

**Barnett  
Ross**

**Auctioneers**

---

## **Online Auction**

Thursday 31<sup>st</sup> October 2024  
commencing at 12pm

---

T: 020 8492 9449



To be added to  
our mailing list  
please send your  
email request to  
[info@barnettross.co.uk](mailto:info@barnettross.co.uk)

# A very warm welcome to our 31<sup>st</sup> October 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](http://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**  
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



**Rocco Kay**  
rkay@barnettross.co.uk



**Samantha Ross**  
sross@barnettross.co.uk

Order of Sale

Thursday 31<sup>st</sup> October 2024

Commencing 12.00pm

Lot

A	Ford House, Station Road	Tiverton	Devon
1	109 Canfield Gardens	South Hampstead	London NW6
2	33 Blackbird Hill	Neasden	London NW9
3	Iceland, Alfreton Trading Estate, Nottingham Road, Somercotes	Alfreton	Derbyshire
4	59 Chepstow Road	Bayswater	London W2
5	169 & 171 Battersea High Street	Battersea	London SW11
6	13 Linden Road	Bognor Regis	West Sussex
7	8 Beech Avenue, Oakleigh Park	Whetstone	London N20
8	1-6 Malthouse Walk	Banbury	Oxfordshire
9	1 Midland Road	Wellingborough	Northamptonshire
10	Flat 25 Grove Court, 24 Grove End Road	St John's Wood	London NW8
11	1-3 Cleveland Street	Chorley	Lancashire
12	81 Liverpool Road, Crosby	Liverpool	Merseyside
13	Church House, 6-10 Lower Fore Street	Saltash	Cornwall
14	1-13 Swallow Close & 206-228 (even) Merry Hill Road	Bushey	Hertfordshire
15	21-25 Boothferry Road	Goole	North Humberside
16	50/52 High Street	Alfreton	Derbyshire
17	10 Queen Street	Neath	West Glamorgan
18	Flat 43 De Havilland Square, Piper Way	Ilford	Essex
19	179 Gillbent Road	Cheadle Hulme	Cheshire
20	177 Gillbent Road	Cheadle Hulme	Cheshire
21	Building Rear of 90 Cumberland Road	Plaistow	London E13



---

If you own a property and place the Buildings Insurance, then let us try to reduce your current premium without compromising cover or service.

# Paying too much for buildings insurance?

---

**It costs nothing to get a quote, so contact us before your next renewal and we will be happy to assist.**

- Substantial Block Policy with Covea Insurance Plc resulting in competitive rates.
- Dedicated claims line at our disposal for immediate response.
- All business handled by a Chartered Surveyor with over 30 years experience.

**Barnett  
Ross**

**Insurance**

---

Contact Jonathan Ross  
[jross@barnettross.co.uk](mailto:jross@barnettross.co.uk)

---

**[barnettross.co.uk](http://barnettross.co.uk)**  
**020 8492 9449**

---

At Barnett Ross we regularly sell  
Commercial and Residential properties  
in our National Auctions on behalf  
of Executors.

# Maximise your assets: sell through auction.

---

**If you are acting as  
an executor we can  
help you to maximise  
your assets with a  
sale through auction.**

- We can provide a 'Red Book'  
RICS Probate Valuation.
- If you subsequently sell  
the property in one of our  
auctions, we will refund the  
Valuation Fee.

**Barnett  
Ross**

**Chartered  
Surveyors**

---

Contact John Barnett FRICS  
(Registered Valuer)  
[jbarnett@barnettross.co.uk](mailto:jbarnett@barnettross.co.uk)

---

[barnettross.co.uk](http://barnettross.co.uk)  
020 8492 9449



---

At Barnett Ross we have Auction Results dating back to the 1960s and are able to provide Property Valuation Reports for a variety of different requirements.

# Do you need a valuation of your property?

---

**With our extensive  
market knowledge  
and experience, we  
can help you with  
your requirements.**

- Probate
- Transfers
- 1982 CGT
- Disputes
- Divorce
- Gifts (I.H.T.)

**Barnett  
Ross**

**Chartered  
Surveyors**

---

Contact John Barnett FRICS  
(Registered Valuer)  
[jbarnett@barnettross.co.uk](mailto:jbarnett@barnettross.co.uk)

---

[barnettross.co.uk](http://barnettross.co.uk)  
020 8492 9449





# Discover

---

capital allowances  
on commercial  
property

• heating • office  
• piping • depre  
• buildings • s  
• fire doors • pla  
• depreciation  
• lighting • units

## Tax Savings

For a no obligation evaluation to see how much your tax relief is worth:  
call: 020 7725 9944 | email: [info@cpatax.co.uk](mailto:info@cpatax.co.uk)

[www.cpatax.co.uk](http://www.cpatax.co.uk)



**CPA Tax**




Your creativity  
our finance



Dedicated property lenders specialising in short term bridging, development, refurbishment and investment finance for established, experienced residential and commercial developers and investors in London, South East and South West.

020 3857 6350 | [www.acceptances.co.uk](http://www.acceptances.co.uk)

Part of  Close Brothers Group





# Fed up with property finance red tape? We can help

DMI Finance, THE fast independent experts in property finance.

We're helping Property Investors, Landlords and Property Developers find the finance they need, fast.

We're experts in Bridging Finance, Commercial, Residential and Buy-to-Let Mortgages, Auction Finance and Property Insurance.



## Get in touch today for a fast response to your requirements

Call us on **01249 652 939**

Email [info@dmifinance.com](mailto:info@dmifinance.com)

Or Visit [www.dmifinance.com](http://www.dmifinance.com)

See us at  
property auctions



Suite 6, Forest Gate, London Rd, Chippenham, Wiltshire, SN15 3RS

See us on  
LinkedIn  
and Twitter



**NACFB**  
Helping Fund UK Business



## SITUATION

Located close to the junction with Blundell's Road and conveniently situated within easy walking distance of the extensive shopping facilities in the town centre.

Tiverton Parkway Railway Station lies approx. 6½ miles to the east providing direct links to London in approx 2 hours.

Tiverton is a historic market town located just off the main A361 which gives easy access to the M5 (Junction 27) some 7 miles distant and being 14 miles north of Exeter.

## PROPERTY

An attractive detached purpose-built block comprising **18 Self-Contained Flats** (6 × Studio, 10 × 1 Bed and 2 × 2 Bed) on ground, first and second floors. 12 of the Flats have **Balconies**.

- Each flat benefits from electric heating, an independent hot water system and an entryphone.
- The block is set within well-maintained **Communal Gardens**.
- The property includes a **Garage** and **4 Parking Spaces**.
- **Entire Site Area Approx. 0.968 acres.**

[Refer to the Auctioneers for the video tour of Flat 14.](#)

## PLANNING

- Planning Permission was granted on 13th November 2020 by Mid Devon District Council for 'Conversion of loft to 2 flats'. Ref: 20/00526/FULL. A Notice of Intention to Start Work on 01/11/2023 was issued to the Council on 18/10/2023, which was then actioned.

**Plans and Documentation are available from the Auctioneers.**

- There is potential for additional residential development on extensive land within the freehold adjoining the communal garden, subject to obtaining the necessary consents.

**VAT is NOT applicable to this Lot**

## FREEHOLD

**Note 1: There is a 6 week completion.**

**Vendor's ERV £139,752 p.a.  
upon letting Flat 14**

The Surveyors dealing with this property are  
**John Barnett and Jonathan Ross**

## Vendor's Solicitors

Nash & Co Solicitors LLP  
Tel: 01752 664 444 Ref: Rebekah Putnam  
Email: [rputnam@nash.co.uk](mailto:rputnam@nash.co.uk)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## TENANCIES & ACCOMMODATION

