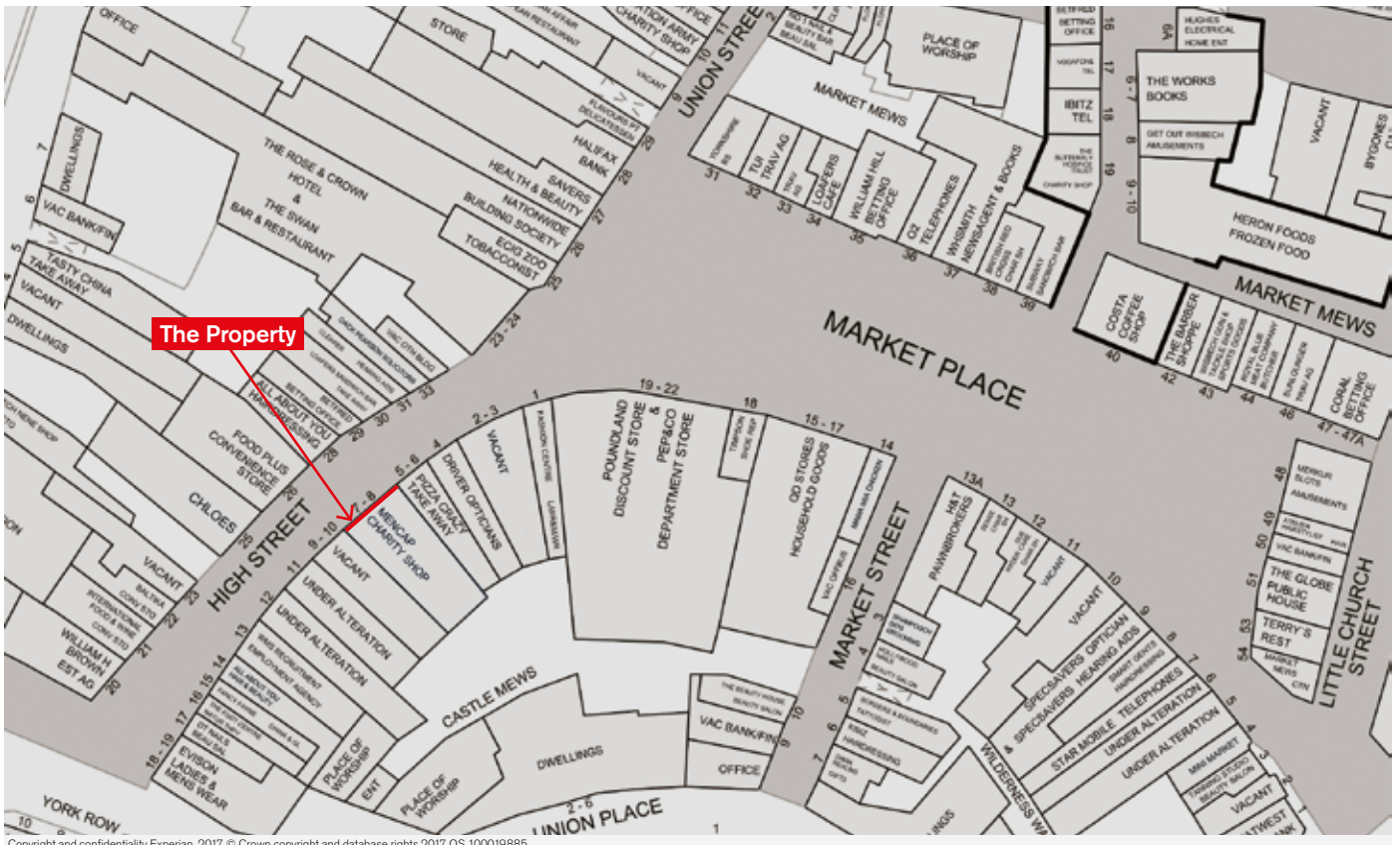
FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop, Lower Ground Floor Store & Basement	Ground Floor Shop Gross Frontage 29'8" Internal Width 25'1" (max) Shop Depth 71'10" Built Depth 98'2" Sales Area Approx. 1,430 sq ft Kitchen Lower Ground Floor Store Area Approx. 230 sq ft plus WC Basement Area Approx. 1,485 sq ft Total Area Approx. 3,145 sq ft	Royal Mencap Society (see Tenant Profile)	5 years from 22nd July 2022 (In occupation since 2017)	£15,000	Effectively FRI (subject to a photographic schedule of condition). Tenant's Break 2025.
First and Second Floors	2 Flats – Not inspected	2 Individuals	999 years from 15th June 2010	£250	FRI
				Total: £15,250	

