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## **Online Auction**

Thursday 18<sup>th</sup> September 2025  
commencing at 12pm

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T: 020 8492 9449



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## Meet the team.



**John Barnett FRICS**  
Auctioneer and Director  
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**Samantha Ross**  
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# Order of Sale Thursday 18<sup>th</sup> September 2025

Commencing 12.00pm

## Lot

|    |   |                |                  |
|----|---|----------------|------------------|
| 1  | 136 St John's Hill                                  | Clapham        | London SW11      |
| 2  | 21 Burnt Ash Hill                                   | Lee            | London SE12      |
| 3  | 8 The Avenue  | Minehead       | Somerset         |
| 4  | 16 Bridge Street                                    | Downham Market | Norfolk          |
| 5  | 192 Broadway  | Didcot         | Oxfordshire      |
| 6  | 36 Monday Market Street and 52 & 53 New Park Street | Devizes        | Wiltshire        |
| 7  | 1-6 Draycott Mews, New Kings Road                   | Fulham         | London SW6       |
| 8  | 317/323 Goring Road, Goring-by-Sea                  | Worthing       | West Sussex      |
| 9  | Castle Chambers, 21-23 Market Place                 | Barnard Castle | County Durham    |
| 10 | 5 The Parade, Shirehampton                          | Bristol        | Avon             |
| 11 | 6 The Parade, Shirehampton                          | Bristol        | Avon             |
| 12 | 75 High Street                                      | Alfreton       | Derbyshire       |
| 13 | 325 Vale Road, Ash Vale                             | Aldershot      | Hampshire        |
| 14 | 7/7a New Parade, Hill View Road, Ensbury Park       | Bournemouth    | Dorset           |
| 15 | 6/6a The Parade                                     | Pagham         | West Sussex      |
| 16 | 173-185 High Street, Dovercourt                     | Harwich        | Essex            |
| 17 | 31 Church Road, Rainford                            | St Helens      | Merseyside       |
| 18 | 115 Rockingham Road                                 | Corby          | Northamptonshire |
| 19 | 49 Fore Street                                      | Trowbridge     | Wiltshire        |
| 20 | 23 Robertson Street                                 | Hastings       | East Sussex      |
| 21 | 13 London Road                                      | Bexhill-on-Sea | East Sussex      |
| 22 | 26 Church Street                                    | Sildon         | County Durham    |
| 23 | 5 Hugh Mews   | Pimlico        | London SW1       |
| 24 | 111 Rushey Green                                    | Catford        | London SE6       |
| 25 | 68 Halesowen Road                                   | Halesowen      | West Midlands    |
| 26 | 84 High Street, Wordsley                            | Stourbridge    | West Midlands    |
| 27 | 25a Midland Road                                    | Wellingborough | Northamptonshire |
| 28 | 148 Walsall Road                                    | West Bromwich  | West Midlands    |
| 29 | 126 Britten Close, Chandos Way                      | Golders Green  | London NW11      |
| 30 | 7 Raffles House, 67 Brampton Grove                  | Hendon         | London NW4       |
| 31 | 16 Heath Lodge, High Road                           | Bushey Heath   | Hertfordshire    |

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

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

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(Registered Valuer)  
jbarnett@barnettross.co.uk

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## SITUATION

Located on the north side of the A3036 St. John's Hill between its junction with Harbut Road and St John's Hill Grove, diagonally opposite **Sainsbury's Local** and amongst a variety of Cafés, Restaurants and local traders. The property is within a few minutes' walk from Clapham Junction Station (Mildmay, Windrush, South Western & Southern Lines). Clapham is a fashionable suburb of South London close to Balham and Battersea and approx. 5 miles from central London.

## PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access from Harbut Road to a **Large Self-Contained Flat** on the first and second floors and a **Basement**.

In addition, the property includes a **Rear Garden**.

## ACCOMMODATION

### Ground Floor Shop

|                    |                   |
|--------------------|-------------------|
| Gross Frontage     | 21'8"             |
| Internal Width     | 20'9"             |
| Shop Depth         | 20'5"             |
| Built Depth        | 33'4"             |
| Store Area         | Approx. 450 sq ft |
| Ladies & Gents WCs |                   |

### Basement

Not inspected

### First & Second Floor Flat

3 Bedrooms, Living Room, Kitchen, Bathroom, Sep WC  
GIA Approx. 1,380 sq ft

VAT is NOT applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **William Hill Organization Limited as a Betting Shop (having approx. 2,300 branches)** for a term of 3 years from 24th July 2020 at a current rent of **£43,150 per annum** exclusive (see Note 1).

**Note 1: The lessees have been in occupation since at least 2008 and are now holding over and no notices have been served by either side. An informal discussion with William Hill has indicated that they would prefer to renew a lease of the ground floor and surrender the flat.**

**Note 2: The flat is currently sub-let on an AST at a rental of £22,800 p.a. from 2021.**

**Note 3: We understand that flats in this location are on the market at between £600 - £900 per sq ft.**

**Note 4: William Hill also occupy No. 138 St John's Hill which intercommunicates with No. 136 at ground floor level, but this property does not form part of the sale.**

**£43,150 p.a. (see Note 1)**

The Surveyors dealing with this property are  
**John Barnett 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

Sherrards  
Tel: 01727 832 830 Ref: Gregory Lunnion  
Email: gpl@sherrards.com





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## SITUATION

A prominent corner building located at the end of this local parade next to the junction with Woodyates Road. The property is within close proximity of Lee Railway Station and sits amongst a variety of established traders as well as a **Co-Op Supermarket**, a **Post Office** and **Dexters**, all serving the surrounding residential area. Burnt Ash Hill runs between the A20 Eltham Road and the A205 South Circular Road within 1 mile south of Blackheath and 7 miles from City of London.