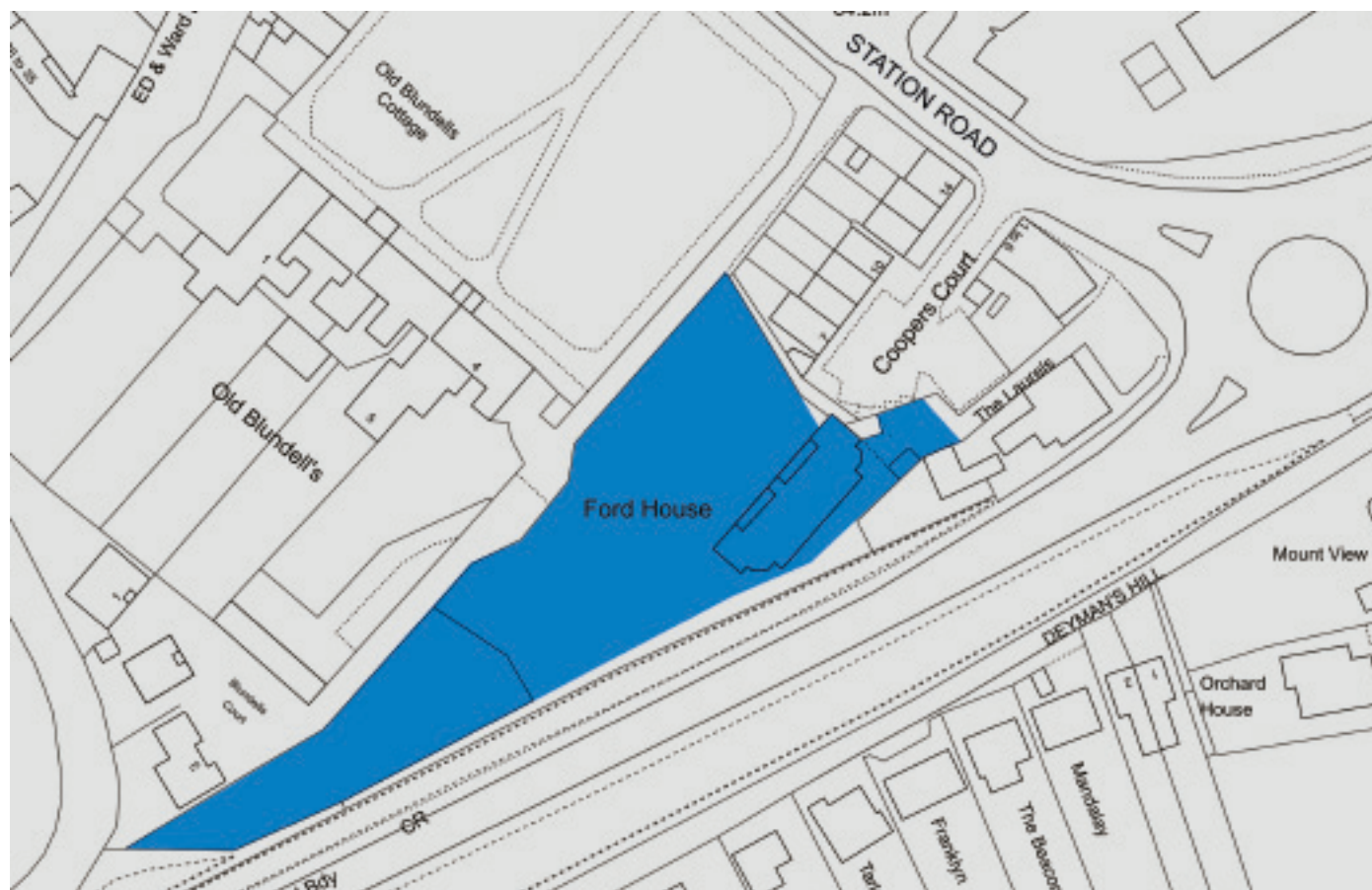
Property	Accommodation <sup>1</sup>	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 1 (Ground Floor)	Studio Room, Kitchen, Shower/WC (GIA Approx. 280 sq ft)	Individual(s)	1 year from 18th September 2018	£6,336	AST. Holding Over. <b>£430 Rent Deposit held.</b>
Flat 2 (Ground Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 463 sq ft)	Individual(s)	6 months from 27th November 2020	£8,100	AST Holding Over. <b>£576 Rent Deposit held.</b>
Flat 3 (Ground Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 398 sq ft)	Individual(s)	6 months from 8th December 2020	£7,140	AST Holding Over. <b>£576 Rent Deposit held.</b>
Flat 4 (Ground Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 398 sq ft)	Individual(s)	6 months from 28th June 2023	£8,100	AST Holding Over. <b>£778 Rent Deposit held.</b>
Flat 5 (Ground Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 463 sq ft)	Individual(s)	6 months from 18th September 2023	£7,800	AST Holding Over. <b>£750 Rent Deposit held.</b>
Flat 6 (Ground Floor)	Studio Room, Kitchen, Shower/WC (GIA Approx. 280 sq ft)	Individual(s)	1 year from 3rd September 2024	£6,600	AST <b>£634 Rent Deposit held.</b>
Flat 7 (First Floor)	Studio Room, Kitchen, Shower/WC (GIA Approx. 280 sq ft)	Individual(s)	1 year from 6th September 2024	£6,600	AST <b>£634 Rent Deposit held.</b>
Flat 8 (First Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 463 sq ft)	Individual(s)	1 year from 4th October 2024	£8,400	AST <b>£807 Rent Deposit held.</b>
Flat 9 (First Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 398 sq ft)	Individual(s)	6 months from 22nd January 2020	£8,100	AST Holding Over. <b>£559 Rent Deposit held.</b>
Flat 10 (First Floor)	2 Bedrooms, Living Room/Kitchen, Dining Room, Bathroom/WC (GIA Approx. 506 sq ft)	Individual(s)	6 months from 2nd August 2023	£9,600	AST Holding Over. <b>£923 Rent Deposit held.</b>
Flat 11 (First Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 463 sq ft)	Individual(s)	1 year from 31st July 2024	£8,400	AST <b>£807 Rent Deposit held.</b>
Flat 12 (First Floor)	Studio Room, Kitchen, Shower/WC (GIA Approx. 280 sq ft)	Individual(s)	6 months from 13th March 2013	£6,600	AST Holding Over. <b>£420 Rent Deposit held.</b>
Flat 13 (Second Floor)	Studio Room, Kitchen, Shower/WC (GIA Approx. 280 sq ft)	Individual(s)	6 months from 18th November 2020	£6,336	AST Holding Over. <b>£461 Rent Deposit held.</b>
Flat 14 (Second Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 463 sq ft)	<p><b>LEFT VACANT FOR VIEWINGS</b></p> <p><b>Note 2 – The Vendor will provide a 2 month rent guarantee from completion equivalent to £700 pcm, subject to conditions – refer to the special conditions of sale in the legal pack.</b></p>			
Flat 15 (Second Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 398 sq ft) Plus Garage	Individual(s)	6 months from 18th January 2013	£7,800	AST Holding Over. <b>£560 Rent Deposit held.</b>
Flat 16 (Second Floor)	2 Bedrooms, Living Room/Kitchen, Dining Room, Bathroom/WC (GIA Approx. 506 sq ft)	Individual(s)	6 months from 12th August 2022	£9,000	AST Holding Over. <b>£750 Rent Deposit held.</b>



## TENANCIES & ACCOMMODATION (Continued)

Property	Accommodation <sup>1</sup>	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 17 (Second Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 463 sq ft)	Individual(s)	6 months from 17th June 2022	£7,140	AST Holding Over. <b>£576 Rent Deposit held.</b>
Flat 18 (Second Floor)	Studio Room, Kitchen, Shower/WC (GIA Approx. 280 sq ft)	Individual(s)	6 months from 15th March 2023	£6,900	AST Holding Over. <b>£575 Rent Deposit held.</b>
Parking space 1		Individual		£600	Let to tenant of Flat 10.
Parking space 2		Individual		£600	Let to tenant of Flat 5.
Parking space 3		Individual		£600	Let to tenant of Flat 9.
Parking space 4		Individual		£600	Let to tenant of Flat 16.
<b>Total GIA of 18 Flats Approx. 7,062 sq ft</b>				<b>Total: £131,352 plus 1 Vacant Flat</b>	
				<b>Vendor's ERV on letting Flat 14 £139,752</b>	

<sup>1</sup>Not inspected by Barnett Ross. Accommodation and Areas provided by Vendor.



© Crown copyright. All rights reserved. Licence number 100040809 – Plan not to scale







# Lot 1

109 Canfield Gardens,  
South Hampstead,  
London NW6 3DY

**\*Guide: £2,950,000**  
Freehold - 4 Vacant Flats with Development Potential.  
In same family ownership since 1978.  
6 week completion



## SITUATION

Located between Fairhazel Gardens and Priory Road within easy walking distance of the A41 Finchley Road where both **Waitrose** and Finchley Road Underground Station (Metropolitan & Jubilee Lines) command both corners.

Further close transport links are South Hampstead Station (Overground) and the 3 West Hampstead Stations (Underground, Overground and Thameslink).

South Hampstead is a highly desirable residential area within close proximity to a host of popular local retailers and restaurants, just over 1 mile from Regent's Park and 2½ miles from the West End.

## PROPERTY

- A period semi-detached building with many original features comprising **4 Self-Contained Flats** on ground, first and second floor levels.
- Flat 1 (Ground Floor) includes a Cellar and an 80 foot mature rear Garden plus an additional access from the side passageway which could possibly facilitate a conversion into 2 Flats, subject to Planning.
- There is a large Loft area within Flat 4 (Second Floor) which could be incorporated into that Flat to make a Duplex Penthouse.
- The property includes off-street parking at the front for 2 cars.
- Each flat has an entry-phone system and individual gas and electric meters.



