

**BARNETT ROSS ONLINE AUCTION – THURSDAY 31<sup>ST</sup> OCTOBER 2024**  
**ADDENDUM**

**The following Lot has been sold prior:**

6, 9, 16, 17, 19, 20 & 21

**LOT 3 – ICELAND, ALFRETON TRADING ESTATE, NOTTINGHAM ROAD, SOMERCOTES, ALFRETON, DERBYSHIRE**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 0.5% of the purchase price plus VAT towards the Seller's costs.

**LOT 7 – 8 BEECH AVENUE, OAKLEIGH PARK, WHETSTONE, LONDON N20**

Revised Special Conditions of Sale as of 30<sup>th</sup> October are available to download.

**LOT 8 – 1-6 MALTHOUSE WALK, BANBURY, OXFORDSHIRE**

We are now quoting a Guide of £430,000+ (Gross Yield 12.8%) (reduced from £475,000+).

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

**LOT 12 – 81 LIVERPOOL ROAD, CROSBY, LIVERPOOL, MERSEYSIDE**

There are no Special Conditions of Sale for this Lot.

Contrary to the Common Auction Conditions, completion will be 6 weeks from the date of exchange of contracts.

**LOT 14 – 1-13 SWALLOW CLOSE & 206-228 (EVEN) MERRY HILL ROAD, BUSHEY, HERTFORDSHIRE**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 0.25% of the purchase price plus VAT (subject to a minimum of £1,500 + VAT) towards the Seller's legal costs and 0.25% of the purchase price plus VAT (subject to a minimum of £1,500 + VAT) towards the Seller's auctioneer's costs.

**LOT 15 – 21-25 BOOTHFERRY ROAD, GOOLE, NORTH HUMBERSIDE**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1.5% of the purchase price plus VAT towards the Seller's legal costs.