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Auctioneers

Online Auction

Wednesday 16th July 2025
commencing at 12pm

T: 020 8492 9449



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Meet the team.



John Barnett FRICS
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Order of Sale Wednesday 16th July 2025

Commencing 12.00pm

Lot

1	8/8a/8b Court Parade, East Lane	Wembley	Middlesex
2	316-322 Green Lanes	Palmers Green	London N13
3	4 Kings Road	St Leonards-on-Sea	East Sussex
4	84 Kingston Road	Wimbledon	London SW19
5	1/1a Jengers Mead	Billingshurst	West Sussex
6	10/10a Jengers Mead	Billingshurst	West Sussex
7	46 Sackville Road	Bexhill-on-Sea	East Sussex
8	Former Lloyds Bank, 2 Cottages, Rear Car Park & Rear Garden, Bath Street	Cheddar	Somerset
9	2 Shops & Offices, Bath Street	Cheddar	Somerset
10	30 Clifford Street	Newport	Isle of Wight
11	80/80A Gregson Avenue	Gosport	Hampshire
12	387 Upper Richmond Road	Putney	London SW15
13	96 Queens Crescent	Kentish Town	London NW5
14	397 Walworth Road	Walworth	London SE17
15	71/73 Myddleton Road	Wood Green	London N22
16	105 St Mary Street	Weymouth	Dorset
17	33, 34 & 35 Sheep Street	Wellingborough	Northamptonshire
18	106- 108 Newgate Street	Bishop Auckland	Co. Durham
19	1 Whytecliffe Road South	Purley	Surrey
20	344 St Albans Road	Watford	Hertfordshire
21	340 St Albans Road	Watford	Hertfordshire
22	Land & Garages to the East of Mill Road, Aveley	South Ockendon	Essex
23	108 North Hill	Highgate	London N6
24	31 Renters Avenue	Hendon	London NW4
25	Flat 6 Norfolk House, 203 London Road	Stanmore	Middlesex
26	20 Wakefield Street	Edmonton	London N18
27	11 Cedar Road	Enfield	Middlesex

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Contact John Barnett FRICS
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020 8492 9449



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SITUATION

Located at the busy intersection of East Lane and the A404 Watford Road in this established local shopping parade, amongst a variety of independent traders and being within a mile of North Wembley Station (Bakerloo & Lioness Lines).

Court Parade lies midway between Harrow-on-the-Hill and Wembley and is 2 miles west of Wembley Stadium.

PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with separate front access to a rear communal balcony to **2 Self-Contained Flats** on the first and second floors. In addition, the property includes a Porta Cabin and access via a rear service road for deliveries.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

ACCOMMODATION

Ground Floor Shop

Gross Frontage	25'7"
Internal Width	23'9" (max)
Shop Depth	52'8"
Built Depth	83'0"
Sales Area	Approx. 1,035 sq ft
Store Area	Approx. 215 sq ft
2 WCs	

Total Area

Approx. 1,250 sq ft

First Floor Flat

1 Bedroom, Living Room, Kitchen, Bathroom/WC	
GIA	Approx. 508 sq ft

Second Floor Flat

1 Bedroom, Living Room, Kitchen, Bathroom/WC	
GIA	Approx. 573 sq ft

Note 1: The shop was previously let at £19,000 p.a. and the Vendor has since received offers ranging from £22,000 p.a. to £26,000 p.a. from occupiers looking to rent the shop.

Note 2: The flats were each previously let at £13,200 p.a. (£1,100 pcm).

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

Vacant Shop & 2 Flats

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

Joint Auctioneers

Metrus
Tel: 020 7631 0550 Ref: David Burlinson
Email: david.burlinson@metrus.co.uk

Vendor's Solicitors

PCB Lawyers LLP
Tel: 020 7299 9262 Ref: Leila Blackett
Email: lblackett@pcb lawyers.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'**



Lot 2

316–322 Green Lanes, Palmers Green,
London N13 5TT

***Guide: £2,000,000+**

Gross Yield 9%
Under £175 psf Freehold
10 week completion



SITUATION

Located close to the junction with Hazelwood Lane in this prominent position amongst such multiples as **Sainsbury's Local**, **Gail's**, **B&Q Local**, **Scrivens**, **Ladbroke's**, **Paddy Power**, **McDonald's**, **Costa**, **Domino's** and many others.

Palmers Green Rail Station and 'The Triangle' junction with Aldermans Hill are both within close proximity.

Palmers Green is a popular north London suburb which lies approx. 8 miles north of central London and benefits from good road links via the North Circular Road (A406) and the Great Cambridge Road (A10).

PROPERTY

A substantial mid terrace building comprising a **Large Ground Floor Pub** with a front beer terrace and separate front access to a **Self-Contained Snooker Lounge/Bar** on the first floor.

The property also includes a **Self-Contained Flat** at first floor level (part of which flying is flying freehold over No. 324) and accessed from Hazelwood Lane via both a rear communal balcony and a rear service road.

VAT is applicable to this Lot

FREEHOLD



£180,300 per annum

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

Joint Auctioneers

Mi Commercial

Tel: 020 7561 6801 Ref: Nick Kyriacou

Email: nicholas@mi-commercial.co.uk

Vendor's Solicitors

Paschal's Law

Tel: 0330 311 2910 Ref: Costas Paschal's

Email: costas@paschal'slaw.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'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Pub	Gross Frontage 76'9" Built Depth 95'6" Bar, Seating Area, Trade Kitchen, Beer Store, Manager's Office, Staff Changing Rooms, Staff & Customer WCs GIA Approx. 6,929 sq ft	Kov Industries Limited (with personal Guarantor) (t/a Pub/ Restaurant)	20 years from 18th October 2024	£125,000	Effectively FRI (subject to a service charge cap of £20,000 p.a. with cap increasing every 5 years – refer to lease). Rent Reviews 2029 and 5 yearly linked to RPI compounded. Tenant's Break October 2029 on 12 months prior notice. £75,000 (including VAT) Rent Deposit held.
First Floor Snooker Lounge/Bar	Snooker Hall, Seating Area, Bar Area, Kitchen, WCs GIA Approx. 4,527 sq ft	Illyria Industries Limited (with personal Guarantor) (t/a The Green Room Snooker Lounge & Bar)	20 years from 11th October 2023	£55,000	Effectively FRI. Rent Reviews 2028 and 5 yearly linked to RPI compounded. £33,000 (including VAT) Rent Deposit held.
Flat (6 Lodge Parade Mansions – First Floor)	Not inspected	Individual	125 years from 16th August 2000	£300	Effectively FRI Rent currently £150 p.a. rising to £300 p.a. on 16th August 2025 which is prior to completion.
Total GIA (excl. Flat) Approx. 11,456 sq ft				Total: £180,300	

Note: The red outline on the aerial photographs is for identification purposes only, therefore, please refer to the Freehold Title Plans in the Legal Pack for the full extent of the property.





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Lot 3

4 Kings Road, St Leonards-on-Sea,
East Sussex TN37 6EA

***Guide: £150,000**

Shop Investment
plus Vacant 2 Bed Flat
6 week completion



SITUATION

Occupying a prominent trading position on one of the town's main retail thoroughfares, just a few yards from St Leonards Warrior Square Rail Station and being amongst a variety of local independent shops, cafés and restaurants and within close proximity of the Seafront.

St Leonards-on-Sea is a popular seaside resort on the main A259 next to Hastings, enjoying easy access to the A21 some 13 miles east of Eastbourne.

PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained 2 Bed Flat** on first and second floors. The flat is in need of a complete refurbishment. In addition, the property includes a **rear Yard**.

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

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'10" Internal Width 14'3" Shop Depth 21'1" Built Depth 28'9" WC	E. McGahan (Barbers)	10 years from 1st July 2025 (Renewal of a previous lease – In occupation since 2020)	£5,400	Effectively FRI. Rent Reviews July 2027 & 2 yearly. Tenant's Break 2030. £1,250 Rent Deposit held.
First & Second Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom, Separate WC GIA Approx. 873 sq ft			VACANT	

**Total: £5,400 plus
Vacant 2 Bed Flat**

**£5,400 p.a. plus
Vacant 2 Bed Flat**

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

Vendor's Solicitors

Harold Benjamin Solicitors
Tel: 020 8422 5678 Ref: Amaar Khan
Email: amaar.khan@haroldbenjamin.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 opposite to the junction with Southey Road amongst multiples such as **Domino's Pizza**, **Schmidt**, an **Audi Dealership**, **KwikFit**, **Tesco Express** and **Sainsbury's Local**, all serving the surrounding residential population.