© Crown copyright. All rights reserved. Licence number 100040809 – Plan not to scale

## 4 Vacant Flats with Freehold

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

### Vendor's Solicitors

SMR Solicitors

Tel: 01243 780 211 Ref: Sarah Evans

Email: [sarahevans@smrsolicitors.co.uk](mailto:sarahevans@smrsolicitors.co.uk)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**





## ACCOMMODATION

### Flat 1 (Ground Floor & Cellar)

3 Bedrooms, Reception Room, Kitchen, Utility Room, Conservatory, Bathroom/WC & Shower Room/WC plus Garden

**GIA Approx. 2,268 sq ft**

### Flat 2 (First Floor Front)

1 Bedroom with en-suite Bathroom/WC & Balcony (5'2" x 19'10"), Reception Room & Kitchen

**GIA Approx. 602 sq ft**

### Flat 3 (First Floor Rear)

1 Bedroom, Reception Room, Kitchen, Bathroom/WC

**GIA Approx. 586 sq ft**

### Flat 4 (Second Floor)

2 Bedrooms (1 with en-suite Bathroom/WC & 1 with en-suite Shower Room/WC), Reception Room, Kitchen & Study/Bedroom 3

**GIA Approx. 1,353 sq ft**

### Loft (Third Floor – hatch access from Flat 4)

1 Room

**GIA Approx. 1,236 sq ft**

**Total GIA Approx. 6,229 sq ft**

**VAT is NOT applicable to this Lot**

## FREEHOLD offered with VACANT POSSESSION (See Note 1)

**Note 1:** Each flat is held by a family member of the Vendor on a 99 year lease from 24 June 1978 and each lease will be assigned to the Purchaser on completion.

**Note 2:** In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.

**Note 3:** The roof was renewed in 2021.

**Note 4:** Refer to the Auctioneers for the floor plans and video tour of the property.

# Lot 2

**33 Blackbird Hill, Neasden,  
London NW9 8RS**

**\*Guide: £475,000**

In same family ownership for over 30 years  
6 week completion



## SITUATION

Close to the junction with Old Church Lane, directly opposite **Lidl**, nearby **Coral** and amongst a variety of independent traders in this busy thoroughfare midway between the North Circular Road (A406) and Wembley.

Neasden is a densely populated area situated approx. 7 miles north-west of Central London.

## PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate communal front access to a **Self-Contained Flat** on first and second floors. The property includes a **Rear Storeroom** and **2 Garages** with roller shutters and benefits from vehicle access via a communal service road at the rear.

## TENANCIES & ACCOMMODATION

Property	Accommodation <sup>1</sup>	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop, Storeroom & 2 Garages	<b>Ground Floor Shop</b> Gross Frontage 24'0" Internal Width 19'6" Shop Depth 30'6" Built Depth 94'0" WC <b>Storeroom &amp; 2 Garages</b> <b>Area Approx. 1,722 sq ft</b>				
				<b>VACANT</b>	
First & Second Floor Flat	4 Rooms, Kitchen, Bathroom, Separate WC and Store Room <b>Area Approx. 1,345 sq ft<sup>1</sup></b>	<b>Individual</b>	1 year (less 1 day) from 1st January 2024	£15,600	AST
				<b>Total: £15,600 plus Vacant Shop, Storeroom &amp; 2 Garages</b>	

<sup>1</sup> Area taken from EPC.

VAT is NOT applicable to this Lot

## FREEHOLD

**Note 1: There is potential to convert the rear of the property into offices and/or residential use subject to obtaining the necessary consents.**

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



Rear of property



Experian Goad Digital Plans include mapping data licensed from Ordnance Survey. © Crown copyright and database rights [2022] OS 100019885. – Plan not to scale and for identification purposes only.

## £15,600 p.a. Plus Vacant Shop, Store & 2 Garages

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

### Vendor's Solicitors

HCR Legal LLP

Tel: 01242 248 586 Ref: Ben Thomas

Email: bthomas@hcrllaw.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**





## SITUATION

Located on the western side of Nottingham Road, close to the junction with West Way, on this established Retail Park which houses **B&M Home Store** and **The Hanger**. In addition, nearby multiples include **Aldi, Starbucks, KFC, McDonald's, The Range, Greggs** and **Card Factory**.

The market town of Alfreton is located in the Amber Valley, approximately 12 miles north-east of Derby and 20 miles south of Sheffield enjoying easy access to the A38 and A61 being approx. 4 miles west of the M1 (Junction 28).

## PROPERTY

A **Ground Floor Supermarket** with **Ancillary Staff Accommodation** on the first floor.

In addition, the property includes a **Loading Area** with a roller shutter door and **on site parking** for approx. 30 cars.

## ACCOMMODATION

**Site Area Approx. 0.68 Acres**

### Ground Floor Supermarket

Area Approx. 7,170 sq ft<sup>1</sup>

### First Floor Staff Ancillary

Area Approx. 925 sq ft<sup>1</sup>

**Total Area Approx. 8,095 sq ft<sup>1</sup>**

<sup>1</sup>Areas supplied by Vendor.

**VAT is applicable to this Lot**

## TENURE

**Leasehold for a term of 999 years from 4th January 1993 at a peppercorn ground rent.**

## TENANCY

The entire property is let on a full repairing and insuring lease to **Iceland Foods Limited (having approx. 1,000 branches) (T/O for Y/E 29/03/24 £4.12bn, Pre-Tax Profit £15.6m and Shareholders' Funds £712m)** for a term of 25 years from 28th February 2005 at a current rent of **£134,547 per annum** exclusive (**see Note**).

**Note: The current rent is £118,920 p.a. rising to £134,547 p.a. on 28th February 2025, therefore the Vendor will top up this rent shortfall on completion.**

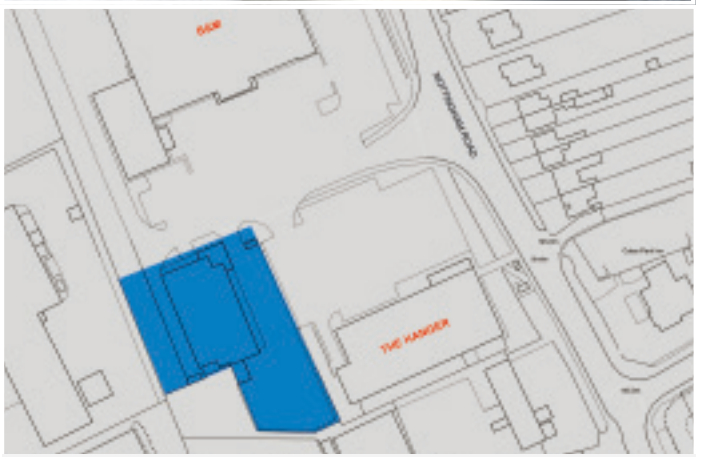
**£134,547** per annum (**see Note**)

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

### Vendor's Solicitors

Solomon Taylor & Shaw  
Tel: 020 7431 1912 Ref: Scott Atkinson  
Email: scott@solts.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**







## SITUATION

Located close to the junction with Talbot Road, less than ½ mile from Portobello Road, Notting Hill and Kensington Gardens and within walking distance of Bayswater (District and Circle), Notting Hill Gate (Central, District and Circle) and Paddington (National Rail, District, Circle, Bakerloo, and Hammersmith & City) Stations. Bayswater is an affluent and highly sought after residential area situated approximately 2 miles west of Marble Arch in Central London.

**VAT is NOT applicable to this Lot**

## TENANCIES & ACCOMMODATION

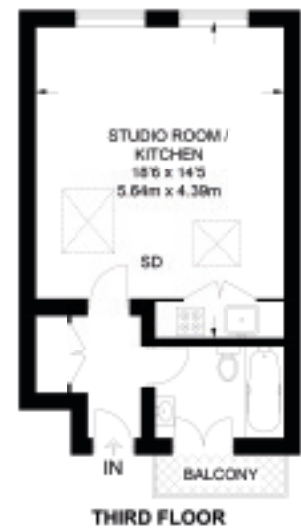
Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 59 (Ground Floor Shop & Basement)	Not inspected.	<b>James Hay Pension Trustees Limited</b>	999 years from 20th December 2011	Peppercorn	FRI
No. 59a (1st Floor Flat)	Studio Room/Kitchen, Bathroom/WC plus Balcony <b>GIA Approx. 355 sq ft</b>	<b>Individual</b>	1 year from 16th April 2024	£18,279	AST <b>£1,625 Rent Deposit held.</b>
No. 59b (2nd Floor Flat)	Studio Room/Kitchen, Bathroom/WC <b>GIA Approx. 356 sq ft</b>	<b>Individual</b>	2 years from 23rd June 2023	£20,540	AST <b>£1,975 Rent Deposit held.</b>
No. 59c (3rd Floor Flat)	Studio Room/Kitchen, Bathroom/WC plus Balcony <b>GIA Approx. 312 sq ft</b>	<b>Individual</b>	3 years from 2nd September 2023	£18,071	AST <b>£1,550 Rent Deposit held.</b>
				<b>Total: £56,890</b>	

## PROPERTY

An attractive Period building comprising a **Ground Floor Shop & Basement** with separate side access to **3 Self-Contained Flats** on the first, second and third floors. The Flats benefit from Gas Central Heating and entry-phones.