## TENANCIES & ACCOMMODATION

| Property                         | Accommodation  | Lessee & Trade   | Term   | Ann. Excl. Rental                              | Remarks   |
|----------------------------------|--|--|--|--|---|
| Ground Floor Shop                | Gross Frontage 24'0"<br>Return Window Frontage 11'2"<br>Internal Width (max) 22'10"<br>Shop Depth 18'10"<br>Built Depth 42'2"<br>Kitchen/Store Area<br>Approx. 180 sq ft<br>WC<br>Plus Courtyard | <b>A. Ahmed</b><br><b>t/a Bijou</b><br><b>(Coffee Shop/ Deli/Sandwiches)</b> | 20 years from<br>3rd November 2006                 | £15,750  | Effectively FRI<br><b>Rent Deposit of £6,875 being held.</b><br><br><b>Reversion in 2026.</b> |
| Ground Floor Rear Office         | Not inspected  | <b>Z J Admin Prop Ltd</b>  | 999 years from<br>24th June 2000                   | Peppercorn                                     | Effectively FRI   |
| First and Second Floor (2 Flats) | Not inspected  | <b>2 individuals</b>   | 125 years from<br>3rd November 2014<br>(one lease) | £250<br><i>(rising by £250 every 25 years)</i> | Effectively FRI   |
|                                  |  |  |  | <b>Total: £16,000</b>                          |   |

**£16,000** per annum

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

## Vendor's Solicitors

Sherrards  
Tel: 01727 832 830 Ref: Gregory Lunnion  
Email: gpl@sherrards.com

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



Interior View





## SITUATION

Located close to the junction with Summerland Road and Blenheim Road in the town's main shopping location and amongst such multiples as **Poundland, WHSmith, NatWest, Greggs, Superdrug, Holland & Barrett, The Works, Boots** and a host of local traders.

Minehead is a popular seaside town located approx. 20 miles north-west of Taunton, enjoying good road access to the M5 (Junction 23) via the A39.

## PROPERTY

A mid terraced building comprising a **Ground Floor Retail Unit with Ancillary Accommodation** on first and second floor levels.

In addition, the property includes a **Front Forecourt** and benefits from rear access via Summerland Road to a **Loading Area**.

**VAT is applicable to this Lot**

**FREEHOLD**

## ACCOMMODATION

### Ground Floor Retail Unit

|                |                                  |
|----------------|----------------------------------|
| Gross Frontage | 50'0"                            |
| Internal Width | 46'10"                           |
| Built Depth    | 85'0"                            |
| Area           | Approx. 4,325 sq ft <sup>1</sup> |

### First Floor Ancillary

|      |                                  |
|------|----------------------------------|
| Area | Approx. 2,963 sq ft <sup>1</sup> |
|------|----------------------------------|

### Second Floor Ancillary

|      |                                |
|------|--------------------------------|
| Area | Approx. 330 sq ft <sup>1</sup> |
|------|--------------------------------|

|                   |                            |
|-------------------|----------------------------|
| <b>Total Area</b> | <b>Approx. 7,618 sq ft</b> |
|-------------------|----------------------------|

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

## TENANCY

The entire property is let on a full repairing and insuring lease to **Iceland Foods Limited (having approx. 970 branches)** (T/O for Y/E 28/03/2025 £4.118 bn, Pre-Tax Loss £900,000 and Shareholders' Funds £707m) for a term of 5 years from 28th January 2025 (**renewal of a previous lease – in occupation for at least 14 years**) at a current rent of **£55,000 per annum** exclusive.

**Tenant's Break January 2028**

**£55,000** per annum

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

## Vendor's Solicitors

BSG Solicitors LLP  
Tel: 020 8343 4411 Ref: Jeremy Swerner  
Email: jeremy@bsgsolicitors.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 High Street in the heart of the town centre, a few yards from Town Square and opposite Market Square which houses the **Town Hall** and such multiples as **Greggs**, **Boots** and **Iceland Supermarket**, as well as the car park and the twice weekly market. Downham Market Railway Station (Great Northern) is approx. ½ mile distant.

Downham Market is an attractive town located on the A10 some 10 miles south of King's Lynn and 20 miles north of Cambridge.

## PROPERTY

A Grade II Listed detached building comprising a **Ground Floor Shop** with internal access and separate side access (**see Note 1**) to a **Self-Contained Flat** and **2 Offices** on the first floor.

In addition, there is parking for 4 cars at the rear of the property.

**VAT is NOT applicable to this Lot**

## FREEHOLD

### ACCOMMODATION

#### Ground Floor Shop

|                        |                   |
|------------------------|-------------------|
| Gross Frontage         | 16'8"             |
| Internal Width         | 14'1"             |
| Shop Depth             | 41'4"             |
| Built Depth            | 80'0"             |
| Rear Kitchen Area      | Approx. 105 sq ft |
| Rear Office/Store Area | Approx. 205 sq ft |
| WC                     |                   |

#### First Floor Flat

2 Bedrooms, Living Room,  
Kitchen, Bathroom/WC

|     |                   |
|-----|-------------------|
| GIA | Approx. 730 sq ft |
|-----|-------------------|

#### First Floor 2 Offices

|      |                   |
|------|-------------------|
| Area | Approx. 250 sq ft |
|------|-------------------|

## TENANCY

The entire property is let on a full repairing and insuring lease to **Countrywide Estate Agents Limited** (having over 650 branches across over 60 brands – visit: [www.countrywide.co.uk](http://www.countrywide.co.uk)) for a term of 25 years from 25th December 1989 (**see Note 2**) at a current rent of **£14,750 per annum** exclusive.

**Note 1: The separate side access leads to a communal hallway that also links the front of the shop with their rear Kitchen and Office/Store.**

**Note 2: The Tenant has been holding over since 2014 and no Notices have been served, but the Landlord is in negotiations with the Tenant on terms for a new lease.**

**Note 3: We understand that the Tenant is not currently using the Flat and the 2 Offices on the first floor. Under the Landlord & Tenant Act 1954, the Landlord does not have to include these elements in any new lease.**

**Note 4: Refer to the Auctioneers for the video tours of the Flat and Offices on the first floor.**





**£14,750** per annum

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

**Vendor's Solicitors**

Sherrards

Tel: 01727 832 830 Ref: Gregory Lunnon

Email: [gpl@sherrards.com](mailto:gpl@sherrards.com)

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





## SITUATION

Located near to the junction with Haydon Road in the main shopping centre, amongst such multiples as **Post Office, TG Jones, Scrivens, Cancer Research, Domino's, Co-op Food, Papa Johns** and a number of established local traders. In addition, Didcot Parkway (Great Western Rail) is within a few minutes' walk.

Didcot is located just off the main A34, approx. 13 miles south of Oxford, 20 miles north-west of Reading and 10 miles north of the M4 (Junction 13).

## PROPERTY

A mid terraced building comprising a **Ground Floor Restaurant** with **2 External Stores** and separate rear access to a **Self-Contained Flat** on the first floor.

There is a rear service road allowing vehicular access for unloading plus front lay-by parking.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## ACCOMMODATION

### Ground Floor Restaurant (approx. 24 covers)

|                        |                   |
|------------------------|-------------------|
| Gross Frontage         | 17'6"             |
| Internal Width         | 16'6"             |
| Shop & Built Depth     | 47'9"             |
| 2 External Stores Area | Approx. 140 sq ft |
| 2 WCs                  |                   |

### First Floor Flat

|   |                   |
|---|-------------------|
| 2 Bedrooms, Living Room, Kitchen, Bathroom/WC |                   |
| GIA   | Approx. 662 sq ft |

## TENANCY

The entire property is let on a full repairing and insuring lease to **M. Arefi as a Fish & Chip Restaurant/Takeaway** for a term of 20 years from 11th September 2008 at a current rent of **£23,200 per annum** exclusive.