In addition, South Wimbledon Underground Station (Northern Line) is just approx. 1/3 mile away and Wimbledon town centre is within close walking distance.

Wimbledon is a highly sought after suburb lying approximately 7 miles south-west of central London.

PROPERTY

Forming part of a mid terrace building comprising a **Ground Floor Shop**. In addition, there is a small external patio at the rear.

ACCOMMODATION

Ground Floor Shop

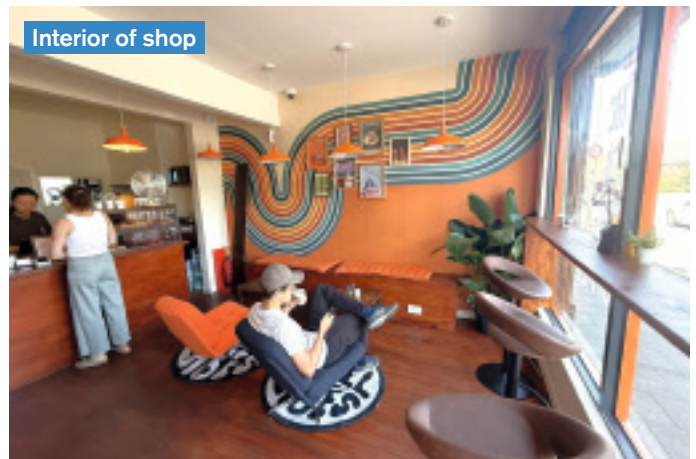
Internal Width	13'1"
narrowing to	9'6"
Shop & Built Depth	25'8"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 2nd December 2015 at a fixed ground rent of £150 p.a.

Interior of shop



TENANCY

The property is let on a full repairing and insuring lease (subject to a schedule of condition) to **The Chunky Pigeon Ltd (with 2 personal guarantors)** as a **Coffee Shop** for a term of 10 years from 2nd May 2025 at a current rent of **£18,000 per annum** exclusive.

Rent Review 2030 linked to RPI.

Tenant's Break 2030.

Note: There is a £4,500 Rent Deposit held.

£18,000 per annum

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

Vendor's Solicitors

Arcadia Law

Tel: 020 8546 6630 Ref: Rebecca Mignogna

Email: rebecca@arcadiaw.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 just off the High Street in the heart of this attractive village centre serving the surrounding sought after residential area and close to branches of **Morrisons Daily**, **Sainsburys** and a **Post Office** as well as a host of established local traders.

Billingshurst lies on the main A29 some 6 miles south of Horsham, 4 miles north of Pulborough and 15 miles south of Dorking which links with the M25 (Junction 9).

PROPERTY

Comprising a **Ground Floor Shop** with separate rear access via a communal staircase and balcony to a **Self-Contained Flat** on the first and second floors.

The property benefits from a large Public Car Park which serves the shopping parade.

ACCOMMODATION

Ground Floor Shop

Gross Frontage

17'8"

Internal Width

16'5"

Shop & Built Depth

37'7"

WC

First & Second Floor Flat

2 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 **Coral Racing Limited as a Bookmakers (Part of the Entain Group)** for a term of 15 years from 3rd May 2005 at a current rent of **£14,640 per annum exclusive**.

Holding Over – No Notices have been served.

£14,640 per annum

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

Vendor's Solicitors

Russell Cooke LLP

Tel: 020 8789 9111 Ref: Arnold Isaacson

Email: arnold.isaacson@russell-cooke.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 just off the High Street in the heart of this attractive village centre serving the surrounding sought after residential area and near to such multiples as **Post Office, Morrisons Daily, Sainsbury's** and **Coral**.

Billingshurst lies on the main A29 and some 6 miles south of Horsham, 4 miles north of Pulborough and 15 miles south of Dorking which links with the M25 (Junction 9).

PROPERTY

Comprising a **Ground Floor Shop** with separate rear access via a communal staircase and balcony to a **Self-Contained Flat** on the first and second floors.

The property benefits from a large Public Car Park which serves the shopping parade.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 10 (Ground Floor Shop)	Gross Frontage 17'10" Internal Width 16'9" Shop & Built Depth 45'11" WC	A.M. Simpson & S. Mason (Florist)	6 years from 1st August 2020	£9,750	IRI subject to a photographic schedule of condition. The current rent is £9,000 p.a. rising to £9,750 p.a. on 1st August 2025 which is prior to completion. £1,875 Rent Deposit held.
No. 10a (First & Second Floor Flat)	3 Bedrooms, Living Room, Kitchen, Bathroom, Sep WC GIA Approx 840 sq.ft.	2 Individuals	From 6th February 2025 to 25th November 2025	£14,400	AST
				Total: £24,150	

£24,150 per annum

The Surveyors dealing with this property are
Jonathan Ross and Rocco Kay

Vendor's Solicitors

Collins Benson Goldhill
Tel: 020 7436 5151 Ref: Karen Trott
Email: kt@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

Occupying a prominent trading position close to the junction with Egerton Road and the Marina in one of the town's main thoroughfares connecting with the principal retailing in Terminus Road, surrounded by a host of established local traders.

Bexhill-on-Sea lies on the South Coast between Eastbourne and Hastings, well served by the main A259.

PROPERTY

A mid terraced building comprising a **Ground Floor Restaurant with Basement Storage** plus separate front access to a **Self-Contained Flat** on the three upper floors.

In addition, the property includes a **Garden** which can be accessed from a rear alleyway.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant & Basement Plus Garden	Ground Floor Restaurant (30 Covers) Gross Frontage 19'0" Internal Width 14'10" Restaurant Depth 33'10" Built Depth 55'0" WC Basement 2 Rooms Area Approx. 400 sq ft	M. Toroghi t/a Sobremesa (Mediterranean Restaurant)	10 years from 6th April 2018	£12,000	FRI £6,000 Rent deposit held.
First, Second & Third Floor Flat	Not inspected – Believed to be 6 Bedrooms, En-suite Shower Room/WC, Main Bathroom, Seperate WC, Lounge, Dining Room, Kitchen & Utility Room	Individual	159 years from 29th September 1983	£100	FRI
				Total: £12,100	

£12,100 per annum

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

Vendor's Solicitors

Seddons GSC

Tel: 07977 859 943 Ref: Martina Ward

Email: martina.ward@seddons-gsc.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'**



The Property

Lot 8

**Former Lloyds Bank, 2 Cottages,
Rear Car Park & Rear Garden, Bath Street,
Cheddar, Somerset BS27 3AB**

***Guide: £450,000+**
On behalf of Pension Fund Trustees
6 week completion



SITUATION

Located at the junction with Lower North Street amongst nearby occupiers as **Tesco Express, Post Office, Weston Hospicecare** and a range of independent retailers.

Cheddar is located on the southern edge of the Mendip Hills, approx. 9 miles north-west of Wells and 20 miles south-west of Bristol with access to the M5 motorway via the A371 and A38.

PROPERTY

Comprising:

- A **Former Bank** on ground, first and second floors ([see 'Planning' section](#)).
- **2 adjoining Cottages** on ground and first floors ([see 'Planning' section](#)).
- **Rear Car Park**.
- **Rear Garden** ([see 'Planning' section for permission to convert to a Car Park](#)).

Vacant Former Bank, 2 Cottages, Car Park & Rear Garden with Approval for Residential Use

Joint Auctioneers

Kings of Cheddar
Tel: 01934 744 855 Ref: John Denbee
Email: info@kingsofcheddar.co.uk

Vendor's Solicitors

Howard Kennedy LLP
Tel: 020 3755 6000 Ref: Martin Philips
Email: martin.philips@howardkennedy.com

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'



VAT is NOT applicable to this Lot

ACCOMMODATION¹

Former Bank

Ground Floor

GIA Approx. 753 sq ft

First Floor

GIA Approx. 753 sq ft

Second Floor

GIA Approx. 828 sq ft

Total GIA Approx. 2,334 sq ft

Cottage 1 (Left)

Ground & First Floors

GIA Approx. 700 sq ft

Cottage 2 (Right)

Ground & First Floors

GIA Approx. 861 sq ft

Plus Car Park & Rear Garden

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

FREEHOLD offered with VACANT POSSESSION

Note: We are offering another building in Bath Street in this auction – see Lot 9.

PLANNING FOR RESIDENTIAL CONVERSION

On 19th March 2025, Somerset Council confirmed that 'Prior Approval' was not required for 'Change of use from Commercial, Business and Service (Use Class E) to 4 No. Dwellinghouses (Use Class C3)'. Planning Ref: 17/25/00004.

Refer to the Auctioneers for the Planning Documentation and Plans.