**Note: Refer to the Auctioneers for the video tour of the Flats.**

## FREEHOLD



Plans not to scale and for identification purposes only.

**£56,890** per annum

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

**Vendor's Solicitors**

Collins Benson Goldhill LLP

Tel: 020 7436 5151 Ref: Karen Walsh

Email: kw@cbglaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**





## SITUATION

Located between Battersea Park Road and Simpson Street amongst a variety of local and independent traders and a **Premier Convenience Store**, all serving the surrounding population. In addition, there is a street market along this thoroughfare on Saturdays and Sundays. Clapham Junction Station (Overground and Mainline) lies approx. ½ mile to the south and the newly regenerated Battersea Power Station lies approx. 1½ miles distant.

Battersea is a vibrant commercial and residential area near the South Bank of the River Thames and lies approximately 3 miles from central London, enjoying easy access to the A24, A3 and A205 (South Circular).

## PROPERTY

A mid terraced building comprising **2 Ground Floor Shops** with separate front access to **8 Self-Contained Flats** on the upper floors.

**VAT is NOT applicable to this Lot**

## FREEHOLD

**Note: The flats above the ground floor of No. 171 are accessed from No. 169.**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No.169 Battersea High Street (Shop & 3 Flats)	<b>Ground Floor Shop</b> Gross Frontage 17'2" Internal Width 12'8" widening to 16'3" Shop Depth 27'2" Built Depth 56'1" WC	<b>Moda Foods Limited</b> (Specialty 100% Gluten Free Bakery – Visit: <a href="http://www.mannadew.co.uk/shop">www.mannadew.co.uk/shop</a> )	15 years from 24th November 2021 (Renewal of a previous lease - In occupation since 2015)	£16,000	FRI Rent Reviews 2026 and 2031.
	<b>3 Flats</b> Not inspected	<b>Merhav (Surrey) Ltd</b>	250 years from 24th November 2006	£250	FRI
No.171 Battersea High Street (Shop & 5 Flats)	<b>Ground Floor Shop</b> Gross Frontage 16'9" Internal Width 11'1" Shop Depth 18'3" Shower/WC	<b>Moda Foods Limited</b> (Specialty 100% Gluten Free Bakery – Visit: <a href="http://www.mannadew.co.uk/shop">www.mannadew.co.uk/shop</a> )	10 years from 11th September 2024	£9,250	FRI Rent Reviews 2028 and 2032. Tenant's Break 2027. This unit is used as store in connection with the adjoining bakery.
	<b>5 Flats</b> Not inspected	<b>Merhav (Surrey) Ltd</b>	250 years from 25th March 2009	£250	FRI
				<b>Total: £25,750</b>	









The Property



Interior of No. 169



Interior of No. 169

**£25,750** per annum

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

**Vendor's Solicitors**

Simkins LLP

Tel: 020 7874 5600 Ref: David O'Dwyer

Email: david.odwyer@simkins.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders'





## SITUATION

Occupying a prominent trading position at the corner of Ockley Road, only a minutes' walk from Bognor Railway Station and the main town centre shopping area in London Road.

Bognor Regis is a popular coastal resort town and tourist destination, located just off the main A27 (via the A259), some 6 miles east of Chichester and 26 miles west of Brighton.

## PROPERTY

Forming part of a corner property comprising a **Ground Floor Shop**.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	19'3"
Internal Width	17'0" (average)
Shop Depth	29'0"
WC	

**VAT is NOT applicable to this Lot**

## TENURE

Leasehold for a term of 999 years from 5th March 2018 at a fixed ground rent of £200 p.a.

## TENANCY

The property is let on an effectively full repairing and insuring lease to **A Stosur t/a Bellove (Beauty Products) (Visit: [www.bellove.co.uk](http://www.bellove.co.uk))** for a term of 5 years from 25th October 2023 at a current rent of **£10,000 per annum** exclusive.

**Annual RPI Rent Reviews (1% and 5% collar and capped) – October 2024 increase to be confirmed.**

**Note 1: The shop lease is excluded from the renewal provisions (s24–28) of the Landlord and Tenant Act 1954.**

**Note 2: The Freehold may also become available by negotiation following completion, subject to L & T Act 1987 Notices being served.**

**£10,000** per annum

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

## Vendor's Solicitors

Taylor Rose MW

Tel: 020 3540 4444 Ref: Gary Scott

Email: [gary.scott@taylor-rose.co.uk](mailto:gary.scott@taylor-rose.co.uk)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**









## SITUATION

Located in this cul-de-sac off Oakleigh Park South, within easy walking distance of Oakleigh Park Station (Great Northern & Thameslink), Totteridge & Whetstone Underground Station (Northern Line) and the shops, restaurants, cafés and bars of Whetstone High Road. Whetstone is an affluent and sought-after suburb being approx. 8 miles north of central London.

## PROPERTY

Comprising a **3 Bed Detached House** on ground and first floors. The property includes a **Garage**, a paved **Front Drive** and an 80 foot south-west facing **Rear Garden**.

## ACCOMMODATION (measurements to maximum points)

### Ground Floor

Front Lounge	11'2"	x	9'6"
Through Lounge/Dining Room	23'4"	x	16'7"
Kitchen/Breakfast Room	23'5"	x	10'4"
WC			

### First Floor

Bedroom 1	12'4"	x	10'5"
Bedroom 2	16'6"	x	12'4"
Bedroom 3	10'4"	x	9'6"
Bathroom	8'3"	x	6'4"
Separate WC			

**GIA Approx. 1,537 sq ft Plus Garage**

VAT is NOT applicable to this Lot

## FREEHOLD offered with VACANT POSSESSION

**Note 1: There is potential to extend the property at the rear and to convert the loft to create a larger 4 Bed House, subject to obtaining the necessary consents. Refer to the Auctioneers for proposed plans.**

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

# Vacant Detached 3 Bed House

## Joint Auctioneers

Maunder Taylor  
Tel: 020 8446 0011 Ref: Ben Ewen  
Email: bewen@maundertaylor.co.uk

## Vendor's Solicitors

Eracleous & McKenna LLP  
Tel: 020 8242 5558 Ref: Savvas Eracleous  
Email: savvas@eandmsolicitors.co.uk





Rear of Property







## SITUATION

Located on this pedestrianised thoroughfare which provides access to the town centre from one of the town's main public car parks, close to the **Castle Quay Shopping Centre** and nearby multiples such as **Toni&Guy, Specsavers, Bonmarché, NatWest** and many more. Banbury is a prosperous and popular market town, which lies some 20 miles north of Oxford and 40 miles east of Birmingham with excellent road access via the M40 (Junction 11).

## PROPERTY

Forming part of a Retail Centre comprising a **Large Ground Floor Supermarket**.

## ACCOMMODATION<sup>1</sup>

### Ground Floor Supermarket

Gross Frontage	121'7"
Sales Area	Approx. 7,420 sq ft
Ancillary Area	Approx. 1,408 sq ft
<b>Total Area</b>	<b>Approx. 8,828 sq ft</b>

<sup>1</sup>Areas taken from VOA

**VAT is 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 a full repairing and insuring lease (subject to a service charge cap) to **Poundland Limited (see Tenant Profile)** for a term of 5 years from 1st January 2022 at a current rent of **£55,000 per annum** exclusive.

**Note: The Tenant did not exercise their January 2025 Break Option.**

## TENANT PROFILE

Poundland have a network of over 850 stores in the UK and the Republic of Ireland. They are part of Pepco Group which has over 4,000 stores in 21 territories including the UK, the Republic of Ireland, Spain and across the CEE region, employing 43,000 people.

Poundland Limited reported a T/O for Y/E 01/10/2023 of £1.77bn, Pre-Tax Profit of £680,000 and Shareholders' Funds of £156m.