**Note 1: There is a Rent Deposit of £14,250 being held.**

**Note 2: Refer to Auctioneers for photos of the First Floor Flat.**

**£23,200** per annum

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

## Vendor's Solicitors

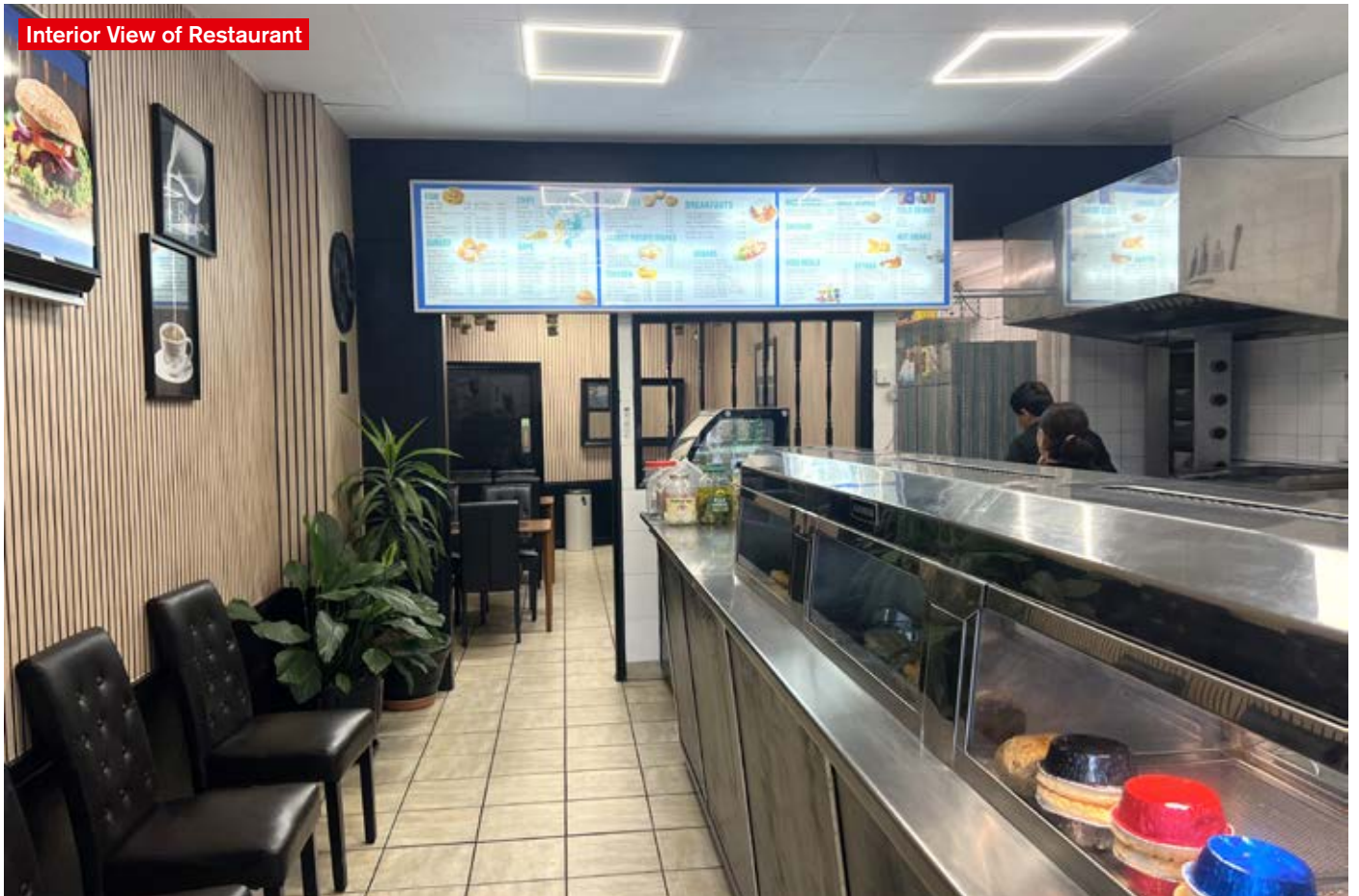
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Tel: 01727 832 830 Ref: Gregory Lunnon  
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The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**





The Property



Interior View of Restaurant





## SITUATION

Occupying a prominent position in this historic market town and adjoining the main pedestrianised shopping street of The Brittox which houses such multiple retailers as **Boots, Iceland, Caffè Nero, Holland & Barrett, Specsavers, Jennings Bet, Timpson** and **Card Factory**. Devizes is an affluent market town located approx. 20 miles east of Bath and 19 miles south-west of Swindon.

## PROPERTY

A mid terraced building comprising a **Large Ground Floor Retail Unit** with internal access to **Ancillary Accommodation** on the first floor and separate rear communal access to **2 Self-Contained Flats** (see **Note 2**) on the second floor.

In addition, the Retail Unit has a rear customer entrance and the property includes a rear loading/parking area accessed via a communal service road.

**VAT is applicable to this Lot**

**FREEHOLD**

## ACCOMMODATION

### 36 Monday Market Street - Ground Floor Retail Unit

|                |                                  |
|----------------|----------------------------------|
| Gross Frontage | 46'0"                            |
| Built Depth    | 103'0"                           |
| Area           | Approx. 5,791 sq ft <sup>1</sup> |

### First Floor Ancillary

|      |                                  |
|------|----------------------------------|
| Area | Approx. 4,942 sq ft <sup>1</sup> |
|------|----------------------------------|

**Total Area** **Approx. 10,733 sq ft**

### 52 New Park Street - Second Floor Flat

|  |                                |
|--|--------------------------------|
| 2 Bedrooms, Living Room/Kitchen/Diner, Bathroom/WC |                                |
| Area   | Approx. 667 sq ft <sup>2</sup> |

### 53 New Park Street - Second Floor Flat

|  |                                |
|--|--------------------------------|
| 3 Bedrooms, Living Room/Kitchen/Diner, Bathroom/WC |                                |
| Area   | Approx. 818 sq ft <sup>2</sup> |

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

<sup>2</sup>Not internally inspected by Barnett Ross. Area taken from EPC.