TENANT PROFILE

Royal Mencap Society is a registered charity and leading voice of learning disability and currently operate 45 charity shops. Visit: www.mencap.org.uk



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Vendor's Solicitors

Meadows Ryan

Tel: 01932 852 057 Ref: Stephen Carew

Email: stephencarew@meadowsryan.com

£15,250 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'**



SITUATION

Located close to the junction with Church Street in the heart of the village with a wide selection of local traders and a variety of independent retailers all serving the local community.

Somersham is an attractive village situated approximately 13 miles north of Cambridge and 10 miles west of Ely.

PROPERTY

A mid terrace Grade II Listed building comprising a **Ground Floor Convenience Store & Post Office** with separate front access through to a **Self-Contained Flat** on first and second floors. In addition, the property includes a **Rear Garden** with part covered metal patio.

ACCOMMODATION

Ground Floor Convenience Store & Post Office

Gross Frontage	36'0"
Internal Width	29'7"
Shop Depth	54'0"
Built Depth	75'3"
Area	Approx. 2,000 sq ft
WC	

First & Second Floor Flat

First Floor:

4 Rooms, Kitchen, Bathroom/WC (Area Approx. 1,140 sq ft)

Second Floor:

1 Room (Not Inspected)

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **S. G. Gunasekara as a Costcutter, Off Licence and Post Office** for a term of 15 years from 16th December 2023 (**renewal of a previous 25 year lease**) at a current rent of **£24,000 per annum** exclusive.

Rent Reviews 2028 & 2033

£24,000 per annum

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

Vendor's Solicitors

Rooks Rider Solicitors
Tel: 020 7689 7000 Ref: Anthony Shalet
Email: ashalet@rooks rider.co.uk

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



SITUATION

Located in the heart of the town's pedestrianised retail thoroughfare, adjacent to **Trespass** and amongst such other multiple retailers as **Caffe Nero, Specsavers, Betfred, Boots Opticians** and **Vodafone**. Stafford is the County Town of Staffordshire situated approx. 25 miles north of Birmingham.

PROPERTY

A mid terraced deep single storey and part two storey building comprising a **Ground Floor Shop** with internal access to **Ancillary Space** on the first floor. In addition, the property includes a rear garden/yard.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	33'0"
Internal Width	25'4"
narrowing at rear to	17'6"
Shop Depth	62'4"
Built Depth	75'5"
Area	Approx. 1,815 sq ft

First Floor Ancillary

Area	Approx. 520 sq ft ¹
WCs	

Total Area **Approx. 2,335 sq ft**

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

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a repairing and insuring Law Society lease to **Bedcrown Limited (Bed Shop/Second Hand Furniture)** for a term of 3 years from 3rd January 2023 at a current rent of **£18,000 per annum** exclusive.

Note 1: Prior to January 2024, the tenant was paying £12,000 p.a. by way of a personal concession.

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

PLANNING

Prior Approval was granted on 1st August 2023 by Stafford Borough Council for 'Change of use from retail to residential (class C3) of the upper floor currently in ancillary use to the ground floor retail unit' Ref: 22/35778/POTH.

Planning Documentation available from the Auctioneers.

£18,000 per annum

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

Vendor's Solicitors

Lee Pomeranc Solicitors
Tel: 020 8201 6299 Ref: Michael Lee
Email: michaellee@leepomeranc.co.uk

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





SITUATION

Located close to the junction with Parson Street within easy walking distance to the various shopping facilities and restaurants on Brent Street, the main Middlesex University Campus, and just over 1 mile from Hendon Central Underground Station (Northern Line).