**£55,000** per annum

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

## Vendor's Solicitors

Asserson

Tel: 020 3769 5862 Ref: David Gray

Email: david.gray@asserson.co.uk

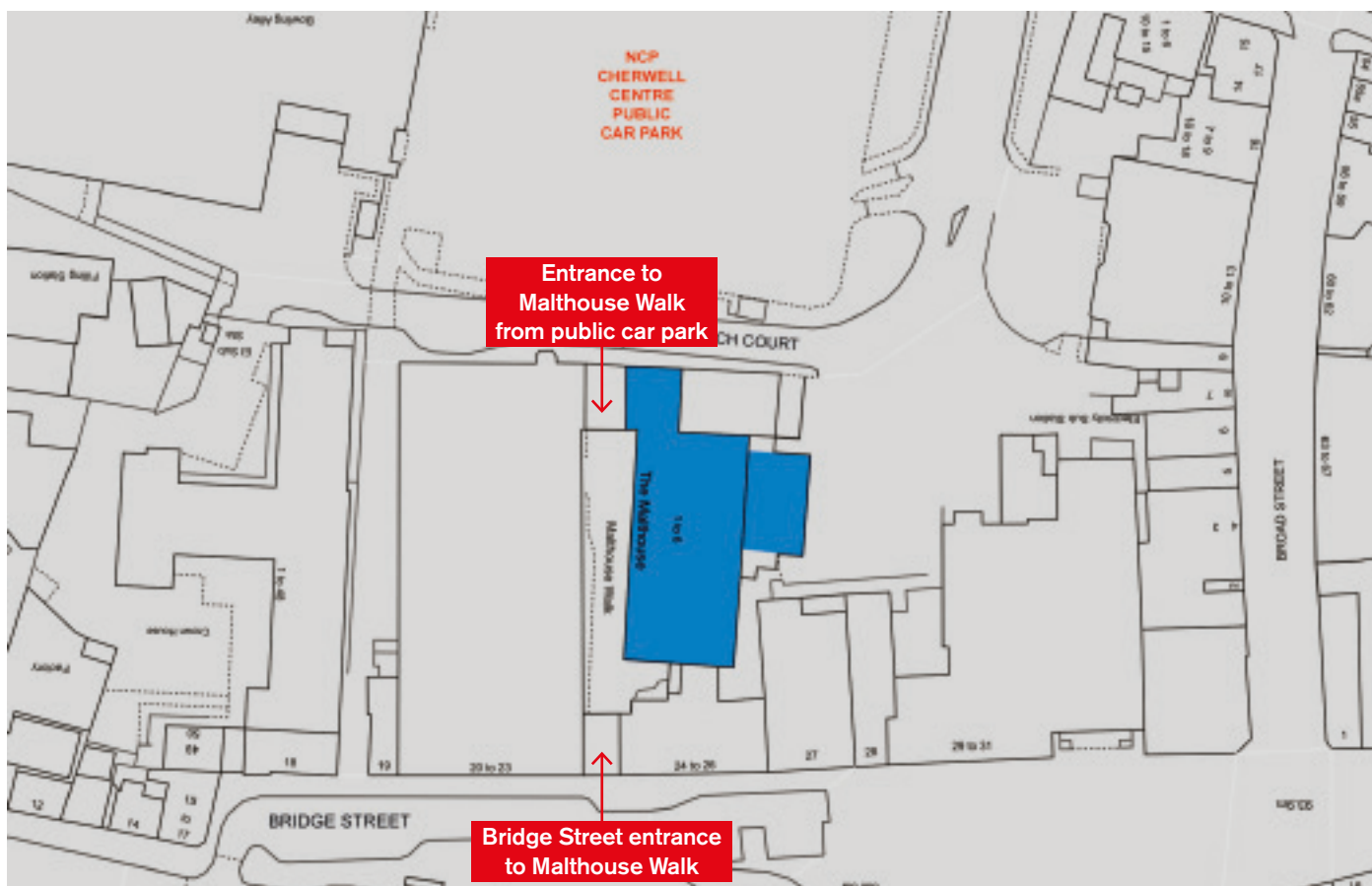
The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders'







Interior View





## SITUATION

Located at the junction of Midland Road and the pedestrianised Market Street, occupying a prominent corner position directly opposite the **Swansgate Shopping Centre** and amongst such multiples as **BetFred, EE, Ladbrokes, Iceland, Halifax, Nationwide** and others. Wellingborough is a market town located approximately 10 miles north-east of Northampton, enjoying easy access via the A45 to the M1 (Junction 15).

## PROPERTY

Forming part of an attractive corner building comprising a **Ground Floor Corner Retail Unit** with internal access to a **Basement**.

## ACCOMMODATION

### Ground Floor Corner Retail Unit

Gross Frontage	61'3" (incl. splay)
Return Frontage	23'9"
Area	Approx. 1,612 sq ft <sup>1</sup>
WC	

### Basement

Area	Approx. 1,086 sq ft <sup>2</sup>
------	----------------------------------

<b>Total Area</b>	<b>Approx. 2,698 sq ft</b>
-------------------	----------------------------

<sup>1</sup>Area taken from VOA.

<sup>2</sup>Area supplied by Vendor.

VAT is NOT applicable to this Lot

## TENURE

**Leasehold – Held on two leases each for a term of 999 years from 1st January 2015 at a peppercorn ground rent.**

## TENANCY

The property is let on a full repairing and insuring lease to **Mr Kurdo Nwri (with 2 guarantors) as a convenience store (see Note 1)** for a term of 10 years from 31st July 2024 at a current rent of **£36,000 per annum** exclusive.

### Rent Reviews 2029

**Note 1: The Vendor has advised the tenant's family, which includes the 2 guarantors, operate other convenience stores in the region.**

**Note 2: There is a £9,000 Rent Deposit held.**

**£36,000** per annum

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

### Vendor's Solicitors

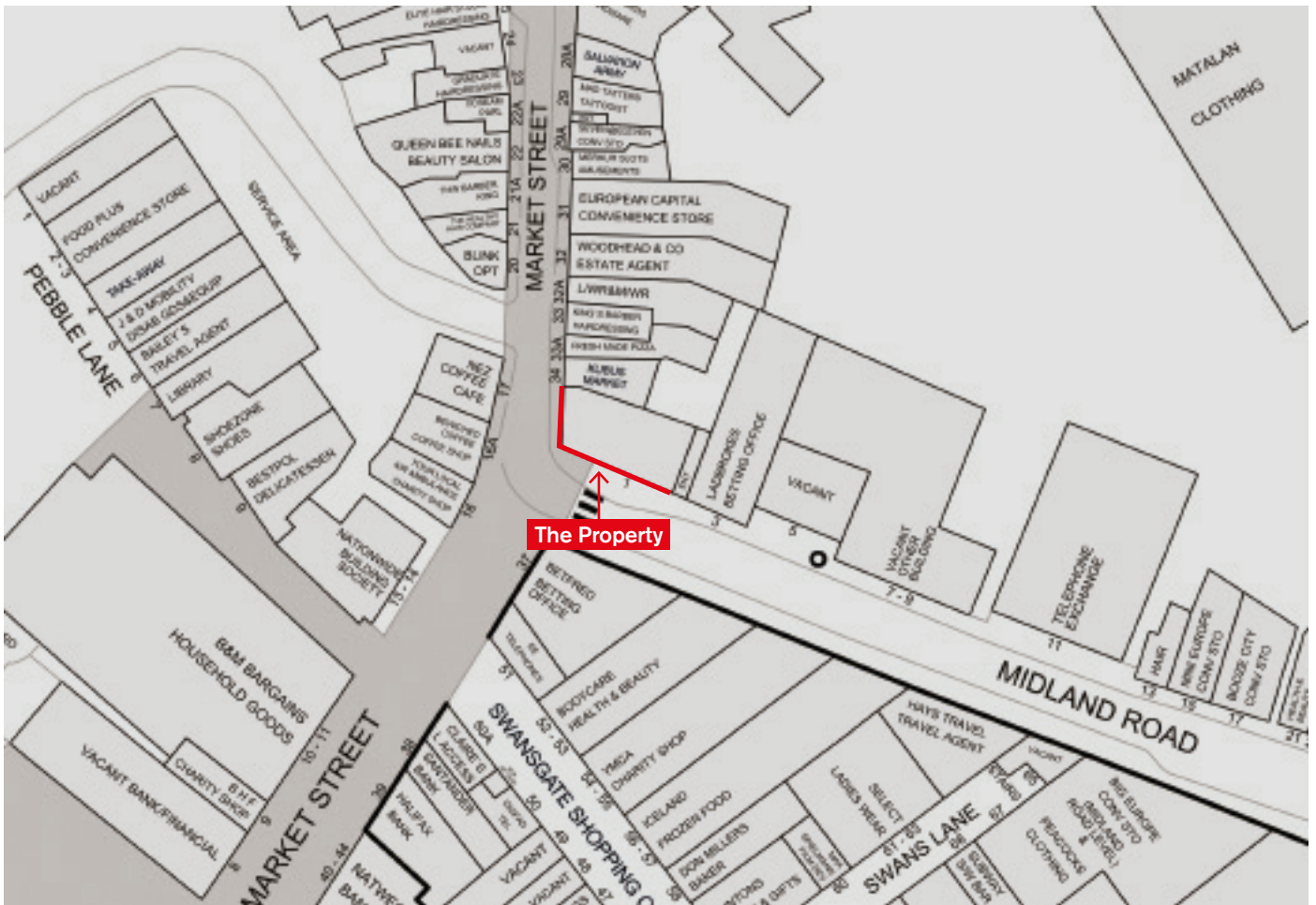
Buckles Solicitors LLP  
Tel: 01733 888 888 Ref: Danielle Waller  
Email: danielle.waller@buckles-law.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**











# Lot 10

Flat 25 Grove Court, 24 Grove End Road,  
St John's Wood, London NW8 9EN

**\*Guide: £2,300,000+**  
(under £1,000 per sq ft)  
By Order of Executors  
In same family ownership for 70 years



## SITUATION

Located at the junction with Circus Road, about 500 yards from St John's Wood Underground Station (Jubilee Line), close to both Lord's Cricket Ground and St John's Wood High Street with its popular shops, cafés and restaurants and less than ½ a mile from Regent's Park.