The 4 Dwellinghouses would comprise:

- 1 × 753 sq ft First Floor Flat above the former banking hall (1 Bedroom with ensuite Bathroom/WC, open plan Kitchen/Living Room, Utility Room, sep. WC)
- 1 × 828 sq ft Second Floor Flat above the former banking hall (2 Bedrooms, open plan Kitchen/Living Room, Bathroom/WC)
- 1 × 700 sq ft Cottage on ground and first floors (1 Bedroom, Living Room, Bathroom/WC and sep. WC)
- 1 × 861 sq ft Cottage on ground and first floors (2 Bedrooms (one with ensuite Shower Room/WC), open plan Kitchen/Living Room, Utility Room, Bathroom/WC and sep. WC).

Refer to the Auctioneers for the floor plans relating to the 4 residential units.

PLANNING FOR REAR GARDEN TO A CAR PARK

On 15th August 2024, Planning Permission was granted by Somerset Council for converting the Rear Garden to 'Formation of 20no. new parking spaces and partial demolition of existing wall providing access to whole site'. Planning Ref: 17/23/00064.

The Planning would enable the current Rear Garden to be used in conjunction with the Rear Car Park behind the Former Lloyds Bank and 2 Cottages to create a 20 space car park.

Refer to the Auctioneers for the Planning Documentation and Plans.

Lot 9

2 Shops & Offices, Bath Street, Cheddar,
Somerset BS27 3AA

***Guide: £140,000+**
Gross Yield 15%
By order of Pension Fund Trustees
6 week completion



SITUATION

Located close to the junction with Lower North Street amongst nearby occupiers as **Tesco Express, Post Office, Weston Hospicecare** and a range of independent retailers.

Cheddar is located on the southern edge of the Mendip Hills, approx. 9 miles north-west of Wells and 20 miles south-west of Bristol with access to the M5 motorway via the A371 and A38.

PROPERTY

An end of terrace building comprising **2 Ground Floor Shops**, one of which has internal access to **Offices** on the entire first floor. In addition, the property includes a **Garden/Patio area**.

VAT is NOT applicable to this Lot

FREEHOLD

Note: We are offering another building in Bath Street in this auction – see Lot 8.



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£21,000 per annum

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

Joint Auctioneers

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Vendor's Solicitors

Howard Kennedy LLP
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Email: martin.philips@howardkennedy.com

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***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	Internal Width	10'8"	E. J. Sampson (Barbers)	3 years from 24th June 2023 (excl. s24-28 of L & T Act 1954)	£7,000	FRI (Law Society lease)
	Shop Depth	15'1"				
	Store Room	8'5" x 10' 8"				
	WC					
Ground Floor Shop, First Floor Offices & Garden/Patio	Ground Floor Shop		TLA 360 Ltd (with personal guarantor) (Accountants)	5 years from 15th May 2023	£14,000	IRI
	Area	Approx. 565 sq ft				
	WC					
	First Floor Offices					
	Area	Approx. 460 sq ft				
	WC					
	Plus Garden Patio					
Total: £21,000						

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



SITUATION

Located close to the junction with Drill Hall Road in this residential area located within close walking distance of Newport town centre. Newport is the county town and main commercial centre of the Isle of Wight which runs regular ferry services to Portsmouth.

PROPERTY

A mid-terrace building comprising an unmodernised **2 Bed House** planned on ground and first floors. In addition, there is a rear lean-to and a storage area housing a WC together with a Rear Garden.

ACCOMMODATION¹

Ground Floor

Living Room	13'1" x 12'0"
Dining Room	13'0" x 12'0"
Kitchen	8'11" x 6'2"
Plus Rear Lean-to and external WC	

First Floor

Bedroom 1	13'1" x 11'11"
Bedroom 2	11'11" x 9'7"
Bathroom/WC	8'8" x 6'7"

GIA Approx. 764 sq ft

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

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: In the least 3 years, the Vendors have spent £12,700 on a new roof and £4,750 on new uPVC double glazing.

Note 2: No. 4 Clifford Street sold for £185,000 in December 2023 and 44 Clifford Street sold for £140,000 in March 2024. (source: www.zoopla.co.uk).

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

Vacant 2 Bed House

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

Joint Auctioneers

Marvins

Tel: 01983 292 114 Ref: Debbie Menniss

Email: cowes@marvins.co.uk

Vendor's Solicitors

Seddons GSC

Tel: 020 7725 8021 Ref: Martina Ward

Email: martina.ward@seddons-gsc.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'**

GROUND FLOOR



1ST FLOOR



PLANS NOT TO SCALE AND FOR IDENTIFICATION PURPOSES ONLY.



SITUATION

Occupying a prominent position within this established local shopping parade, amongst a variety of local traders as well as **The Co-Operative Food** and **Premier Express Convenience Store**, being just off the main A32 serving the surrounding residential area.

Gosport is a busy south coast town located approx. 5 miles from Fareham, at the mouth of Portsmouth Harbour. The town enjoys good communications via the M27 (Junction 11) providing access to the South Coast region and the surrounding motorway network.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** 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
Ground Floor Shop	Gross Frontage	17'7"	J. Stickley & J. Stickley t/a Bridgemary Nutrition (Nutrition Club)	6 years from 19th September 2023	£7,800 (rising to £8,400 in September 2026)	FRI Tenant's Break September 2026. £2,800 Rent Deposit held.
	Internal Width	16'8"				
	Shop Depth	81'3"				
	Built Depth	96'6"				
	WC					
First & Second Floor Flat	Not inspected		Individual(s)	125 years from 18th October 2019	£250	FRI
					Total: £8,050	

£8,050 per annum

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

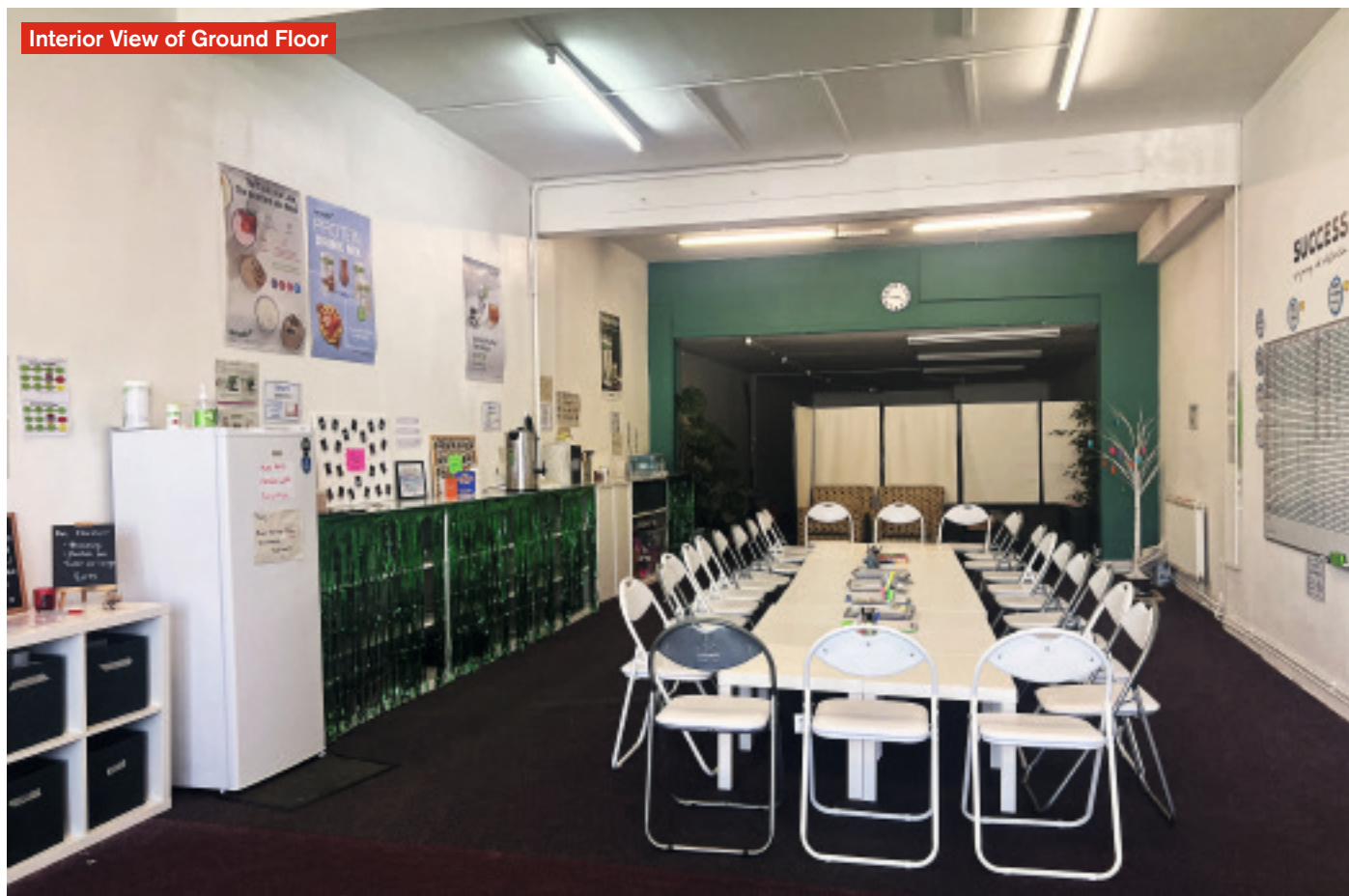
Vendor's Solicitors

Burnetts

Tel: 01228 552 222 Ref: Jessica Quigley

Email: jq@burnetts.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

Occupying a prominent corner position on the South Circular Road (A405) at the junction with Dover House Road, in this popular retail parade, which includes multiples such as **Tesco Express**, **Post Office**, **Brewers Decorator Centre** and **Ladbrokes** and a variety of independent traders, serving this affluent and sought-after south London suburb.

