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Auctioneers

Online Auction

Thursday 12th December 2024
commencing at 12pm

T: 020 8492 9449



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Meet the team.



John Barnett FRICS
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Rocco Kay
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Samantha Ross
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Order of Sale

Thursday 12th December 2024

Commencing 12.00pm

Lot

1	92 High Street	Maidenhead	Berkshire
2	278 Lodge Avenue	Dagenham	Essex
3	100 Newgate Street	Bishop Auckland	Co. Durham
4	Y Foelas Residential Home, Station Road, Llanrug	Caernarfon	Gwynedd
5	208 Gipsy Road	Gipsy Hill	London SE27
6	Flat 1, 13 Linden Road	Bognor Regis	West Sussex
7	11a Purbeck Road	Bournemouth	Dorset
8	514b Christchurch Road, Boscombe	Bournemouth	Dorset

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jbarnett@barnettross.co.uk

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SITUATION

Occupying a prime position in the town's main pedestrianised retail thoroughfare, located opposite the entrance to the **Nicholsons Shopping Centre** and amongst multiples such as **Hays Travel, Costa, Specsavers, McDonald's, CEX, Savers, Three, Scrivens** and many more.

Maidenhead is a prosperous Thames Valley town which lies approximately 26 miles west of central London and enjoys easy access via the A404(M) to the M4 (Junctions 8/9) and M40 (Junction 4) motorways.

PROPERTY

A modern well-configured mid-terrace building comprising a **Ground Floor Bank** with a **Basement** and internal access to **Ancillary Accommodation** on first and second floors. The property includes an 8-person passenger lift.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: There may be potential to convert the upper parts for residential use, subject to obtaining possession and the necessary consents.

Note 2: There has been recent negotiations with Barclays Bank who have made a monetary offer to surrender their lease with vacant possession – refer to the Auctioneers for more information.

Note 3: Refer to the Auctioneers for the floor plans and the video tour of the property.

ACCOMMODATION

Ground Floor Banking Hall

Gross Frontage	28'6"
Internal Width	25'6"
Built Depth	82'4"
Area	Approx. 1,716 sq ft

First Floor

Offices	
Area	Approx. 1,567 sq ft

Second Floor

Canteen/Offices	
Area	Approx. 559 sq ft
Plus 3 Gents WCs & 5 Ladies WCs	

Basement

Strong Room & Storage	
Area	Approx. 841 sq ft

Total Area **Approx. 4,683 sq ft**

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a Schedule of Condition) to **Barclays Bank plc (not in occupation)** (T/O for Y/E 31/12/2023 **£39bn**, Pre-Tax Profit **£4.2bn** and Shareholders' Funds **£60.5bn**) for a term of 20 years from 14th August 2006 at a current rent of **£120,000 per annum** exclusive.



View opposite – Entrance to Nicholson's Shopping Centre



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Vendor's Solicitors

BSG Solicitors

Tel: 020 8343 4411 Ref: Jeremy Swerner

Email: jeremy@bsgsolicitors.com

£120,000 per annum

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'**



SITUATION

Located close to the junction with Porters Avenue opposite the **Roundhouse Pub** within this established shopping centre and close to a **Co-operative Supermarket** as well as a host of local traders all serving the surrounding residential area.

Dagenham is a popular residential area being approximately 3 miles south-east of Ilford and 3 miles south-west of Romford benefitting from good road links to the A406 North Circular and only 5 miles from London City Airport.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with modern rear extension and separate rear access to a **Self-Contained Flat** on the first and second floors.

There is a rear service road for unloading, off street parking for 1 car and a rear yard.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'8"
Internal Width	16'10"
narrowing to	13'7"
Shop Depth	37'10"
Built Depth	56'9"
WC	

First and Second Floor Flat

3 Bedrooms, Living Room, Kitchen, Bathroom, WC

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **2 Individuals (sublet to Coral Estates Ltd)** for a term of 99 years from 24th June 1935 at a fixed ground rent of **£30 per annum** exclusive.

Valuable Reversion in approx. 9½ years

Reversionary Ground Rent Investment

The Surveyors dealing with this property are
John Barnett and **Rocco Kay**

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

Banner Jones
Tel: 0114 275 5266 Ref: Rachael Flintoft
Email: rachaelflintoft@bannerjones.co.uk



SITUATION

Located next to the junction with Princes Street within the town centre amongst such multiple traders as **Halifax, Santander, British Heart Foundation** and **Peacocks** along with various local traders. In addition, Bishop Auckland Railway Station (Northern Rail) is less than ½ mile distant.