## TENANCY

The entire property is let on a full repairing and insuring lease to **Marks & Spencer PLC (having over 1,000 UK owned & Franchise Stores)** (T/O for Y/E 30/03/24 £12.897bn, Pre-Tax Profit £687m and Shareholders' Funds £4.748bn) for a term of 25 years from 28th February 2005 at a current rent of **£84,655 per annum** exclusive.

**Note 1: The Tenant did not operate their February 2025 Break Clause.**

**Note 2: The 2 Flats are each underlet for a term of 99 years from 29th September 1985 at a peppercorn ground rent. Therefore, there are 2 Valuable Reversions in approx. 59 years.**







Rear of Property



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**£84,655** per annum

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

**Vendor's Solicitors**

BSG Solicitors LLP

Tel: 020 8343 4411 Ref: Jeremy Swerner

Email: [jeremy@bsgsolicitors.com](mailto:jeremy@bsgsolicitors.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 7

1–6 Draycott Mews, New Kings Road,  
Fulham, London SW6 4LP

**\*Guide: £750,000**

Only £400 psf Freehold  
6 Self-Contained Commercial Mews Buildings  
6 week completion



## SITUATION

Located close to the junction with Munster Road, amongst such multiples as **Co-Op Supermarket, Starbucks, Chestertons, John D Wood** and a host of local traders, bars and restaurants. Parsons Green Underground Station (District Line) is under ½ mile distant and the recreational facilities of Hurlingham Park are a 5 minute walk away.

Fulham is an affluent and sought after area of south-west London, adjacent to Chelsea, and approx. ½ mile from Putney Bridge.

## PROPERTY

Comprising **6 Self-Contained Commercial Mews Buildings** each on ground and first or mezzanine floors.

The Freehold also includes No. 114 New Kings Road which includes the access gate and entrance to Draycott Mews at ground floor level along with a sold-off flat (No. 114a) for 999 years on the first and second floors.



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

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£24,425 p.a. Plus  
2 Vacant Units**

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

## Vendor's Solicitors

Solomon Taylor & Shaw  
Tel: 020 7431 Ref: Gary Phillips  
Email: [gary@solts.co.uk](mailto:gary@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'**

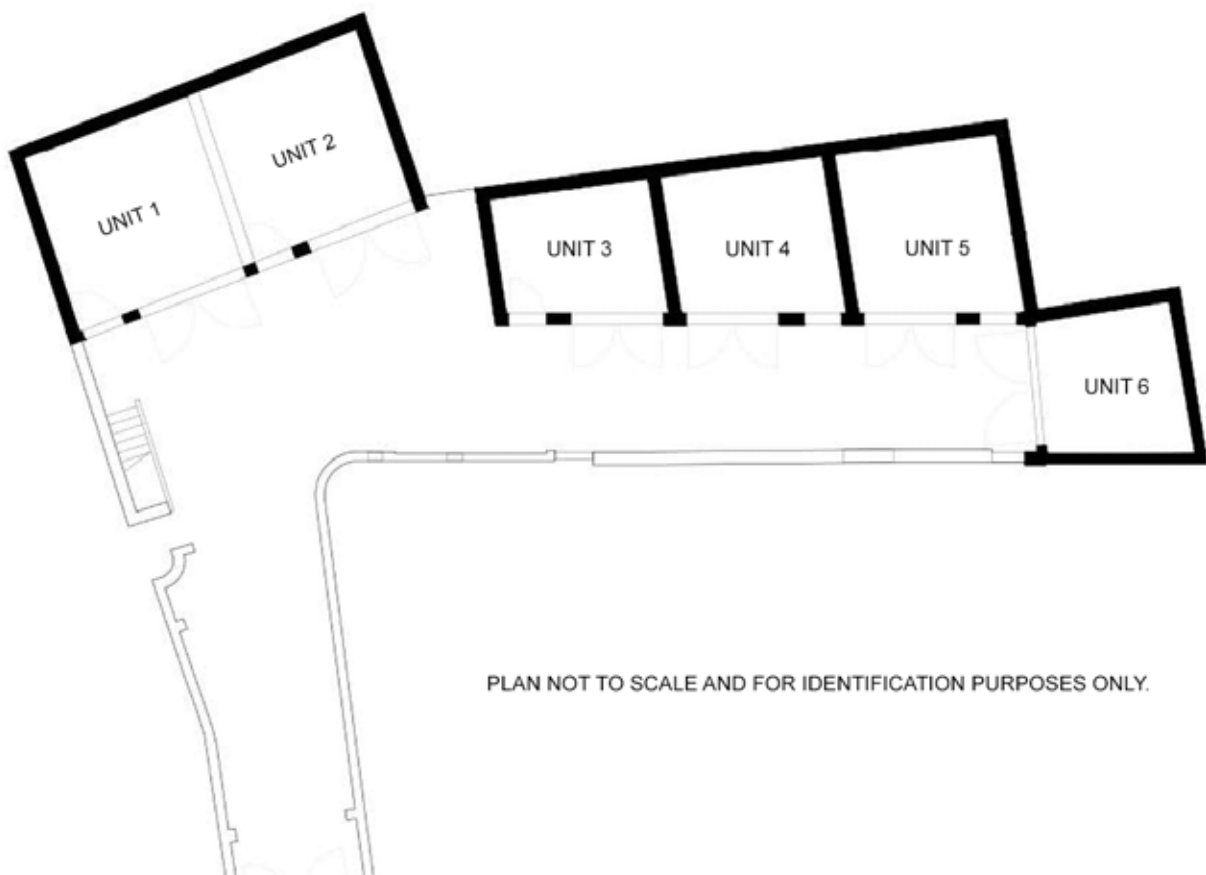
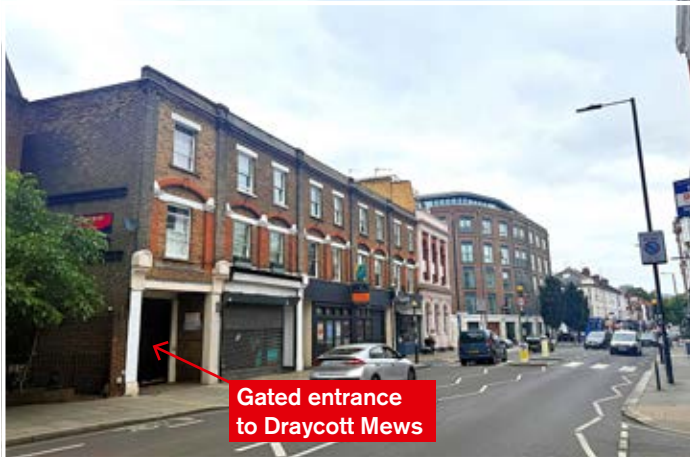
## TENANCIES & ACCOMMODATION