Hendon is a popular and sought after north-west London suburb being approx. 7 miles from Central London and benefitting from easy access to the M1 (Junction 2), the A406 North Circular Road and Brent Cross Shopping Centre.

PROPERTY

Forming part of a mid-terraced building comprising a **Self-Contained 2 Bed Flat** planned on the first and second floors accessed via a rear communal balcony from Glebe Crescent.

The Flat benefits from uPVC double glazing and gas central heating as well as the use of a communal rear car park.

ACCOMMODATION

First & Second Floor Flat

First Floor:

Living Room, Kitchen

Second Floor:

2 Bedrooms, Bathroom/WC

GIA Approx. 692 sq ft

Refer to Auctioneers for the video tour of the flat.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from 25th December 1986 (thus having approx. 87½ years unexpired) at a ground rent of £150 p.a. rising by £50 every 25 years – see Note 1.

TENANCY

The property is let on an Assured Shorthold Tenancy to **2 Individuals** for a term of 1 year from 1st May 2023 (**see Note 2**) at a current rent of **£15,600 per annum exclusive (£1,300 pcm).**

Note 1: At the request of the Purchaser and prior to completion, the Vendor (who is also the Freeholder) will extend the lease for an additional 990 years and extinguish the ground rent for an additional sum of £5,000.

Note 2: The tenants have been in occupation for over 10 years.

£15,600 per annum

The Surveyors dealing with this property are
Steven Grossman and Zac Cheek

Joint Auctioneers

Brampton Real Estate

Tel: 020 7101 3737 Ref: Jonathan Eisenberg

Email: jonathan@bramptonrealestate.co.uk



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Lee Pomeranc Solicitors

Tel: 020 8201 6299 Ref: Michael Lee

Email: michaellee@leepomeranc.co.uk

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View from the property





SITUATION

Located close to the junction with the Watford Way (A41) at Fiveways Corner within this mixed residential and commercial neighbourhood. Colindale Underground Station (Northern Line) is approx. 1 1/3 miles distant and the recreational facilities of Sunny Hill Park are within close proximity.

Hendon is a sought after north-west London suburb approx. 9 miles from central London and benefitting from easy access to the M1 (Junction 2), the A406 North Circular Road and Brent Cross Shopping Centre.

PROPERTY

A purpose built residential block comprising **8 Self-Contained Flats (2 let on ASTs and 6 sold-off)** each benefitting from their own street entrance and there is a **rear communal garden**.

Refer to the Auctioneers for the video tours of Flats 7 and 10.

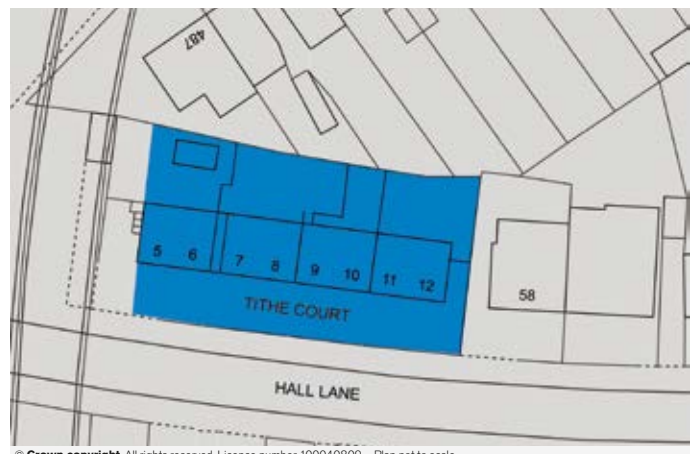
VAT is NOT applicable to this Lot

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. Therefore, this lot cannot be sold prior to the auction.

Note 2: There may be potential to create additional accommodation in the loft space above Flat 10, subject to obtaining the necessary consents.

Note 3: There is a 6 week completion.