Putney lies approximately 6 miles south-west of Central London and Barnes Station (South Western Railway) is within close proximity.

PROPERTY

An end of terrace property comprising a **Ground Floor Corner Shop with a Return Frontage** and separate side access to **2 Self-Contained Flats** on part ground, first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note: 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.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'6" Return Window Frontage 18'0" Internal Width 17'0" widening at rear to 28'0" Shop Depth 36'4" Built Depth 40'4" WC			VACANT	We understand that the shop was previously let at £18,000 per annum.
2 Flats – 2a & 2b Dover House Road	Not inspected.	Various	Each 999 years from 1st January 2021	Each a Peppercorn	Each FRI

Vacant Shop

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

Joint Auctioneers

Last & Mazin
Tel: 020 7763 7763 Ref: Ralph Last
Email: ralph@lastandmazin.com

Vendor's Solicitors

BBS Law
Tel: 020 8349 0321 Ref: Jeremy Manuel
Email: jeremy.manuel@bbslaw.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 Weedington Road, opposite the **Local Library** and amongst a host of established independent traders as well as a **Post Office** and **Nisa Local**.

In addition, Queens Crescent Market, one of London's oldest street markets, is held every Thursday and Saturday.

Queens Crescent is currently the subject of an Improvement Scheme which includes the installation of feature kerbing, feature planting and textured surfacing.

Chalk Farm and Kentish Town Underground Stations (Northern Line) and Kentish Town Mainline Station are within close proximity.

Kentish Town is a popular north London residential suburb which lies approx. 3 miles from central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at rear ground floor level. In addition, there is a separate front access to **2 Self-Contained Flats** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note: In accordance with Section 5B of the Landlord & 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 Auction.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'7" Internal Width 12'7" Shop Depth 38'5" WC	M. I. Gure (Café)	15 years from 25th December 2023 (The unit has been used as a café for many years)	£14,000	FRI Rent Reviews 2028 & 5 yearly.
Rear Ground Floor Flat	Bedroom with ensuite Shower Room/WC Living Room, Kitchen	Individual	1 year from 24th November 2024	£17,232	AST
First and Second Floor (2 Flats)	Not Inspected	Various	Each 125 years from 25th March 2013	£500 (£250 per flat)	Each FRI Rent for each flat rises by £100 every 25 years.
				Total: £31,732	



£31,732 per annum

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

Vendor's Solicitors

Bartletts

Tel: 020 8340 2202 Ref: Fatma Mclver

Email: fatma@bartletts.london

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 position on the main A215 Walworth Road, close to the corner of Arnside Street. The busy 'East Street Market' is on the same side of the road and the property is amongst such multiples as **Tesco Express, Superdrug, Santander, McDonald's, Iceland, Cake Box, Screwfix, The Gym Group, Betfred, Poundstretcher** and many more.

Elephant & Castle Station (Thameslink, Northern and Bakerloo Lines) and Kennington Station (Northern Line) are both within easy walking distance and 11 bus routes pass the door.

In addition, Westminster lies approx. 2 miles to the north.

PROPERTY

Forming part of a mid terraced building comprising a **Ground Floor Shop** and **Basement**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'1"
Internal Width	14'5"
Shop Depth	48'6"
Built Depth	68'5"
Sales Area	Approx. 680 sq ft
Storage Area	Approx. 200 sq ft
WC	

Basement

Area	Approx. 395 sq ft
------	-------------------

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 870 years from completion at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease by way of service charge to **M&H Investments as a Furniture Shop** for a term of 10 years from 3rd February 2025 (excl. s.24-28 of L&T Act 1954) at a current rent of **£26,750 per annum** exclusive.

Rent Review & Mutual Break 2030.

There is a 4 month Rent Deposit held.

£26,750 per annum

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

Vendor's Solicitors

Bude Nathan Iwanier
Tel: 020 8209 2476 Ref: David Spitzer
Email: dspitzer@bnllaw.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 Marlborough Road in this well established retail parade amongst a variety of independent traders all serving this popular residential area.

The property is situated approximately 300 yards from Bowes Park Station (Great Northern), less than 1/2 a mile from Bounds Green Station (Piccadilly Line) and approx. 6 miles north of Central London.

PROPERTY

2 deep adjoining mid-terrace buildings comprising:

- A **Ground Floor Shop (No. 71)**.
- A **Ground Floor Restaurant (No. 73)** which interconnects with the rear of No. 71 to access the seating area (approx. 65 covers).
- Front access at No. 71 to a **Self-contained Flat** in the upper part.
- Front access at No. 73 to **2 Self-Contained Flats** in the upper part.

Note1: The vendor has advised the entire ground floor had previously been used as an 85 seater restaurant.

VAT is NOT applicable to this Lot

FREEHOLD



Vacant Shop & Restaurant with Development Potential

The Surveyors dealing with this property are
Steven Grossman 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

Taylor Rose

Tel: 020 3540 4444 Ref: Rebecca Karis

Email: rebecca.karis@taylor-rose.co.uk



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 71/73 (Shop & Restaurant)	No. 71 (Shop plus Rear Seating Area used by No. 73): Internal Width 12'4" widening at rear to 15'8" Built Depth 84'1" Ladies & Gents WCs No. 73 (Restaurant / Grill / Prep Area and Kitchen): Internal Width 11'6" widening at rear to 14'3" Built Depth 84'1" WC Total Area of Nos. 71 & 73: Approx. 2,233 sq ft¹			VACANT	
No. 71a (Flat)	Not inspected	Individual(s)	999 years from 25th December 2005	Peppercorn	FRI
No. 73a (2 Flats)	Not inspected	Individual(s)	999 years from 25th December 2005	Peppercorn	FRI

¹Area taken from VOA

Note 2: There is potential to separate the ground floor into 2 Self-Contained commercial units and there may be potential to create Residential Accommodation at the rear of the ground floor, all subject to obtaining the necessary consents.



SITUATION

Close to the junction with The Esplanade and the Beach, in the town's main pedestrianised retail thoroughfare, nearby multiples such as **M&S, Costa, Nationwide, Scrivens, Goadsby, Bonmarche** and many others together with a wide variety of independent traders.

Weymouth is a popular and attractive South Dorset coastal resort, which benefits from high levels of tourism in the summer months and enjoys good road access from the A35 via the A354.

PROPERTY

A mid terrace building comprising **2 Ground Floor Shops** with separate front access to **4 Self-Contained Flats** on first, second and third floors.