| Property  | Accommodation  | Lessee & Trade   | Term   | Ann. Excl. Rental                         | Remarks  |
|---|--|--|--|---|--|
| Unit 1<br>(Total GIA Approx. 390 sq ft <sup>1</sup> ) | <b>Ground Floor</b><br>GIA Approx. 195 sq ft<br><b>First Floor</b><br>GIA Approx. 195 sq ft    |  |  | <b>VACANT</b>                             |  |
| Unit 2<br>(Total GIA Approx. 384 sq ft <sup>1</sup> ) | <b>Ground Floor</b><br>GIA Approx. 192 sq ft<br><b>First Floor</b><br>GIA Approx. 192 sq ft    | <b>Gallery Interiors (South East) Limited</b><br>(Used for storage/ ancillary use) | 3 year Licence from 21st March 2023 (excl. s.24–28 of L & T Act 1954)                                | £7,000                                    | The Tenant did not operate their year 2 Break Clause. <b>£1,750 Rent Deposit held.</b>                           |
| Unit 3<br>(Total GIA Approx. 250 sq ft <sup>1</sup> ) | <b>Ground Floor</b><br>GIA Approx. 125 sq ft   | <b>Aries Restaurants Limited</b><br>(Used for storage/ ancillary use)              | 1 year from 4th August 2025 (excl. s.24–28 of L & T Act 1954)  | £5,000                                    | Mutual Break at any time on 30 days notice.  |
|   | <b>First Floor</b><br>GIA Approx. 125 sq ft  |  |  | Let with Unit 5                           |  |
| Unit 4<br>(Total GIA Approx. 300 sq ft <sup>1</sup> ) | <b>Ground Floor</b><br>GIA Approx. 150 sq ft   | <b>Santa Maria Novella UK Limited</b><br>(Used for storage/ ancillary use)         | 2 years from 1st August 2025 (excl. s.24–28 of L & T Act 1954)                                       | £5,300                                    | Mutual Break at any time on 30 days notice.  |
|   | <b>First Floor</b><br>GIA Approx. 150 sq ft  |  |  | Let with Unit 5                           |  |
| Unit 5<br>(Total GIA Approx. 350 sq ft <sup>1</sup> ) | <b>Ground Floor</b><br>GIA Approx. 175 sq ft<br><b>First Floor</b><br>GIA Approx. 175 sq ft    | <b>Strange Music Limited</b><br>(Used for storage/ ancillary use)                  | Tenancy at Will (Also includes the First Floors of Units 3 & 4) (in occupation since 1st March 2017) | £7,125                                    | Note 1: It is understood the Tenant is vacating Unit 5 and the first floors of Unit 3 & 4 on 30th November 2025. |
| Unit 6<br>(Total GIA Approx. 201 sq ft)               | <b>Ground Floor</b><br>GIA Approx. 129 sq ft<br><b>Mezzanine Floor</b><br>GIA Approx. 72 sq ft |  |  | <b>VACANT</b>                             |  |
| No. 114A<br>New Kings Road                            | <b>First &amp; Second Floor Flat above gated entrance to Draycott Mews</b><br>Not inspected    | <b>Linea SW6 Ltd</b>   | 999 years from 12th August 2025  | Peppercorn                                | FRI  |
| <b>Total GIA of Units 1–6: 1,875 sq ft</b>            |  |  |  | <b>Total: £24,425 Plus 2 Vacant Units</b> |  |

<sup>1</sup>Area provided by Vendor.

**Note 2: The Units may lend themselves to Residential Use, subject to obtaining possession of Units 2 to 5 and the necessary consents.**





PLAN NOT TO SCALE AND FOR IDENTIFICATION PURPOSES ONLY.

# Lot 8

317/323 Goring Road, Goring-by-Sea,  
Worthing, West Sussex BN12 4NX

**\*Guide: £425,000**

Gross Yield 10.1%

In the same family ownership for over 25 years

6 week completion



## SITUATION

Located on the main A259 at the busy junction with Mulberry Lane, close to the Sea Front in this sought after residential suburb only 2½ miles west of Worthing, within an established shopping centre amongst such multiples as **Sainsbury's Local, KFC, Medivet, Post Office, Domino's** and a host of local traders.

Worthing is a popular coastal resort town as well as being a commercial centre, only 11 miles west of Brighton and enjoying excellent road links with the A27.

## PROPERTY

An attractive mid terraced building comprising a **Ground Floor Double Shop (Nos. 319/321)** with separate front & rear access (left side) to a **Large Self-Contained Flat (No. 317)** on two upper floors, plus a further separate front & rear access (right side) to **Self-Contained Offices (No. 323)**.

There is a rear service road allowing vehicular access for unloading together with lay-by parking at the front.

**VAT is NOT applicable to this Lot**

## FREEHOLD

**Note 1: There is potential to convert the Offices (No. 323) into a Self-Contained Flat, subject to obtaining possession and the necessary consents.**

**Note 2: The Flat (No. 317) has been well-maintained and has gas central heating and uPVC windows throughout plus a first floor roof terrace.**

## View opposite the property



**£43,100** per annum

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

## Vendor's Solicitors

Sherrards

Tel: 01727 832 830 Ref: Gregory Lunnon

Email: [gpl@sherrards.com](mailto:gpl@sherrards.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   |
|---|---|--|--|-----------------------|---|
| Nos. 319/321<br>(Ground Floor<br>Double Shop) | Gross Frontage 30'0"<br>Internal Width 29'6"<br>Shop & Built Depth 62'3"<br>Sales Area Approx. 1,340 sq.ft.<br>Storage Area Approx 300 sq.ft.<br>WC | <b>Y. Karakas<br/>t/a Londis<br/>Convenience Store</b> | 15 years from<br>6th December 2021   | £20,000               | FRI<br><b>Rent Reviews 2026<br/>and 2031</b><br><b>Rent Deposit of<br/>£10,456.28 being held.</b>   |
| No. 317<br>(First & Second<br>Floor Flat)     | 4 Bedrooms, Living Room, Kitchen,<br>Bathroom/WC<br>Roof Terrace.<br>GIA Approx. 980 sq.ft.   | <b>Individual</b>                                      | 1 year from<br>6th March 2025  | £15,600               | AST<br><b>Rent Deposit of £1,500<br/>being held.</b>  |
| No. 323<br>(First & Second<br>Floor Offices)  | 4 Offices, Kitchen/Staff Room,<br>4 WC's<br>GIA Approx. 980 sq ft   | <b>VHM Care Ltd<br/>(Medical Agency)</b>               | 5 years from<br>24th January 2024<br>(Outside s. 24-28 of<br>L&T Act 1954) | £7,500                | IRI plus contribution to<br>external maintenance<br>& repairs capped at<br>£1,200 p.a.<br><b>Tenant's Break 2027.</b><br><b>Rent Deposit of<br/>£1,699.28 being held.</b> |
|   |   |  |  | <b>Total: £43,100</b> |   |





## SITUATION

Located in the heart of this historic market town amongst such multiple retailers as **Heron Foods, Fatface, Newcastle Building Society, Boots, Greggs, Savers, Co-Op** and **Oxfam** as well as a host of independent traders.