Bishop Auckland is a market town which lies some 12 miles south-west of Durham and 14 miles north-west of Darlington.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to a newly refurbished **Self-Contained 2 Bed Flat** on the first floor.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 14'6" Built Depth 52'0" WC	B. Phan (Nail Bar)	3 years from 23rd October 2016 (Holding over)	£7,284	
First Floor Flat	2 Bedrooms, Living Room/Kitchen, Bathroom/WC	Individual	1 year from 30th November 2024	£5,400	AST.
				Total: £12,684	

¹Not inspected by Barnett Ross

£12,684 per annum

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

Vendor's Solicitors

O'Neill Richmonds Law Firm Limited
Tel: 0191 246 4000 Ref: Michael Baker
Email: mbaker@oneill-law.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
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Interior of shop



Interior of flat





SITUATION

Located close to the junction with Tal-Y-Bont in the popular village of Llanrug which is in the foothills of the Snowdonia Mountain Range, approx. 3 miles from famous Llanberis which is one of the most popular mountain tourist centres in the Snowdonia National Parks. Llanrug also lies approx. 4 miles from the coastal resort town of Caernarfon with its 13th Century Castle, multiple shopping facilities and beaches.

PROPERTY

A substantial **Detached Former Residential Care Home** on ground, first and second floor levels comprising:

- 13 Guest Rooms
- A 2 Bed second floor flat
- Onsite Parking
- Garage
- Patio

The property was substantially refurbished in 2023.

ACCOMMODATION¹

Ground Floor

Area Approx. 2,303 sq ft

First Floor

Area Approx. 1,894 sq ft

Second Floor

Area Approx. 455 sq ft

Total Area **Approx. 4,652 sq ft**

¹Not inspected by Barnett Ross. Areas provided by Vendor.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a repairing and insuring lease to **BM Properties MCR Ltd (see Note 1)** for a term of 10 years from 7th June 2024 at a current rent of **£24,000 per annum** exclusive.

Rent Review 2029 (rent not to exceed £30,000 p.a.)

Landlord's Break at any time on 90 days prior notice, subject to paying the Tenant a £20,000 penalty – refer to the Lease in the Legal Pack.

PLANNING

The Vendor has submitted a Planning Application (November 2024) to Gwynedd Council for 'Change of use of former Foelas Residential Care Home C2 to a Sui Generis to create 13 person / bedroom House in Multiple Occupancy (HMO)' (Planning Ref: C23/0907/23/LL).

Refer to the Auctioneers for the Planning Documentation.

Note 1: The Vendor has advised the tenant is currently using the property for letting purposes pending the outcome of the revised 13 bed HMO Planning Application.

Note 2: The adjacent 5 Bed Detached House (known as Clydfan) sold for £315,000 in December 2023 (source: zoopla.co.uk).

£24,000 per annum

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

Vendor's Solicitors

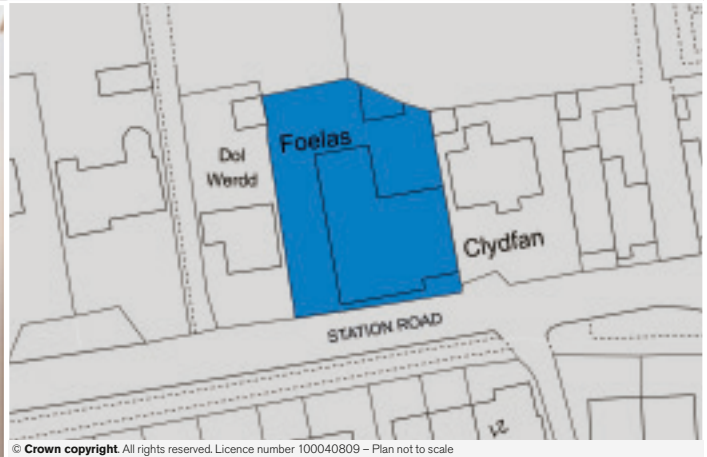
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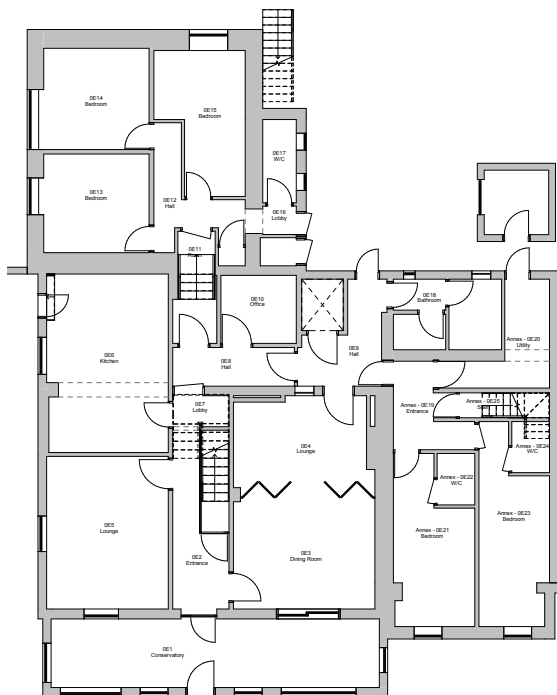
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SITUATION

Located on the corner with Oaks Avenue, close to the local shops and the open space of Norwood Park, in this popular area. Gipsy Hill is located between Dulwich and Crystal Palace, some 5 miles south of Central London and is well served by Gipsy Hill Rail Station (Southern) with services to London Victoria and London Bridge.