## PROPERTY

An unmodernised **Self-Contained 5 Bed Flat** located on the fourth floor of this prestigious and attractive six-storey block. The block is portered and benefits from an entry-phone system, communal central heating, passenger lifts and residents' first-come-first-served parking.

## ACCOMMODATION (measurements to maximum points)

### Fourth Floor Flat

Bedroom 1	14'3"	×	10'0"
Bedroom 2	16'2"	×	10'8"
Bedroom 3	17'4"	×	12'0"
Bedroom 4	17'3"	×	10'5"
Bedroom 5	14'10"	×	7'4"
Living Room	25'4"	×	12'8"
Dining Room	15'0"	×	14'9"
TV Room	15'0"	×	8'6"
Kitchen	18'3"	×	12'4"
Bathroom/WC			
Shower Room/WC			

GIA Approx. 2,326 sq ft

VAT is NOT applicable to this Lot

## TENURE

Leasehold for a term of 999 years from 1st April 1985 at a peppercorn ground rent and **Share of Freehold**.

Offered with Vacant Possession

**Note 1: Flat 45 Grove Court (GIA 1,919 sq ft) situated on the 2nd Floor sold for £2,175,000 in March 2022 (£1,133 per sq ft) (Source: Zoopla).**

**Note 2: There is a 6 week completion.**

**Note 3: Refer to the Auctioneers for the video tour of the Flat.**

# Vacant 5 Bed Flat

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

Cartwright Cunningham Haselgrove & Co  
Tel: 020 8520 1021 Ref: Chris Baldwin  
Email: [chris.baldwin@cch-solicitors.com](mailto:chris.baldwin@cch-solicitors.com)





Plan not to scale and for identification purposes only.



## SITUATION

Located in the main town shopping area and occupying a corner position at the junction of Cleveland Street and Chapel Street, amongst such multiples as **Clarks**, **Specsavers**, **William Hill** and **CEX**. In addition, the property is close to the covered market. Chorley is an attractive market town which lies 10 miles north-west of Bolton, 8 miles south of Preston, enjoying easy access to the M6 (Junction 28) and the M61 (Junction 8).

## PROPERTY

A corner building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first and second floors.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage (Cleveland St)	27'11"
Gross Frontage (Chapel St)	16'1"
Area	Approx. 558 sq ft

### First Floor

Ancillary Area	Approx. 505 sq ft
----------------	-------------------

### Second Floor

Ancillary Area	Approx. 481 sq ft
WC	

<b>Total Area</b>	<b>Approx. 1,544 sq ft</b>
-------------------	----------------------------

**VAT is applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**



**Note 1: The property was previously let to a clothing retailer at £15,000 p.a.**

**Note 2: There may be potential to convert the upper part into residential use, subject to obtaining the necessary consents.**

**Note 3: Refer to the Auctioneers for the video tour of the property.**

# Vacant Corner Building

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 £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

DKLM LLP

Tel: 020 7549 7888 Ref: Adam Keeble

Email: a.keeble@dklm.co.uk





## SITUATION

Located close to the junction with York Road, in this retail parade located opposite the highly regarded Merchant Taylors' Independent School and just 200 yards from the Town centre, on this main road (A565) which links Crosby with Liverpool city centre.

Crosby is a major commuter town located approx. 7 miles north of Liverpool and 11 miles south of Southport, enjoying easy access to the M57 and M58 motorways via the A5758.

## PROPERTY

A mid-terrace building comprising a **Ground Floor Bar/Restaurant and Basement (see Note)** with separate front access to **2 Self-Contained Flats** on the first and second floors.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 81 (Ground Floor Bar/Restaurant & Basement)	<b>Ground Floor Bar/Restaurant</b> Gross Frontage 18'7" Internal Width 14'7" Restaurant Depth 59'4" Built Depth 73'9" WC <b>Basement</b> Area Approx. 310 sq ft	<b>L. Nolan &amp; C. Doyle</b> (t/a Queen's Nook – Bar/Restaurant)	15 years from 15th June 2021	£7,800 (Rising to <b>£8,300 p.a. in 2026</b> and <b>£8,800 p.a. in 2031</b> )	Effectively FRI <b>Tenant's Breaks 2027 and 3 yearly – the Tenant did not exercise their June 2024 Break Clause.</b> <b>£650 Rent Deposit.</b>
Nos. 81a & 81b (First & Second Floors – 2 Flats)	Not inspected	<b>Various</b>	Each 125 years from 30th August 2019	£200 (£100 per flat)	Each FRI by way of service charge.
				<b>Total: £8,000</b>	

**Note: We understand the tenant of the Bar/Restaurant spent over £60,000 in repairs and refurbishment on the unit prior to opening the business.**

**£8,000** per annum

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

## Vendor's Solicitors

Bond Adams LLP  
Tel: 0116 285 8080 Ref: Rabia Murtaza  
Email: rabia@bondadams.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

Internal view







### SITUATION

Occupying a prominent trading position only 25 yards from the town centre shopping facilities of Fore Street which houses multiple retailers such as a **Post Office, Boots, Superdrug, Morrisons Daily, Specsavers, The Co-Op** and **Betfred** as well as a variety of independent traders.

Saltash is situated on the River Tamar, facing the Tamar Bridge, some 4 miles north-west of Plymouth with good road access via the M5 and A38.

Adjacent to the property is a busy cut through which provides pedestrian access to the Mainline Station and to several pay-and-display car parks which serve the town centre.

### PROPERTY

Forming part of a terraced parade comprising **2 Ground Floor Shops** with separate rear access from Alexandra Square to **5 Self-Contained Flats** at first and second floor level.

**VAT is NOT applicable to this Lot**

### FREEHOLD

**Note 1: In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have reserved their rights of first refusal. This lot cannot be sold prior to the Auction.**

**Note 2: There is a 2 storey section at the front which is not included in the Freeholder's Title.**

### View along Fore Street



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 6 (Ground Floor Shop)	Gross Frontage 30'10" Internal Width 26'5" Shop Depth 27'8" WC	<b>J Avery &amp; L Watson (Hair &amp; Beauty Salon)</b>	6 years from 1st November 2018	£8,000	IRI plus Shop Front
No.10 (Ground Floor Shop)	Gross Frontage 27'8" Internal Width (max) 20'3" Shop Depth 27'9" WC Separate Rear Room 13'5 × 15'8" plus WC			<b>VACANT</b>	<b>Previously Let at £8,500 p.a.</b>
Flat 1 (First Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC	<b>Individual</b>	99 years from 1st January 1983	£50 <b>(Rising to £75 p.a. in 2049)</b>	FRI by way of service charge (15% contribution). <b>Valuable Reversion in approx. 57¼ years.</b>
Flat 2 (First Floor)	Bedroom/Living Room, Kitchen, Bathroom/WC	<b>Individual</b>	99 years from 1st January 1983	£50 <b>(Rising to £75 p.a. in 2049)</b>	FRI by way of service charge (15% contribution). <b>Valuable Reversion in approx. 57¼ years.</b>
Flat 3 (Second Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC	<b>2 Individuals</b>	189 years from 1st January 1983	Peppercorn	FRI by way of service charge (15% contribution).
Flat 4 (First Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC	<b>Individual</b>	99 years from 1st January 1983	£50 <b>(Rising to £75 p.a. in 2049)</b>	FRI by way of service charge (15% contribution). <b>Valuable Reversion in approx. 57¼ years.</b>
Flat 5 (Second Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC	<b>2 Individuals</b>	120 years from 31st October 2018	£50	FRI by way of service charge (15% contribution).
				<b>Total: £8,200 plus Vacant Shop &amp; 3 Valuable Reversions</b>	





## £8,200 p.a. Plus Vacant Shop & 3 Valuable Reversions

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

### Vendor's Solicitors

Peachey & Co LLP

Tel: 020 7316 5200 Ref: Jonathan Dobkin

Email: [jed@peachey.co.uk](mailto:jed@peachey.co.uk)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**





## SITUATION

Located off Sparrows Herne in this popular residential area near to the local shopping facilities in Bushey Heath. Bushey lies approx. 13 miles north-west of Central London and 2 miles south-east of Watford Town Centre and enjoys good road links via the A41 and the M1 (Junction 5).

## PROPERTY

An irregular shaped **site of approx. 1.35 acres** upon which stands **4 detached blocks comprising 25 Residential Units (Flats & Maisonettes) along with 25 Garages, all of which are sold-off on long leases.**

15 of the 25 Garages are accessed via a right of way through Linnet Close.