Barnard Castle is named after and built around a medieval castle ruin and is located approx. 25 miles south-west of Durham and 30 miles west of Middlesbrough. The town is located on the A67 which provides access to the A1(M) via the A66.

## PROPERTY

An attractive mid-terrace Grade II Listed building comprising a **Ground Floor Shop and Basement** with separate side access via a front walkway to **11 Office Suites** at rear ground, first and second floor levels which benefit from a communal kitchen and WCs as well as gas central heating.

In addition, the property includes a **Rear Car Park** which can be accessed from Newgate and Queen Street via a public car park.

**Refer to the Auctioneers for the video tour of the offices.**

**VAT is applicable to this Lot**

## FREEHOLD

## PLANNING

- Planning Permission was granted on 3rd May 2013 (now lapsed) by Durham County Council for 'Conversion of offices to 3 apartments'. Ref: 6/2012/0360/DM.

**The Planning would have created 1 × 1 bed flat a 2 × 2 bed flats.**

**Refer to the Auctioneers for the Planning Documents.**

- Listed Building Consent was granted on 3rd May 2013 (now lapsed) by Durham County Council for 'Conversion of offices to 1 No. dwelling and 2 No. apartments'. Ref: 6/2012/0359/DM/LB.

**Refer to the Auctioneers for the Listed Building Consent Documents.**

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

**£17,750 p.a. Plus  
11 Vacant Offices**

## Joint Auctioneers

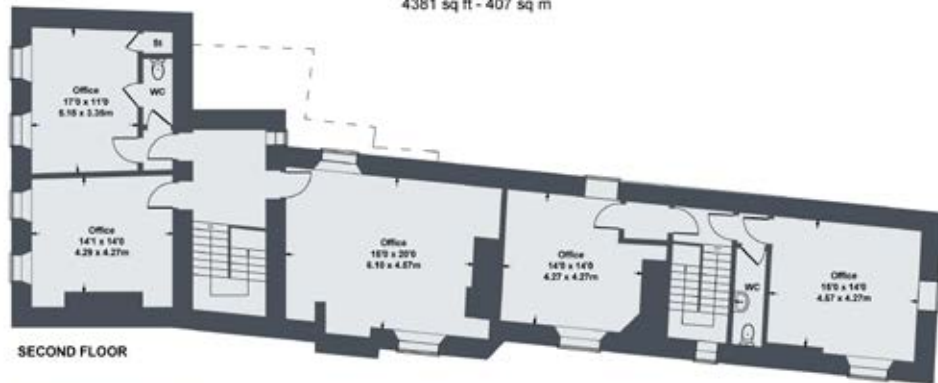
GCS Grays  
Tel: 01833 694 939 Ref: Tim Leonard  
Email: [tpl@gscgrays.co.uk](mailto:tpl@gscgrays.co.uk)

## Vendor's Solicitors

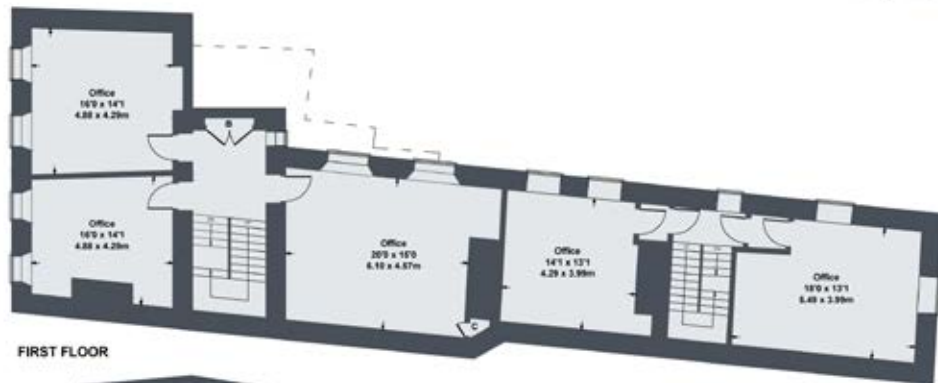
Lawrence Stephens  
Tel: 020 7563 1552 Ref: David Freedman  
Email: [dfreedman@lawstep.co.uk](mailto:dfreedman@lawstep.co.uk)

## Castle Chambers

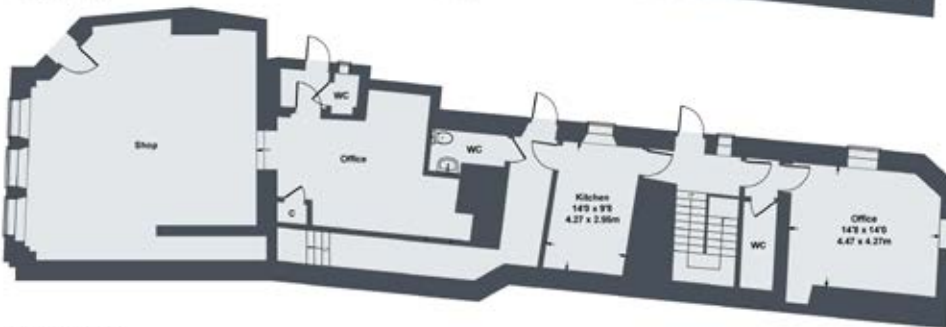
Approximate Gross Internal Area  
4381 sq ft - 407 sq m



