

**BARNETT ROSS ONLINE AUCTION – WEDNESDAY 9<sup>TH</sup> APRIL 2025**  
**ADDENDUM**

**The following Lots have been sold prior:**

6 and 19

**LOT 5 – 803, 804 & 805 CENTRAL PARK INDUSTRIAL ESTATE, PETHERTON ROAD, BRISTOL, AVON**

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 auction costs and the sum of £2,000 + VAT towards the Seller's legal fees.

Unit 805 – The lease is 'Repairing and Insuring'.

**LOT 7 – 40/40A TACKET STREET, IPSWICH, SUFFOLK**

Revised Special Conditions of Sale as of 1<sup>st</sup> April are available to download.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1.25% of the purchase price plus VAT towards the Seller's agent's costs and £2,750 + VAT towards the Seller's legal costs.

**LOT 8 – 50-54 MARKET STREET, CHORLEY, LANCASHIRE**

The Rent Deposit held is £3,500 not £10,750.

**LOT 9 – 828 LONDON ROAD, NORTH CHEAM, SUTTON, SURREY**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,800 + VAT towards the Seller's legal costs.

**LOT 10 – 2-2A TALBOT STREET, MAESTEG, MID GLAMORGAN**

Part First Floor Flat – The flat is let on an AST to 2 Individuals with a Guarantor and there is a £775 rent deposit held.

**LOT 11 – 338/338A ST ALBANS ROAD, WATFORD, HERTFORDSHIRE**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,500 + VAT towards the Seller's legal costs. We are now quoting a Guide of £155,000+.

**LOT 12 – 340 ST ALBANS ROAD, WATFORD, HERTFORDSHIRE**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,500 + VAT towards the Seller's legal costs.

**LOT 13 – 340A ST ALBANS ROAD, WATFORD, HERTFORDSHIRE**

Revised Special Conditions of Sale as of 3<sup>rd</sup> April are available to download.

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,500 + VAT towards the Seller's legal costs.

**LOT 14 – 342/342A ST ALBANS ROAD, WATFORD, HERTFORDSHIRE**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,500 + VAT towards the Seller's legal costs. We are now quoting a Guide of £140,000+.

**LOT 15 – 344 ST ALBANS ROAD, WATFORD, HERTFORDSHIRE**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,500 + VAT towards the Seller's legal costs.

**LOT 16 – 344A ST ALBANS ROAD, WATFORD, HERTFORDSHIRE**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,500 + VAT towards the Seller's legal costs.

**LOT 17 – 2, 4, 6, 8 & 12 BOAR LANE & 21/21A CASTLEGATE, NEWARK, NOTTS**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,200 + VAT towards the Seller's legal costs.

**LOT 20 – 51 BRIDGE PLACE, WORKSOP, NOTTINGHAMSHIRE**

The Seller received an application to assign the lease – refer to 16.1 in the CPSE1 replies in the legal pack.

**LOT 22 – 136 DALTON ROAD, BARROW-IN-FURNESS, CUMBRIA**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,300 + VAT towards the Seller's legal costs.