PROPERTY

An end of terrace house comprising **2 x 1 Bed Self-Contained Flats** on ground and first floors in need of modernisation. The property includes a **46 ft Garden** and **2 Garages** at the rear.

ACCOMMODATION (measurements to maximum points)

Ground Floor Flat

Living Room	15'2"	x	13'2"
Bedroom	11'8"	x	11'0"
Kitchen	12'6"	x	11'3"
Bathroom/WC	5'11"	x	8'9"

GIA Approx. 563 sq ft

First Floor Flat

Living Room	15'2"	x	13'4"
Bedroom	11'9"	x	11'1"
Kitchen	10'3"	x	16'7"
Shower/WC	8'3"	x	5'3"

GIA Approx. 604 sq ft

Total GIA Approx. 1,167 sq ft

Plus 2 Garages

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: There may be potential for a residential development in place of the Garages at the rear, subject to obtaining the necessary consents.

Note 2: There is potential to create additional accommodation in the roof similar to other nearby properties as well as a single storey rear extension, subject to obtaining the necessary consents.

Note 3: Refer to the Auctioneers for the video tours and floor plans of the property.

2 Vacant Flats with Development Potential

The Surveyors dealing with this property are
Elliott Greene 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

F Barnes Solicitors
Tel: 01708 333 711 Ref: Martin Lawrence
Email: martin.lawrence@fbarnes.co.uk

Oaks Avenue frontage



Double garage at rear



The Property



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SITUATION

Located 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 **Self-Contained Studio Flat** on the first floor.

ACCOMMODATION

First Floor Flat

Bedroom/Living Room, Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 1st June 1989 at nil ground rent (see Note 1).

TENANCY

The property is let on an Assured Shorthold Tenancy to an **Individual** from 12th February 2017 (holding over) at a current rent of **£8,400 per annum** exclusive.

Note 1: The ground rent stated in the 999 year lease is £200 p.a. therefore the Vendor will enter into a Deed of Variation to remove the ground rent prior to completion.

Note 2: Refer to the Auctioneers for the floor plan of the flat.

£8,400 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

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



SITUATION

Located just a short distance from the various multiple shopping facilities, restaurants, cafés, bars and tourist attractions within the Town Centre.

Bournemouth Pier and the Sea Front is approx. a 10 minute walk away and Bournemouth Station (Cross Country and South Western Services) is approx. 1 ½ miles away.

Bournemouth is a popular seaside resort on the south coast, approximately 30 miles south-west of Southampton.

PROPERTY

Forming part of a terraced building comprising a newly decorated and carpeted **Self-Contained 2 Bed Flat** on the ground floor with gas central heating.

In addition, there is use of a communal rear garden.

ACCOMMODATION

Ground Floor Flat

2 Bedrooms
Living Room
Kitchen
Bathroom/WC

Area Approx 506 sq ft¹

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

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 99 years from 28th May 1986 at a ground rent of £100 p.a. rising to £200 p.a. in 2052 (see Note 1).

Offered with Vacant Possession

Note 1: Refer to the Auctioneers and the Special Conditions of Sale in the legal pack regarding the 90 year lease extension and extinguishment of the ground rent.

Note 2: The leaseholders are currently progressing a Right to Manage.

Note 3: A 1 bed flat on the first floor in this building is currently on the market for offers in excess of £150,000.

Note 4: Refer to the Auctioneers for the video tour of flat No.11a.



Vacant 2 Bed Flat

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

Vendor's Solicitors

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

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SITUATION

Located at the corner of Salisbury Road within approx. 150 yards of the pedestrianised town centre shopping thoroughfare and under 1 mile from Pokesdown Rail Station (South Western Services). Boscombe Pier and the Sea Front is just ½ mile distant and Bournemouth Town Centre lies approx. 2 miles to the west. Boscombe is a suburb of the thriving coastal town of Bournemouth which benefits from good road communications with the A338 providing direct access to the A31 and the M27.

PROPERTY

Forming part of a corner building comprising a recently refurbished **Self-Contained 1 Bed Flat** on the first floor accessed from a communal entrance on Salisbury Road.

ACCOMMODATION¹

First Floor Flat

Bedroom
Living Room/Kitchen
Shower Room/WC

¹Not inspected by Barnett Ross.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 99 years (less 10 days) from 25th March 1989 at a ground rent of £300 p.a. rising to £450 p.a. in 2055 (see Note).

Offered with Vacant Possession



Note: The Vendor has served a section 42 Notice quoting £7,000 for a 90 year lease extension and extinguishment of the ground rent. Between exchange and completion, the Purchaser can request that the Vendor is to assist with completing the lease extension – refer to the Special Conditions of Sale in the legal pack.

Vacant 1 Bed Flat

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

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Vendor's Solicitors

Lee Pomeranc
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