The site includes communal gardens.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## POTENTIAL DEVELOPMENT OPPORTUNITIES (see Photos and Site Plan)

The following 4 potential development opportunities are all subject to obtaining the necessary consents:

- **Development 1** – As the buildings were constructed between 1st July 1948 and 5th March 2018, there is potential to add a two storey building adjoining the block containing Nos. 10–13 Swallow Close to **create 2 Flats** by way of Permitted Development under Class A, Part 20 in Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 which was amended in 2020.
- **Development 2** – Construction of **additional Garages** adjacent to the existing garage block in Swallow Close.
- **Development 3** – Construction of **additional Garages** on the land to the rear of Nos. 1–9 Swallow Close which could then be potentially accessed using the right of way that exists over Linnet Close.
- **Development 4** – Construction of **additional Flats** on the existing Garage Site at the end of Swallow Court, but this will require possession of the Garages as they are each sold-off on long leases.

# Ground Rent Investment with Development Potential

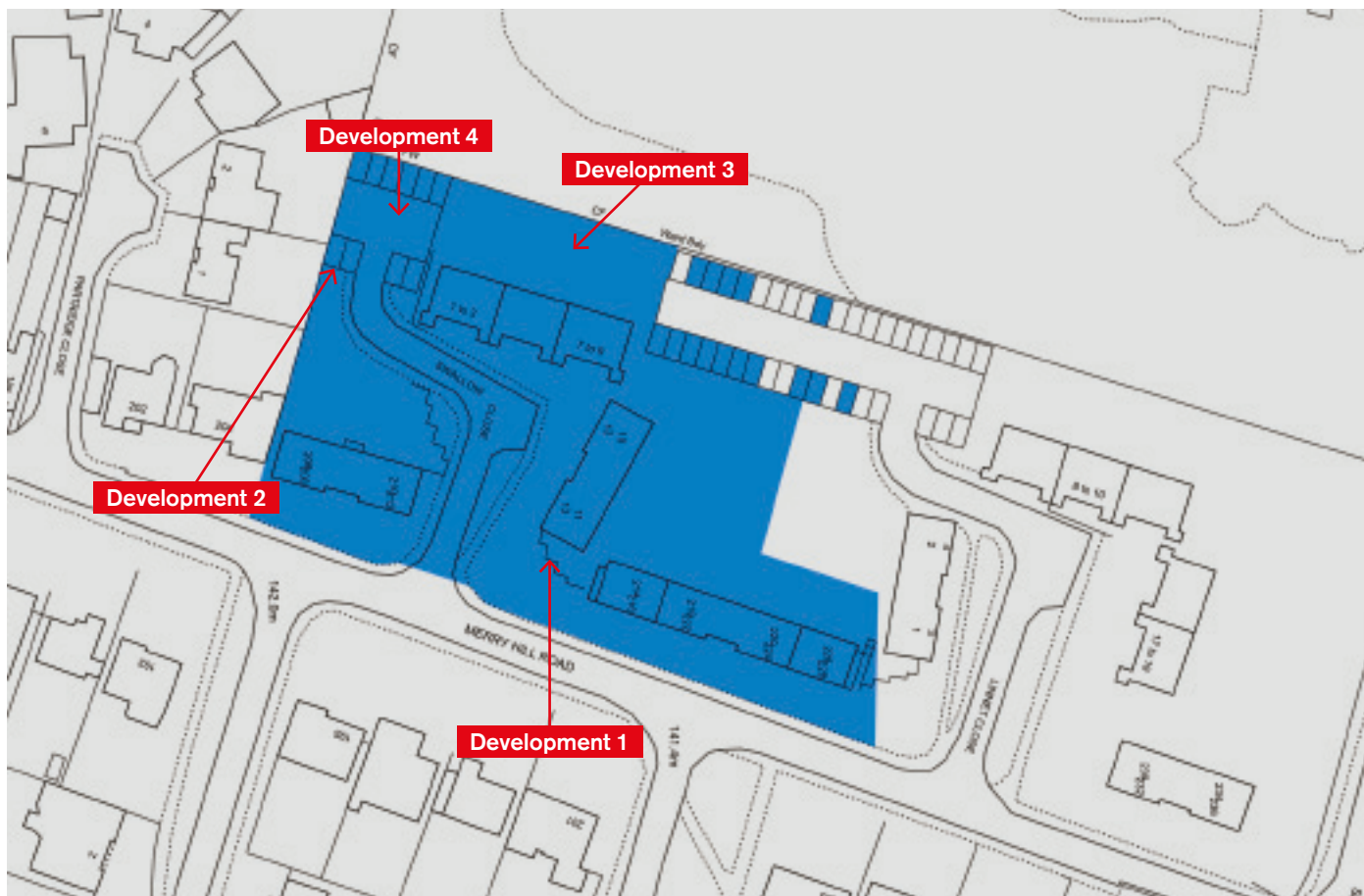
The Surveyors dealing with this property are  
**Steven Grossman and Jonathan Ross**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

Sinclair's Solicitors  
Tel: 020 8202 8222 Ref: Ravi Lakhani  
Email: ravi@sinclairssolicitors.co.uk





Experian Goad Digital Plans include mapping data licensed from Ordnance Survey. © Crown copyright and database rights [2022] OS 100019885. – Plan not to scale and for identification purposes only.

## TENANCIES & ACCOMMODATION

(Full Tenancy Schedule available from Auctioneers)

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Nos. 1–13 Swallow Close & Nos. 206–228 (even) Merry Hill Road & 25 Garages	<b>25 Residential Units and 25 Garages</b> (Not inspected)	<b>Various</b>	Each 999 years from 1960	£383	

**Note 1:** The communal gardens and the road are subject to any rights that may exist thereover.

**Note 2:** The Freeholder currently charges the lessees a management fee of £135 + VAT p.a. per flat (£3,375 + VAT p.a.).

**Note 3:** In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.







## SITUATION

Located in the heart of the town centre within one of the main pedestrianised retail thoroughfares amongst such multiples as **Domino's, Iceland, Nationwide, Halifax, EE, NatWest, Subway** and within easy reach of the **Wesley Square Shopping Centre**. Goole Railway Station is just a short walk away. Goole lies on the A614 approx. 20 miles south east of York and 23 miles west of Hull and benefits from excellent road access via the M62 (Junction 36) and the M18 (Junction 7).

## PROPERTY

A mid-terrace building comprising a **Ground Floor Commercial Unit** with separate front access to a **Self-Contained Flat** at first floor level. There is rear off-street parking for approx 4 cars.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 25 (Ground Floor Commercial Unit plus 2 car spaces)	Gross Frontage 29'5" Built Depth 69'10" WC	<b>Goole Amateur Boxing Club</b> (visit: <a href="http://www.gooleboxingclub.org">www.gooleboxingclub.org</a> )	5 years from 1st July 2021	£11,400	IRI (Subject to a Schedule of Condition). <b>Tenant's Break July 2025.</b> <b>Note: The Tenant did not exercise their July 2024 Break Clause.</b>
No 21 (First Floor Flat plus 2 car spaces)	Not inspected	<b>Individual</b>	999 years from 28th January 2020	Peppercorn	FRI
				<b>Total: £11,400</b>	

<sup>1</sup>Not inspected by Barnett Ross.

**£11,400** per annum

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

### Vendor's Solicitors

SBP Law  
Tel: 020 7332 2222 Ref: Michael Segen  
Email: [michael@sbplaw.co.uk](mailto:michael@sbplaw.co.uk)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



View from Property



Interior View







## SITUATION

Located opposite the junction with Limes Avenue and next to the junction with Chapel Street, occupying a prominent trading position adjacent to **Boots the Chemist** and amongst other such multiples as **Superdrug**, **Costa Coffee**, **Bonmarché**, **Greggs**, **Farmfoods** and others.

The market town of Alferton is located in the Amber Valley, approximately 12 miles north-east of Derby and 20 miles south of Sheffield enjoying easy access to the A38 and A61 being approx. 4 miles west of the M1 (Junction 28).

## PROPERTY

A mid terrace building comprising a **Deep Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor. In addition, the property includes a rear roller shutter door for loading.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	30'0"
Internal Width	28'1" (max)
Shop Depth	60'7"
Built Depth	149'3"
Sales Area	Approx. 1,530 sq ft
Lobby Area	Approx. 75 sq ft
Storage Area	Approx. 700 sq ft

### First Floor

Staff Area	Approx. 185 sq ft
2 WCs	

**Total Area** Approx. 2,490 sq ft



**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note 1: The shop was previously let at £31,500 p.a.**

**Note 2: The adjoining unit (which has a Gross Frontage of approx 19 ft) has just been let to a national multiple for 10 years at £20,000 p.a. with a 6 month rent free period.**

**Note 3: Refer to the Auctioneers for the video tour of the property.**

# Vacant Shop & Upper Part

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

Peter Brown & Co.  
Tel: 020 8447 3277 Ref: Anu Hunt  
Email: [anu@peterbrown-solicitors.com](mailto:anu@peterbrown-solicitors.com)









## SITUATION

Located close to the junction with Green Street, in the town's main pedestrianised thoroughfare, nearby multiples such as **Peacocks**, **Nationwide**, **Shoe Zone**, and **Halifax** and a variety of independent traders.