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY AND NOT TO SCALE

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

## TENANCIES & ACCOMMODATION

| Property  | Accommodation  | Lessee & Trade  | Term   | Ann. Excl. Rental | Remarks   |
|---|--|---|--|-------------------|---|
| Ground Floor Shop & Basement                          | <b>Ground Floor Shop</b><br>Area Approx. 700 sq ft <sup>1</sup><br><b>WC</b><br><b>Basement</b><br>Not inspected   | <b>Done Brothers (Cash Betting) Limited</b><br>(Having over 1,350 Betfred branches)<br>(T/O for Y/E 01/10/23 £432.2m, Pre-Tax Loss £36.1m and Shareholders' Funds £42.3m) | 10 years from 12th January 2018<br>(in occupation for at least 20 years)   | £17,750           | FRI by way of service charge.<br><b>The Tenant did not operate their 2023 Break Clause.</b> |
| 11 Office Suites (Part Ground, First & Second Floors) | <b>Rear Ground Floor</b><br>1 Office + Kitchen & 2 WCs<br><b>First Floor</b><br>5 Office Suites<br><b>Second Floor</b><br>5 Office Suites & 2 WCs<br><br><b>See Floor Plan for dimensions.</b> |   | <b>VACANT</b><br><br><b>Note 1: Suite No. 4 was previously let at £1,818 p.a.</b><br><br><b>Note 2: There is potential to convert the 11 Office Suites into Residential Use, subject to obtaining the necessary consents – see 'PLANNING' section.</b> |                   |   |

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

**Total: £17,750 plus  
11 Vacant Offices**





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## SITUATION

Located close to the intersection of Station Road and the High Street, near to such multiples as **William Hill**, **Coral** and **Co-op Food** along with a variety of local traders.

Shirehampton is a popular residential suburb lying approx. 4 miles north-west of Bristol City Centre, enjoying good access to the M5 (Junction 18).

## PROPERTY

Forming part of a retail parade, comprising a mid terrace **Ground Floor Shop** with **Ancillary Accommodation** at first floor level (see Note 1).

## ACCOMMODATION

### Ground Floor Shop

|                |       |
|----------------|-------|
| Gross Frontage | 17'4" |
| Internal Width | 16'2" |
| Shop Depth     | 34'5" |
| Built Depth    | 39'6" |

### First Floor Ancillary

|                               |                   |
|-------------------------------|-------------------|
| Office/Staff Kitchens/Storage |                   |
| Area                          | Approx. 532 sq ft |
| 2 WCs                         |                   |

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCY

The entire property is let on a full repairing and insuring lease to **G. Thomas trading as Shirehampton Post Office** for a term of 5 years from 25th March 2024 (in occupation for over 40 years) at a current rent of **£11,500 per annum exclusive rising to £12,000 per annum on 25th March 2027**.

**Note 1: Part of the first floor has been sub-let at £4,000 p.a. to Dentex Clinical Ltd who occupy No. 6 The Parade (not included with the Freehold) and they have created an opening from No. 6 at first floor level.**

**Note 2: No. 6 The Parade is also being offered for sale in this Auction – see Lot 11.**

**£11,500 p.a. rising to  
£12,000 p.a. in 2027**

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

## Vendor's Solicitors

Sherrards  
Tel: 01727 832 830 Ref: Gregory Lunnion  
Email: gpl@sherrards.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 intersection of Station Road and the High Street, adjacent to **William Hill** and **Post Office** and nearby other multiples such as **Coral** and **Co-op Food** along with a variety of local traders. Shirehampton is a popular residential suburb lying approx. 4 miles north-west of Bristol City Centre, enjoying good access to the M5 (Junction 18).

## PROPERTY

Forming part of a retail parade, comprising a mid terrace **Ground Floor Dental Surgery** with internal access to **Surgeries & Ancillary Accommodation** at first floor level.

## ACCOMMODATION

### Ground Floor Reception/Surgeries

|                |        |
|----------------|--------|
| Gross Frontage | 17'0"  |
| Internal Width | 18'5"  |
| Shop Depth     | 34'5"  |
| Built Depth    | 40'10" |
| WC             |        |

### First Floor Surgeries/Ancillary/Waiting Area

|      |                   |
|------|-------------------|
| Area | Approx. 732 sq ft |
| WC   |                   |

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **Dentex Clinical Ltd (T/O for Y/E 30/09/2024 £146.1m, Pre-Tax Profit £32.4m and Shareholders' Funds £19.5m) as a Dental Surgery (see Note 1)** for a term of 15 years from 10th August 2022 at a current rent of **£15,400 per annum** exclusive.

### Rent Reviews 2027 and 2032

**Note 1: Dentex Clinical Ltd offer a wide range of dental and Orthodontic services and are owned by PortmanDentex who are one of the leading providers of dental care, supporting over 370 practices across the UK and Ireland (Visit: [www.portmandentex.com](http://www.portmandentex.com)).**

**Note 2: The tenant also trades from the first floor of No. 5 The Parade (not included with the Freehold) which interconnects with the first floor of No. 6.**

**Note 3: No. 5 The Parade is also being offered for sale in this Auction – see Lot 10.**

**£15,400** per annum

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

### Vendor's Solicitors

Sherrards  
Tel: 01727 832 830 Ref: Gregory Lunnon  
Email: [gpl@sherrards.com](mailto:gpl@sherrards.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'**





Interior View - Ground Floor Reception





## SITUATION

Located close to the junction with Limes Avenue and occupying a prominent trading position amongst such multiple retailers as **Boots the Chemist, Costa, Superdrug, Scrivens, Domino's, Post Office, William Hill, and Nationwide.**

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 mid terraced building comprising a **Ground Floor Shop** with **Ancillary Accommodation** on the first floor.

## ACCOMMODATION<sup>1</sup>

### Ground Floor Shop

|                |                     |
|----------------|---------------------|
| Gross Frontage | 29'6"               |
| Built Depth    | 80'6"               |
| Area           | Approx. 2,136 sq ft |

### First Floor Ancillary

|      |                     |
|------|---------------------|
| Area | Approx. 1,179 sq ft |
| WC   |                     |

**Total Area** **Approx. 3,215 sq ft**

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

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Ashgate Hospicecare Shops Limited as a Charity Shop (with Ashgate Hospicecare as guarantor – T/O for Y/E 31.03.24 £14.4m, Pre-Tax Loss of £524,504 and Shareholders' Funds £10.4m) (having 17 shops and 2 coffee shops – visit: [ashgatehospice.org.uk](http://ashgatehospice.org.uk)) for a term of 10 years from 12th November 2024 (renewal of a previous lease – in occupation since 2015) at a current rent of £29,000 per annum exclusive.**