£31,855 per annum

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

Vendor's Solicitors

Lawrence Stephens

Tel: 020 7563 1552 Ref: David Freedman

Email: dfreedman@lawstep.co.uk

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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Flat 5 (Ground Floor)	Not inspected	Individual(s)	189 years from 25th December 1971	Peppercorn	FRI
Flat 6 (First Floor)	Not inspected – believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC (Area Approx. 710 sq ft ¹)	Individual(s)	224 years from 25th December 1971	Peppercorn	FRI The lessees paid a premium of £45,000 in January 2021 for a 125 year lease extension.
Flat 7 (Ground Floor)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC Incl. uPVC double glazing and gas c/h. (GIA Approx. 660 sq ft)	Individual(s)	1 year from 9th December 2023	£17,700	AST £1,700 Rent Deposit held.
Flat 8 (First Floor)	Not inspected – believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	99 years from 25th December 1971	£25	FRI Valuable Reversion in approx. 46¾ years.
Flat 9 (Ground Floor)	Not inspected	Individual(s)	189 years from 25th December 1971	£20	FRI
Flat 10 (First Floor plus Loft – See Note 2)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC Incl. uPVC double glazing and gas c/h. (GIA Approx. 665 sq ft)	Individual(s)	2 years from 4th October 2021	£14,100	AST. Holding over. £1,240 Rent Deposit held.
Flat 11 (Ground Floor)	Not inspected	Individual(s)	215 years from 25th December 1971	Peppercorn	FRI
Flat 12 (First Floor)	Not inspected – believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC (Area Approx. 700 sq ft ¹)	Individual(s)	99 years from 25th December 1971	£10	FRI Valuable Reversion in approx. 46¾ years.
¹ Area taken from EPC.				Total: £31,855	

Lot 20

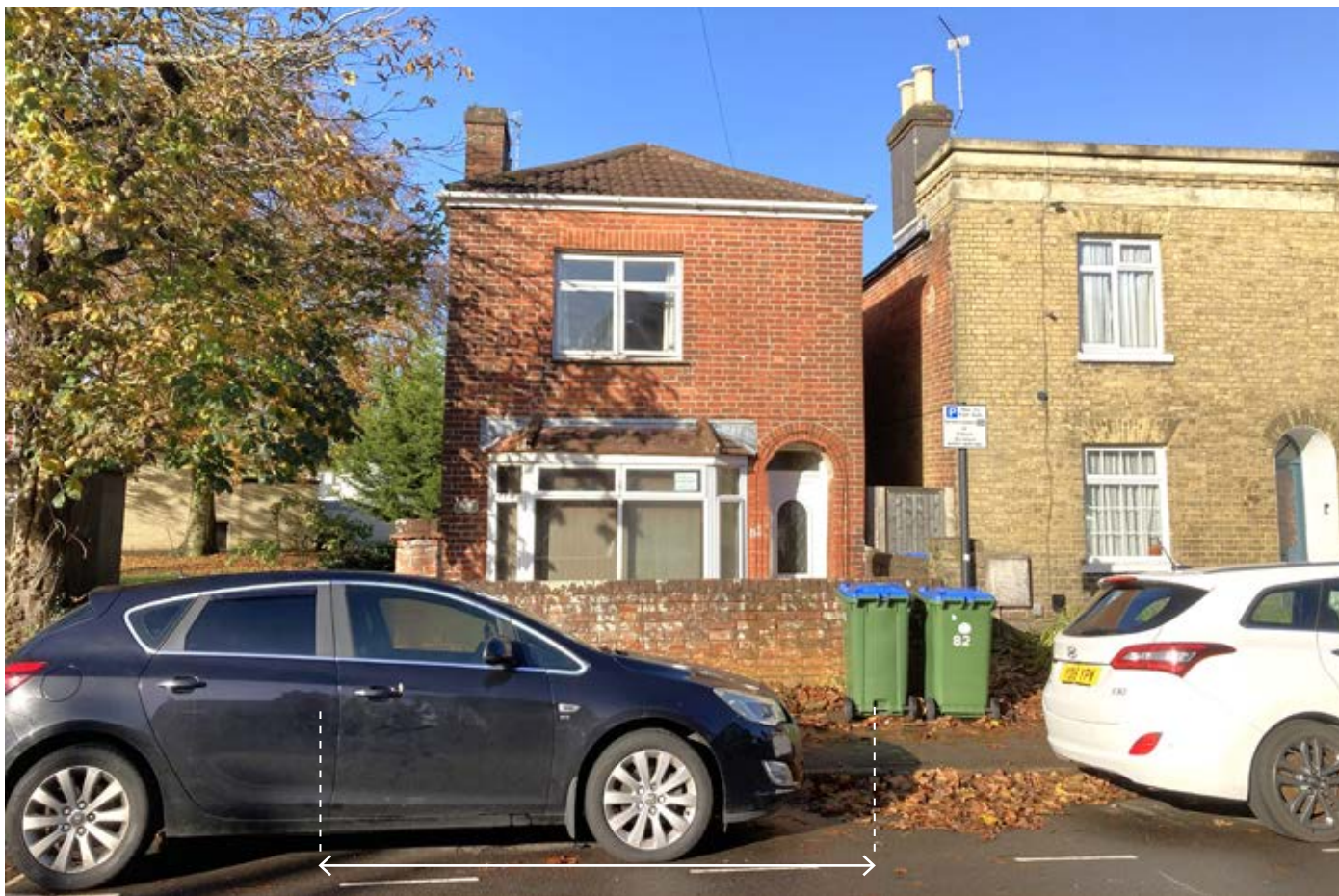
82 Church Street, Shirley, Southampton,
Hampshire SO15 5LU