VAT is applicable to this Lot

FREEHOLD

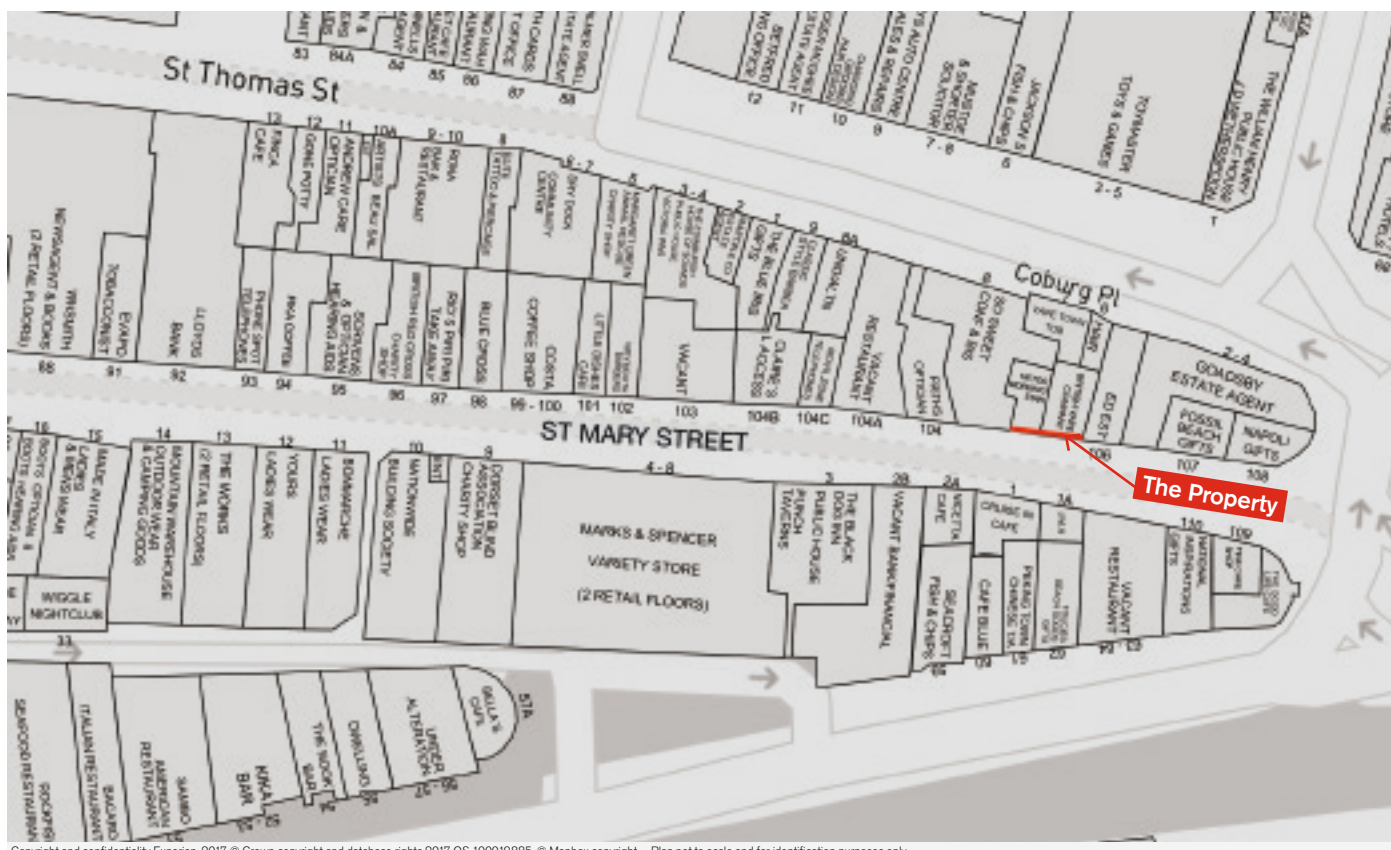
TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 105a (Ground Floor Shop)	Gross Frontage Internal Width widening at rear to Shop & Built Depth WC	14'10" 13'9" 26'5" 33'11"	K. Gilbert t/a Tattoo Morningstar	5 years from 1st March 2025 (Renewal of a previous lease - in occupation since May 2019)	£15,000	Effectively FRI by way of Service Charge. Rent Review 2028. Note: £2,000 Rent Deposit held.
No. 105b (Ground Floor Shop)	Gross Frontage Internal Width Shop & Built Depth WC	13'9" 11'9" 34'9"	Weymouth British Vape Company Ltd (Vape Store)	7 years from 1st December 2024	£12,000	Effectively FRI by way of Service Charge. Rent Review 2029.
Flats 1–4, 105 St Mary Street	4 Flats – Not inspected.		Various	Each 125 years from 1st January 2019 & 1st January 2020	£400 (£100 per Flat)	Each Effectively FRI by way of Service Charge.
					Total: £27,400	

Note: 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.



View up St Marys Street towards Property



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£27,400 per annum

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

Vendor's Solicitors

Broomfields Solicitors

Tel: 01455 559 444 Ref: Harrison Shelton

Email: harrison.shelton@broomfields.uk.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 Tithe Barn Road within the town centre and less than 60 yards from the pedestrianised Market Steet and opposite an entrance to the **Swangate Shopping Centre** and a **Post Office**.

North Northamptonshire Council Offices are located to the rear and the town's multi-storey car park in Commercial Way is just a few minutes away.

Wellingborough Railway Station (E M R Line) is approx. 1 mile distant. Wellingborough is a market town located approx. 10 miles north-east of Northampton, enjoying easy access via the A45 to the M1 (Junction 15).

PROPERTY

A mid terraced building comprising **3 Ground Floor Shops (one is sold-off and includes a Basement)** and **9 Self-Contained Flats (all sold-off)**.

In addition, there is a **Rear Car Park for approx. 20 cars** accessed from Tithe Barn Road ([see Note 1](#)).

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: There may be potential to park additional vehicles in the rear car park which can provide for a possible additional income stream.

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.





TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 33 (Ground Floor Shop & Basement)	Not inspected Plus 2 car spaces.		Simpson & Weekley Limited	125 years from 4th March 2022	£100	FRI by way of service charge. Rent Reviews every 25 years linked to RPI.
No. 33a (Ground Floor Shop)	Internal Width widening to Shop Depth WC (see Note 3)	15'3" 19'10" 27'6"	Copper Violet Limited (Estate Agents)	5 years from 1st May 2024 (excl. s24–28 L & T Act 1954)	£8,500	FRI by way of service charge. Tenant's Break April 2027. £2,125 Rent Deposit held.
No. 35 (Ground Floor Shop)	Internal Width Shop Depth WC Plus 1 car space	22'4" (max) 30'4"	K. Newcombe (Childrens Barbers)	7 years from 1st November 2024 (Renewal of a previous lease – in occupation since 2021)	£15,000	FRI by way of service charge. Rent Reviews 2027 and 2030. £2,850 Rent Deposit held.
Flats 1–6 (Part Ground, First & Second Floors)	6 Flats – Not inspected Plus 6 parking spaces		Norland Estates Ltd	250 years from 15th September 2017	£600 (rising to £1,200 in 2042, £2,400 in 2067, £4,800 in 2092 & £9,600 in 2117)	FRI by way of service charge.
Flats 1, 2 & 3, 8 Tithe Barn Road	3 Flats – Not inspected Plus 6 parking spaces		Various	Each 125 years from September 2021	£300 (£100 per Flat rising every 25 years linked to RPI)	Each FRI by way of service charge.
					Total: £24,500	
Note 3: No. 33a - Whilst the lease dated 1st May 2024 does not express a right						

Note 3: No. 33a - Whilst the lease dated 1st May 2024 does not express a right for parking, the tenant has been allowed to use up to 3 parking spaces under the permission of the Landlord.



£24,500 per annum

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

Vendor's Solicitors

Broomfields Solicitors

Tel: 01455 559 444 Ref: Mark Anderson

Email: mark.anderson@broomfields.uk.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'

Lot 18

106–108 Newgate Street,
Bishop Auckland, Co. Durham DL14 7EQ

***Guide: £275,000**
3 Shops, 5 Office Suites & a Rear Car Park
Gross Yield 16.6%
6 week completion



SITUATION

Occupying a prominent corner position at the junction with Princes Street within the town centre amongst such multiple traders as **Halifax** and **Santander** along with various local traders. In addition, there is a **Morrisons** a ¼ mile distant and Bishop Auckland Railway Station (Northern Rail) is just a couple minutes' walk.

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

PROPERTY

An end of terrace building comprising **3 Ground Floor Shops** with separate side access to **5 Office Suites** on the first floor. In addition, the property includes a **Large Car Park** which is accessed from Westgate Road at the rear **which had planning (now lapsed) for 7 houses. (see planning section).**

VAT is applicable to this Lot

FREEHOLD

PLANNING

On 25th November 2016, Durham County Council granted Planning Permission (now lapsed) for 'Erection of 7no. dwelling houses and associated car parking' at the Land Rear of 100 to 110 Newgate Street. Planning Ref: DM/16/02848/FPA.

Refer to the Auctioneers for the Planning Documentation and Plans.