Neath lies approximately 6 miles north-east of Swansea with good road communications via the A465 to the M4 (Junction 43).

## PROPERTY

A mid-terrace building comprising a **Deep Ground Floor Shop** with **Ancillary Accommodation** on the first floor.

## ACCOMMODATION<sup>1</sup>

### Ground Floor Shop

Gross Frontage	18'10"
Built Depth	128'0"
Sales Area	Approx. 860 sq ft
Store/Ancillary Area	Approx. 160 sq ft
Workshop Area	Approx. 592 sq ft
WC	

### First Floor

Ancillary Area	Approx. 2,080 sq ft
<b>Total Area</b>	<b>Approx. 3,692 sq ft</b>

<sup>1</sup>Not inspected by Barnett Ross. Areas taken from VOA.



**VAT is applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note: Refer to the Auctioneers for the video tour of part of the ground floor shop.**

# Vacant Building

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

Solomon Taylor & Shaw  
Tel: 020 7431 1912 Ref: Barry Shaw  
Email: [barry@solts.co.uk](mailto:barry@solts.co.uk)



### SITUATION

Located directly off Vicarage Lane and within walking distance to Newbury Park (Central Line) and Seven Kings (Elizabeth Line) Stations. De Havilland Square is approx. 1 mile from the multiple shopping facilities in Ilford Town Centre.

Ilford is a popular suburb that lies approx. 9½ miles north-east of central London with good road access to the North Circular Road (A406), M11 and M25.

### PROPERTY

Forming part of a modern development comprising a **Self-Contained Flat** on the third floor which includes a Juliet balcony. In addition, the property includes **1 parking space**.

### ACCOMMODATION

#### Third Floor Flat

Believed to be a 2 Bed Flat

(The Joint Fixed Charge Receivers and Barnett Ross have not inspected the flat and no warranty is provided with the accuracy of the accommodation)

Area Approx. 645 sq ft<sup>1</sup>

<sup>1</sup>Area taken from EPC

**VAT – refer to the special conditions of sale in the legal pack.**

### TENURE

Leasehold for a term of 999 years from 31st January 2005 at an initial ground rent of £350 p.a. doubling in 2030, 2055 and 2080.



### TENANCY

The property is let to **Finefair Ltd** for an unknown term at a current rent of **£11,100 per annum (£925 pcm)**.

**Note 1: Finefair are London's Largest Rent Guarantee Company (source: [www.finefair.com](http://www.finefair.com)). We understand the flat is currently used as emergency accommodation by The London Borough of Southwark.**

**Note 2: Flat 59 (2 Beds) sold in July 2024 for £275,000.**

## Residential Investment

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

### Joint Auctioneers

Lamberts Chartered Surveyors  
Tel: 020 7278 8191 Ref: Ross Freese  
Email: [ross.freese@lambertsurv.co.uk](mailto:ross.freese@lambertsurv.co.uk)

### Vendor's Solicitors

TLT LLP  
Tel: 0333 006 0000 Ref: Robert Counsell  
Email: [robert.counsell@tit.com](mailto:robert.counsell@tit.com)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**





## SITUATION

Located close to the junction with Grove Lane within this mixed commercial and residential parade, conveniently located approx. 1½ miles from Cheadle Hulme town centre and Cheadle Hulme Railway Station (National Rail).

Manchester Airport is approx. 4 miles distant.

Cheadle Hulme is a popular suburb situated some 8 miles south of Manchester city centre, enjoying easy access to the M60 Ring Road (Junction 2).

## PROPERTY

Forming part of a mixed use parade comprising a **Self-Contained 3 Bed Duplex Flat** on the first and second floors accessed from the rear of the building. The flat benefits from uPVC double glazing and gas central heating. In addition, the property includes a **Garage**.

## ACCOMMODATION

### First Floor

Living Room, Kitchen

### Second Floor

3 Bedrooms, Bathroom, separate WC

**GIA Approx. 893 sq ft¹ plus Garage**

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

**VAT is NOT applicable to this Lot**

## TENURE

Leasehold for a term of 125 years from completion at a peppercorn ground rent.



## TENANCY

The property is let on an Assured Shorthold Tenancy to an **Individual** for a term of 6 months from 25th September 2017 (**holding over**) at a current rent of **£7,800 per annum exclusive (£650 pcm)**.

**Note 1: There is a £650 Rent Deposit held.**

**Note 2: The adjoining flat (No. 177) is also being offered for sale in this auction – see Lot 20**

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

**£7,800** per annum

The Surveyors dealing with this property are  
**Steven Grossman and Rocco Kay**

## Vendor's Solicitors

WBR Group

Tel: 020 7833 8453 Ref: Michael Conlon

Email: michael.conlon@wbrgroup.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



Rear of the Property







## SITUATION

Located close to the junction with Grove Lane within this mixed commercial and residential parade, conveniently located approx. 1½ miles from Cheadle Hulme town centre and Cheadle Hulme Railway Station (National Rail).

Manchester Airport is approx. 4 miles distant.

Cheadle Hulme is a popular suburb situated some 8 miles south of Manchester city centre, enjoying easy access to the M60 Ring Road (Junction 2).

## PROPERTY

Forming part of a mixed use parade comprising a **Self-Contained 3 Bed Duplex Flat** on the first and second floors accessed from the rear of the building. The flat benefits from uPVC double glazing and gas central heating.

## ACCOMMODATION

### First Floor

Living Room, Kitchen

### Second Floor

3 Bedrooms, Bathroom, separate WC

**GIA Approx. 882 sq ft¹**

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

**VAT is NOT applicable to this Lot**

## TENURE

Leasehold for a term of 125 years from completion at a peppercorn ground rent.



## TENANCY

The property is let on an Assured Shorthold Tenancy to **2 Individuals** (see Note 1) for a term of 6 months from 20th September 2017 (holding over) at a current rent of **£7,500 per annum** exclusive (**£625 pcm**).

**Note 1: One of the individuals named on the AST is no longer in occupation.**

**Note 2: There is a £625 Rent Deposit held.**

**Note 3: The adjoining flat (No. 179) is also being offered for sale in this auction – see Lot 19**

**Note 4: Refer to the Auctioneers for the video tour of the flat.**

**£7,500** per annum

The Surveyors dealing with this property are  
**Steven Grossman and Rocco Kay**

## Vendor's Solicitors

WBR Group

Tel: 020 7833 8453 Ref: Michael Conlon

Email: michael.conlon@wbrgroup.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**







## SITUATION

Located at the junction of Cumberland Road and Elkington Road within a densely populated residential area, close to New Barn Street and only a few minutes' walk from the main A124 Barking Road and the busy multiple retail centre of Plaistow.

Plaistow lies between East Ham and Poplar just north of the A13 which provides direct access to Canary Wharf and the City to the west and then the M25 (J30) to the east.

London City Airport and Excel London are both under 2 miles directly south.

## PROPERTY

A single storey **Warehouse Building** with rooflights and a roller shutter door for unloading.

There is an open plan storage/sales area with an Office, Kitchen area and Shower Room/WC.

## ACCOMMODATION

### Ground Floor Warehouse

Building Width 59'1"

Building Depth 15'1"

**GIA Approx 958 sq ft**

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note 1: There may be potential for change of use to residential or perhaps a complete redevelopment, subject to obtaining the necessary consents.**

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

## Interior view



Plan not to scale and for identification purposes only

# Vacant Warehouse

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 £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

Gandecha & Pau

Tel: 020 8905 0900 Ref: Silpa Gadhia

Email: s.gadhia@gaplaw.com

**Barnett  
Ross**

**Auctioneers**

---

List your property with one of  
the UK's most successful  
Auction houses.

# The list is still open for the next main Barnett Ross Auction on 12<sup>th</sup> December 2024.

However, if you need an earlier or later sale, we can offer a Bespoke Auction where you can pick an auction date that suits you.



---

**If you would like to sell your property in our  
Thursday 12<sup>th</sup> December Auction, we will  
need your instructions soon.**

To register your property, or for a free, no obligations appraisal, please call us on 020 8492 9449 or email [sgrossman@barnettross.co.uk](mailto:sgrossman@barnettross.co.uk).



**Barnett  
Ross**

**Auctioneers**

---

**Barnett Ross**

7 Cadbury Close  
High Road  
Whetstone  
London N20 9BD

---

**T:** 020 8492 9449  
**F:** 020 8492 7373  
**E:** [info@barnettross.co.uk](mailto:info@barnettross.co.uk)  
**W:** [barnettross.co.uk](http://barnettross.co.uk)