***Guide: £230,000+**

Freehold HMO Investment

Gross Yield 11.9%

6 week completion



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@davisons.law

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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. Holding over. £461.50 Rent Deposit held.
Note: The Vendor's ERV is circa £30,000 p.a.				Total: £27,420 (See Note)	



SITUATION

Located within this residential neighbourhood, close to the junction with Ealing Road which hosts a variety of retailers and being approx. ½ mile from Alperton Underground Station (Piccadilly Line) and nearby the open space of One Tree Hill Recreation Ground.

In addition, the multiple shopping facilities of Wembley High Road and Wembley Central Station (Bakerloo Line and Overground) are approx. ¾ mile distant.

Wembley lies some 7 miles north-west of central London and benefits from good road links via the North Circular Road (A406) and the M1 (Junction 1).

PROPERTY

Forming part of a semi-detached building comprising a **Self-Contained 2 Bed Flat** on the first floor accessed via a communal front entrance. The flat includes a **Loft** with hatch access and a section of **Rear Garden**. The flat has been stripped back to bare walls with no fixtures and fittings and it is in need of complete refurbishment.

Refer to the Auctioneers to view the video tour of the flat.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 189 years from 29th September 1978 (thus having approx. 143½ years unexpired) at a peppercorn ground rent.

Offered with Vacant Possession

ACCOMMODATION (measurements to maximum points)

First Floor Flat

Bedroom 1	12'6" × 11'9"
Bedroom 2	12'0" × 8'5"
Living Room	18'7" × 15'11"
Kitchen	8'4" × 7'11"
Bathroom	8'5" × 5'7"
Sep. WC	

GIA Approx. 798 sq ft plus Loft and rear section of garden

Note 1: There is potential to create additional living space in the loft as per Nos. 57 and 59 Eagle Road, subject to obtaining the necessary consents.

Note 2: The Freehold is currently available to purchase by way of separate negotiation with the Vendor (who is also the Freeholder) and this will facilitate the ability to convert the loft space into additional living accommodation.

Note 3: A 2 bed flat at 63a Eagle Road sold in December 2021 for £343,000 (source: zoopla.co.uk).

Vacant 2 Bed Flat

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

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Vendor's Solicitors

Bishop & Sewell LLP
Tel: 020 7079 4194 Ref: Julianne Coffey
Email: jcoffey@bishopandsewell.co.uk

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