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£45,630.80 p.a. plus
2 Vacant Office Suites

The Surveyors dealing with this property are
Jonathan Ross 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

Spector Constant & Williams
Tel: 020 7269 5120 Ref: Andrew Demetriou
Email: andrew.demetriou@scwlegal.co.uk



TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 106	Ground Floor Shop Area Approx. 748 sq ft	The Electronic Cigarette Company (UK) Limited (Vape Store t/a Totally Wicked) (Having over 150 branches)	5 years from 17th February 2020	£10,000	FRI Holding Over. Note: The Tenant did not exercise their February 2023 Break.
No. 108	Ground Floor Shop Area Approx. 785 sq ft	M. Sandham & L. Sandham (Aquariums – currently fitting out and plan to start trading by end of August 2025)	5 years from 1st May 2025	£8,400 (Rising to £10,500 on 1st November 2027) (see Note)	Repairing & Insuring £2,500 Rent Deposit held.
No. 108a	Ground Floor Shop Area Approx. 638 sq ft	S. Hill & A. Hill (Butchers)	5 years from 9th February 2022	£10,000	Repairing & Insuring £2,500 Rent Deposit held.
Suite 1	1st Floor Office Suite Area Approx. 335 sq ft	C. Masara	6 month Licence from 10th March 2025	£5,410.80	
Suite 2	1st Floor Office Suite Area Approx. 505 sq ft			VACANT	
Suite 3	1st Floor Office Suite Area Approx. 462 sq ft	G J Jackson Accountants Ltd	5 years from 1st July 2020	£7,392	Agreement – See Legal Pack. Holding Over.
Suite 4	1st Floor Office Suite Area Approx. 122 sq ft	C. Masara	6 month Licence from 10th March 2025	£4,428	
Suite 5	1st Floor Office Suite Area Approx. 144 sq ft			VACANT	

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

Note: Shop No. 108 – There is a 3 month rent free period expiring on 31st August 2025 and the Vendor will make up this rent shortfall on completion.

**Total: £45,630.80
Plus
2 Vacant Office
Suites**



SITUATION

Located amongst a host of independent retailers in the town centre, close to the junction with High Street and the A22 (Godstone Road) and less than 100 yards from **Purley Rail Station (the entrance of which is diagonally opposite)**, all serving the surrounding residential population.

Purley lies 3 miles south of Croydon and 12 miles south of central London.

PROPERTY

A end of terrace building comprising a **Ground Floor Shop** with internal and separate side access to a **Basement Kitchen** (with WC) and internal access to **Ancillary/Staff Room** (with Shower/WC) on the first floor.

In addition, the property includes a **Decked Front Forecourt**.

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

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage 15'3"

Built Depth 22'0"

Basement Kitchen

Area Approx. 311 sq ft

First Floor

Ancillary/Staff Room Approx. 214 sq ft

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

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION



Part of First Floor

Joint Auctioneers

Acorn

Tel: 020 8315 5454 Ref: Daniel Dennis

Email: daniel.dennis@acorngroup.co.uk

Vendor's Solicitors

Taylor Rose

Tel: 020 3551 8168 Ref: William Michael

Email: william.michael@taylor-rose.co.uk

Vacant Commercial Building

The Surveyors dealing with this property are
Rocco Kay 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'**





SITUATION

Located near to the junction with Windsor Road on this retail and commercial artery which is ideal for attracting both local and passing trade and amongst a host of independent traders all serving the surrounding residential population.

Watford North Station (London Northwestern) is approx. ½ mile distant and Watford town centre lies approx. 1¼ miles to the south.

Watford is approx. 16 miles north-west of central London benefitting from good links via the A41 to the M1 (Junction 5) and the M25 (Junction 19).

PROPERTY

Forming part of a retail parade comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Internal Width	7'11"
Shop & Built Depth	33'0"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years (less 3 days) from 22nd May 2025 at a peppercorn ground rent.



TENANCY

The property is let on a full repairing and insuring lease to **N. Moukuta** as a **Tattoo Studio** for a term of 5 years from 16th August 2024 at a current rent of **£12,000 per annum** exclusive.

There is a £6,000 Rent Deposit held.

Note: No. 340 St Albans Road is also being offered for sale in this Auction – see Lot 21.

£12,000 per annum

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

Vendor's Solicitors

Russell Cooke LLP
Tel: 020 8394 6245 Ref: Brooke Clark
Email: brooke.clark@russell-cooke.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 near to the junction with Windsor Road on this retail and commercial artery which is ideal for attracting both local and passing trade and amongst a host of independent traders all serving the surrounding residential population.

Watford North Station (London Northwestern) is approx. ½ mile distant and Watford town centre lies approx. 1¼ miles to the south.

Watford is approx. 16 miles north-west of central London benefitting from good links via the A41 to the M1 (Junction 5) and the M25 (Junction 19).

PROPERTY

Forming part of a retail parade comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Internal Width	8'10"
widening at rear to	10'1"
Shop & Built Depth	31'8"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 (less 3 days) years from 22nd May 2025 at a peppercorn ground rent.



TENANCY

The property is let on a full repairing and insuring lease to **Napolean-Ansah Djan as an Afro Caribbean Grocery Store** for a term of 5 years from 16th July 2024 (**in occupation for approx. 10 years**) at a current rent of **£10,000 per annum** exclusive.

There is a £3,750 Rent Deposit held.

Note: No. 344 St Albans Road is also being offered for sale in this Auction – see Lot 20.

£10,000 per annum

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

Vendor's Solicitors

Russell Cooke LLP

Tel: 020 8394 6245 Ref: Brooke Clark

Email: brooke.clark@russell-cooke.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 22

Land & Garages to the East of Mill Road,
Aveley, South Ockendon, Essex

***Guide: £130,000**

44 Garages (under £3,000 per garage)
In the same ownership since the 1950's
6 week completion



SITUATION

Accessed off Hanford Road, close to the junction with Mill Road, in this residential area north of the town centre. Aveley is conveniently located for the M25 Dartford Crossing and the A13 and is situated approx. 3 miles east of Rainham and approx. 3 miles north-west of Grays.

PROPERTY & ACCOMMODATION

Comprising 3 approximately rectangular sites containing a combined total of **44 Garages**.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION (See Note 1)



Note 1: We understand that up to 7 Garages are occupied/let at a combined current rent totalling £2,820 p.a. (averaging approx. £402 p.a. per garage) – see special conditions of sale in Legal Pack.

Note 2: There may be development potential for alternative uses, subject to obtaining possession and the necessary consents.

44 Garages

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

Vendor's Solicitors

Bowers Solicitors

Tel: 020 8455 9881 Ref: Raymond Esdaile

Email: raymond@bowers-solicitors.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'**



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SITUATION

Located near to the junction with Bakers Lane and Archway Road within walking distance of Highgate Underground Station (Northern Line), the shops, restaurants, cafés and pubs of Highgate Village, Highgate Woods and Hampstead Heath. Highgate is an affluent and sought after North London suburb being approx. 6 miles north of central London.

PROPERTY

Comprising an end of terrace **3 Bed House** on ground and first floors. The property includes:

- uPVC double glazing
- Gas central heating
- Rear Garden.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Reception	16'2" x 10'9"
Kitchen/Diner	14'3" x 11'10"
Bathroom/WC	4'7" x 8'11"

First Floor

Bedroom 1 (plus en-suite Shower)	14'3" x 12'9"
Bedroom 2	9'1" x 11'11"
Bedroom 3	8'9" x 7'2"

GIA Approx. 867 sq ft plus Rear Garden

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

PLANNING

Planning Permission was granted on 6th January 2025 by Haringey Borough Council for a 'single storey rear extension with two rooflights'. (Planning Ref: HGY/2024/3086.

Refer to the Auctioneers for the planning documentation.

Note 1: The property was previously let at £37,800 p.a. (£3,150 pcm)

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

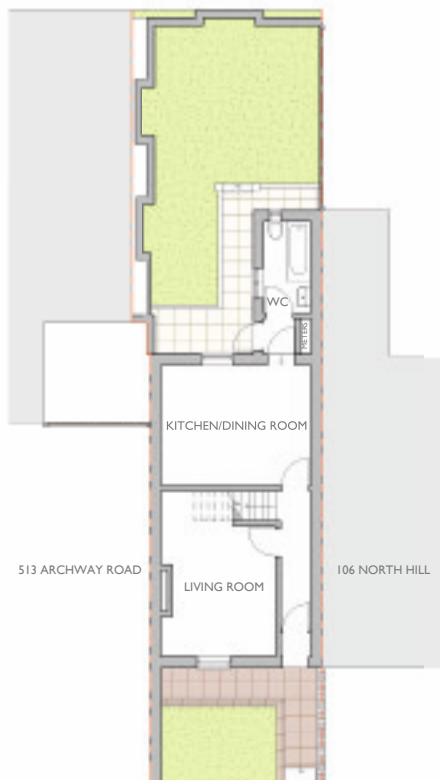
Vacant 3 Bed House

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

Vendor's Solicitors

Chan Neill
Tel: 020 7253 7781 Ref: Naynesh Desai
Email: ndesai@cnsolicitors.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'**



Ground Floor



First Floor

Plans are not to scale and for identification purposes only.



SITUATION

Located on the corner with Cheyne Walk, close to Brent Cross Shopping Centre and only 1/3 of a mile from Hendon Central Underground Station (Northern Line).

Hendon is a popular and sought after north-west London suburb being approx. 8 miles from central London and benefitting from easy access to the M1 (Junction 2) and the A406 North Circular Road.

PROPERTY

Comprising a **3 Bed Semi-Detached House** on ground and first floors. The property includes uPVC windows, gas central heating (not tested) and **Front and Rear Gardens**.

Refer to the auctioneers for the video tour of the property.

ACCOMMODATION (measurements to maximum points)

Ground Floor:

Front Room	15'1"	x	14'4"
Rear Room	11'5"	x	10'11"
Kitchen	9'0"	x	8'6"
Shower Room/WC	5'8"	x	5'5"

First Floor:

Bedroom 1	15'1"	x	14'5"
Bedroom 2	11'5"	x	11'0"
Bedroom 3	10'0"	x	7'6"
Bathroom	5'9"	x	5'3"

Separate WC

GIA Approx. 1,067 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION



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Note 1: The property currently benefits from an HMO Licence for 5 persons (5 households) which expires in April 2027, but this Licence will be revoked due to the change of ownership on completion of this sale. Therefore, there is potential for a Purchaser to obtain a new HMO Licence following completion, subject to obtaining the necessary consents.

Note 2: Planning was granted By Barnet Council in May 2006 (now lapsed) for a 'Single storey side extension'. Ref: W14308A/06. Refer to the Auctioneers for the Documentation and Plans.

Note 3: There may be potential to add additional accommodation by extending into the roof space, subject to obtaining the necessary consents.

Note 4: There is a piece of land adjoining the rear of the property which is not included in the freehold title, but has continuously been used for over 12 years by the Vendors for parking 1 or 2 cars.



Rear of Property



The Property



View of Side Elevation



31 RENTERS AVENUE

TOTAL FLOOR AREA : 3087 sq.ft. (285.1 sq.m.) approx.

PLANS NOT TO SCALE AND FOR IDENTIFICATION PURPOSES ONLY

Vacant 3 Bed House with potential for HMO

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

Joint Auctioneers

Hendon Estates
Tel: 020 8202 3817 Ref: Sheldon Bodner
Email: sheldon@hendonestates.com

Vendor's Solicitors

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

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



SITUATION

Located close to the Junction with Marsh Lane, The Broadway and Dennis Lane in this affluent and sought after residential area. There are shopping facilities in The Broadway including **Lidl** and **Sainsbury's/Argos**. In addition, the property is only ¼ mile from Stanmore Underground Station (Jubilee Line).

Stanmore is a prosperous suburb of north London, located between Edgware and Hatch End, approx. 10 miles north-west of central London with easy access to the nearby A41 and the M1 (Junction 4).

PROPERTY

Forming part of a purpose-built block comprising a **Self-Contained 1 Bed Flat** on the first floor.

The property benefits from:

- Gas central heating
- Double glazing
- Entry phone
- 8 Person Passenger lift
- 1 parking space
- Communal garden

ACCOMMODATION (measurements to maximum points)

First Floor Flat

Bedroom	13'1" x 8'8"
Reception Room	16'11" x 12'10"
Kitchen	9'7" x 8'2"
Shower Room/WC	7'3" x 5'6"

GIA Approx. 468 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from 24th June 1994 (**thus having approx. 94 years unexpired**) at a current ground rent of **£754 p.a.** with 10 yearly reviews to the Index of House Prices published by the Nationwide Building Society.

Offered with Vacant Possession

Note 1: In March 2025, the freeholder voluntarily made a 'subject to contract' offer to the leaseholder of the flat to extend the lease to a 125 year unexpired term at a peppercorn ground rent for a premium of £18,000 plus costs. Refer to the 'Lease Extension Correspondance' in the legal pack.

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

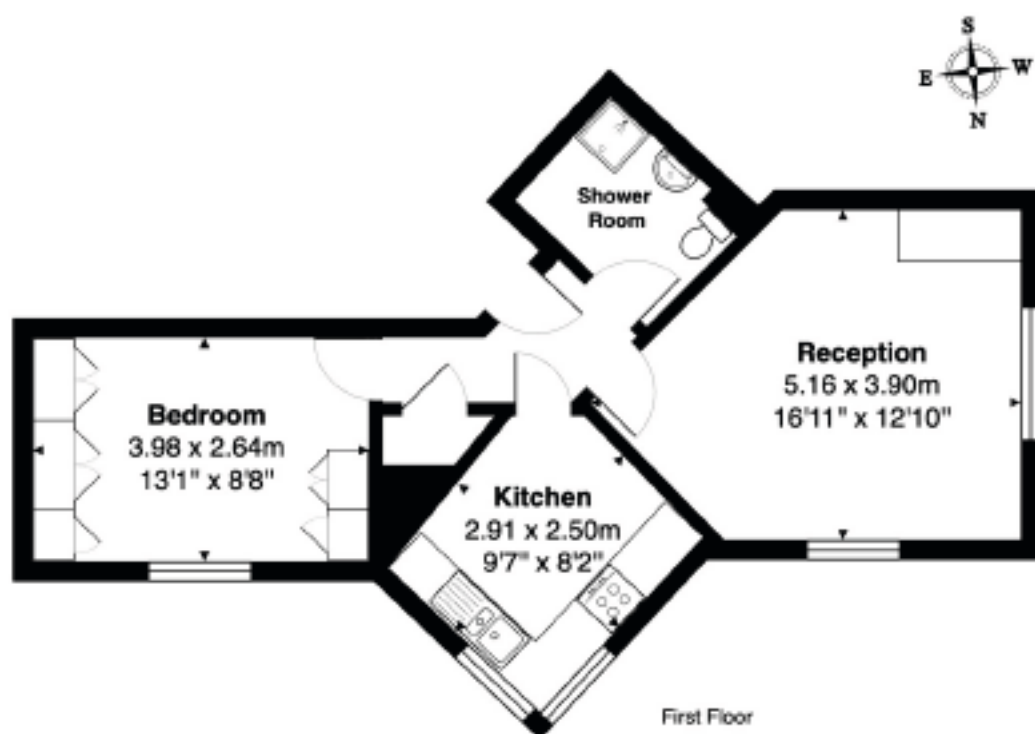
Vacant 1 Bed Flat

The Surveyors dealing with this property are
Steven Grossman 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

William Sturges
Tel: 020 7873 1000 Ref: Marc Dewing
Email: marc.dewing@williamsturges.co.uk



Total Area: 43.5 m² ... 468 ft²

All measurements are approximate and for display purposes only.



SITUATION

Located close to the junction with Leeds Street and conveniently situated just a few minutes' walk from Silver Street Station (Weaver Overground), the various shopping facilities on Fore Street and the Tottenham Hotspur Stadium.

Edmonton lies approx. 7 miles north of central London and enjoys easy access to the North Circular Road (A406).

PROPERTY

Comprising a mid-terrace **3 Bed House** on ground and first floors together with a **Rear Garden**.

In addition, the property includes uPVC double glazing and gas central heating.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Reception	24'1"	×	10'11"
Kitchen	9'9"	×	7'3"
Bathroom/WC	7'7"	×	6'6"

First Floor

Bedroom 1	14'4"	×	11'7"
Bedroom 2	11'1"	×	9'2"
Bedroom 3	9'10"	×	7'3"

GIA Approx. 871 sq ft plus Rear Garden

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let to **1 Individual** for a term of 1 year from 2nd June 2024 (**Holding Over**) at a current rent of **£19,200 per annum (£1,600 pcm)** exclusive.

Note 1: There is a £1,730.76 Rent Deposit held.

Note 2: We understand that 29 Wakefield Street (2 Bed End of Terrace House) sold for £395,000 in December 2024 (Source: Zoopla).

Note 3: We understand that 77 Wakefield Street (2 Bed Terraced House) sold for £408,000 in October 2024 (Source: Zoopla).

£19,200 per annum

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

Joint Auctioneers

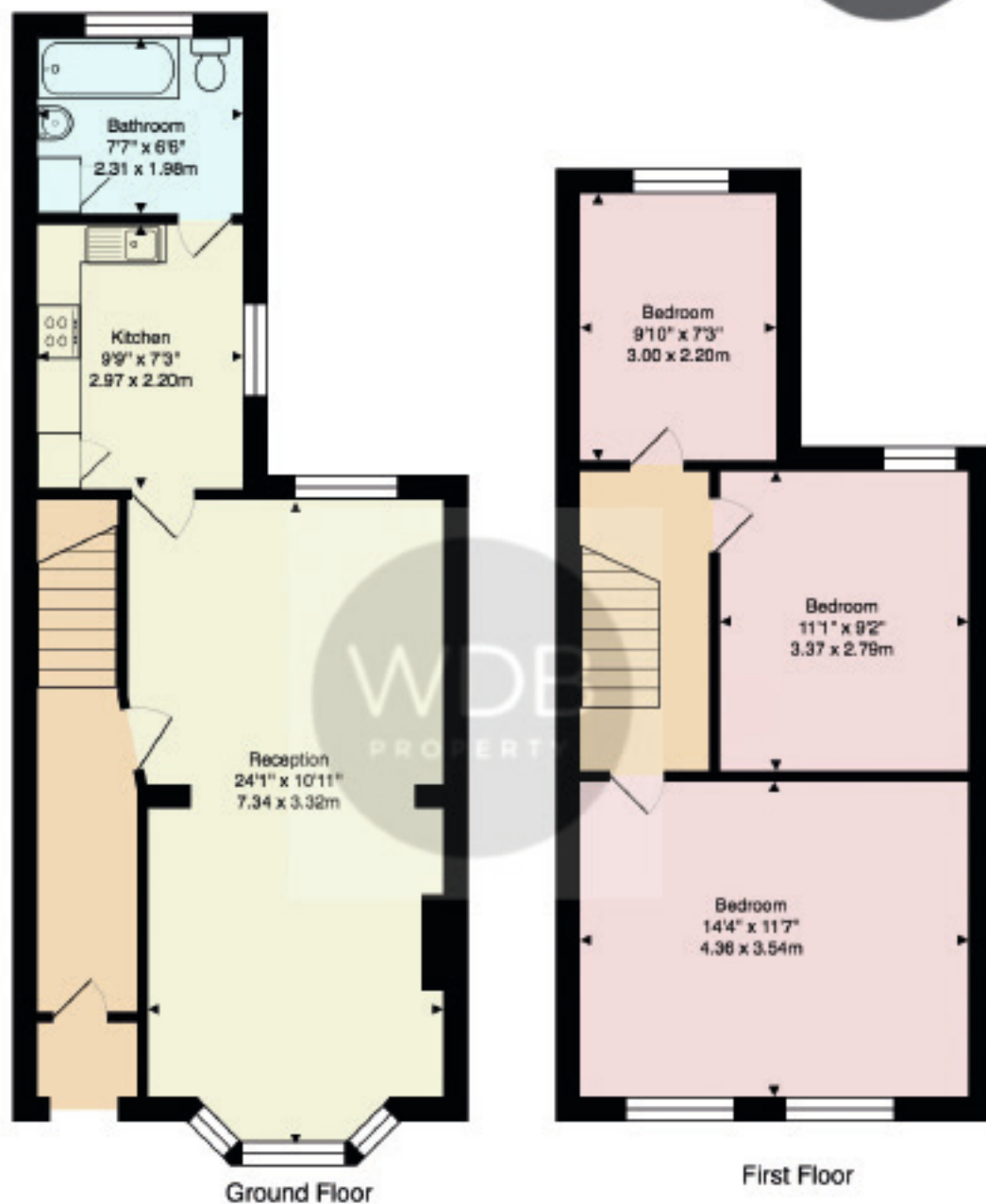
Williamson Dace Brown
Tel: 020 8886 4407 Ref: Thomas Dace
Email: thomas@wdbproperty.co.uk

Vendor's Solicitors

PDR Property Lawyers
Tel: 01733 203 873 Ref: Michelle Rickard
Email: michelle.rickard@pdrpropertylaw.com

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

20 Wakefield Street, N18



Approx. Gross Internal Area: 871 ft² ... 80.9 m²

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.



SITUATION

Located in this residential area close to the junction with Lime Tree Walk and conveniently situated just a few minutes' walk from Gordon Hill Station (Great Northern), Hilly Fields Park and the various shopping facilities on Lancaster Road and Lavender Hill.

Enfield is a popular suburb approx. 13 miles north of central London and enjoying easy access to the M25 (Junction 25).

PROPERTY

Comprising a mid-terrace **2 Bed House** on ground and first floors together with a **Rear Garden**.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Reception 1	10'0"	×	9'6"
Reception 2	10'0"	×	9'5"
Kitchen	8'5"	×	7'3"
Sep WC	4'6"	×	3'1"

First Floor

Bedroom 1	13'1"	×	9'11"
Bedroom 2	13'1"	×	9'6"
Bathroom/WC	8'6"	×	7'3"

GIA Approx. 733 sq ft plus Rear Garden

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: We understand that 32 Cedar Road (3 Bed Terraced House) is under offer at around £500,000.

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

Vacant 2 Bed House

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

Joint Auctioneers

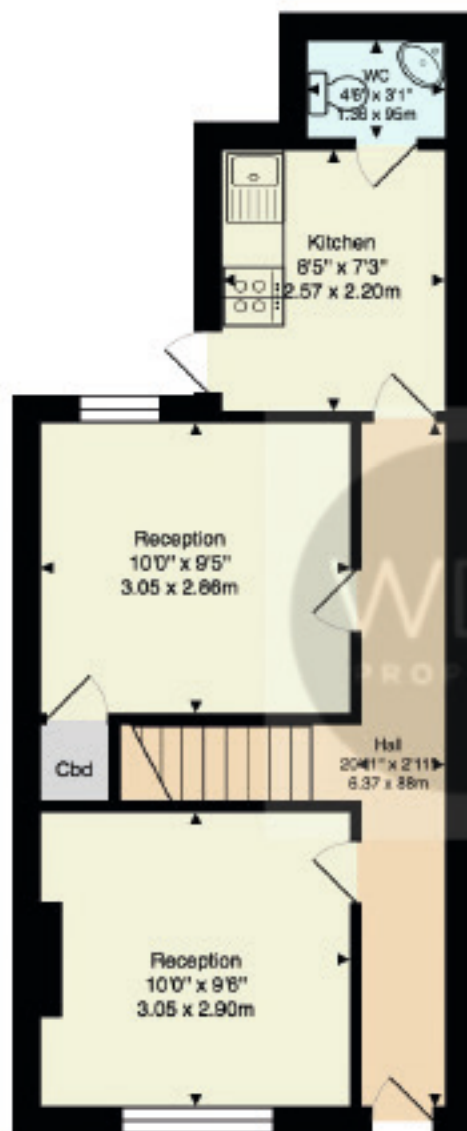
Williamson Dace Brown
Tel: 020 8886 4407 Ref: Thomas Dace
Email: thomas@wdbproperty.co.uk

Vendor's Solicitors

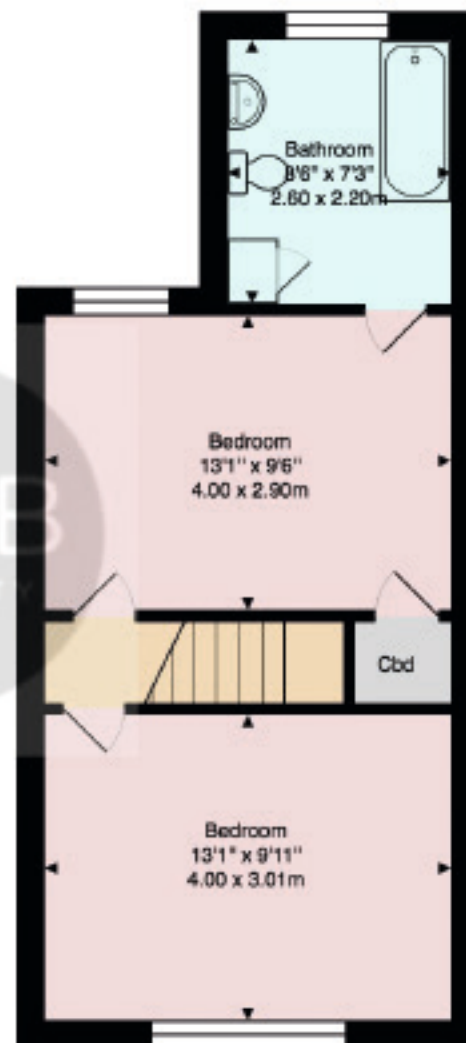
PWW Solicitors
Tel: 020 7821 8211 Ref: Christopher Perkins
Email: cperkins@pwwsolicitors.co.uk

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

11 Cedar Road, EN2



Ground Floor



First Floor

Approx. Gross Internal Area: 733 ft² ... 68.1 m²

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

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