## Rent Review 2029

**Tenant's Break 2029, subject to the tenant paying a 2 month rent penalty to the Landlord.**

**£29,000** per annum

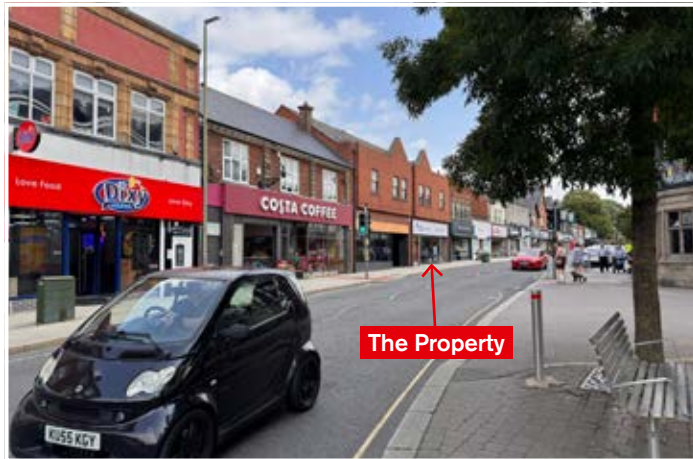
The Surveyors dealing with this property are  
**John Barnett and Steven Grossman**

## Vendor's Solicitors

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





The Property



Interior of Shop



# Lot 13

325 Vale Road, Ash Vale, Aldershot,  
Hampshire GU12 5LN

**\*Guide: £130,000**

Gross Yield 10.2%

In the same family ownership for over 38 years

6 week completion



## SITUATION

Located opposite the junction with Station Approach in this predominately residential area, nearby **Tesco Express** and a host of other local traders. The property is diagonally opposite Ash Vale Railway Station (South Western Railway). Additionally, Farnborough Airport is less than 2 miles distant.

Ash Vale is located approx. 28 miles south-west of central London, enjoying easy access via the A331 and M3 (Junction 4).

## PROPERTY

A single storey end of terraced building comprising a **Ground Floor Shop** with **front and side Parking for approx. 10 cars** on a **triangular forecourt** (see [Ordinance Survey plan](#)).

## ACCOMMODATION

### Ground Floor Shop

|                |        |
|----------------|--------|
| Gross Frontage | 20'6"  |
| Internal Width | 18'6"  |
| Shop Depth     | 42'1"  |
| Built Depth    | 48'10" |
| 2 WCs          |        |

**VAT is NOT applicable to this Lot**

**FREEHOLD**



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## TENANCY

The entire property is let on a full repairing and insuring lease to **Arena Cars Limited as a Car Dealership** for a term of 5 years from 25th March 2021 (**in occupation since approx. 2010**) at a current rent of **£13,250 per annum** exclusive.

**Note 1: The Tenant did not operate their 2023 Break Clause.**

**Note 2: The Tenant has also been renting additional parking spaces to the side of the property and extra units to the rear of the property since 2000, but these are not included with the Freehold.**

**£13,250** per annum

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

### Vendor's Solicitors

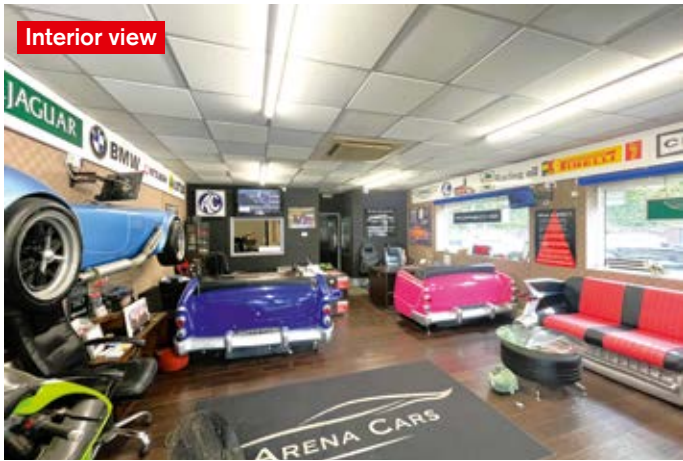
Sherrards

Tel: 01727 832 830 Ref: Gregory Lunnion

Email: [gpl@sherrards.com](mailto:gpl@sherrards.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 14

7/7a New Parade, Hill View Road,  
Ensbury Park, Bournemouth,  
Dorset BH10 5BG

**\*Guide: £150,000**

Gross Yield 9.4%

In the same family ownership for over 15 years  
6 week completion



## SITUATION

Located at the junction with Coombe Avenue, opposite Hill View Primary School and within this established local shopping parade amongst a host of local traders serving the surrounding residential area, some 3 miles north of Bournemouth town centre.

Bournemouth is one of the South Coast's most popular Seaside Resorts with excellent road links via the A31 and A338 to the M27 and M3.

VAT is NOT applicable to this Lot

## PROPERTY

A terraced property comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** at first floor level which benefits from uPVC double glazing and gas central heating. In addition, the property includes a **Rear Garden** and there is a rear service road.

## FREEHOLD

## TENANCIES & ACCOMMODATION

| Property                     | Accommodation  | Lessee & Trade                  | Term                           | Ann. Excl. Rental     | Remarks  |
|------------------------------|--|---------------------------------|--------------------------------|-----------------------|--|
| No. 7<br>(Ground Floor Shop) | Gross Frontage 19'6"<br>Internal Width 14'11"<br>Shop & Built Depth 30'8"<br>WC  | <b>A. Keeping<br/>(Barbers)</b> | 6 years from<br>4th March 2017 | £5,049                | FRI<br><b>Holding Over.</b><br><b>£777.44 Rent Deposit held.</b> |
| No. 7a<br>(First Floor Flat) | 2 Bedrooms, Living Room, Kitchen,<br>Bathroom/WC<br><b>GIA Approx. 520 sq ft</b> | <b>Individual</b>               | 1 year from<br>28th June 2017  | £9,000                | AST<br><b>Holding Over</b><br><b>£700 Rent Deposit held.</b>     |
|                              |  |                                 |                                | <b>Total: £14,049</b> |  |

# £14,049

 per annum

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

## Vendor's Solicitors

Sherrards

Tel: 01727 832 830 Ref: Gregory Lunnion

Email: gpl@sherrards.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 Sea Lane, within this established local shopping centre serving the surrounding residential community. Pagham lies on the outskirts of the exclusive residential area of Aldwick some 3 miles west of Bognor Regis and 5 miles south of Chichester.

## PROPERTY

An end of terraced building comprising a **Ground Floor Restaurant** with separate rear access via an enclosed front stairwell and communal balcony to a **Self-Contained 2 Bed Flat** on the first floor. There is a rear service road leading to off-street parking for 3–4 cars.

VAT is NOT applicable to this Lot

## TENURE

Leasehold for a term of 999 years from 1st January 1977 at a peppercorn ground rent **PLUS 1/6<sup>TH</sup> SHARE OF THE FREEHOLD OF THE ENTIRE PARADE (Nos. 1/1a to 6/6a).**

## TENANCIES & ACCOMMODATION

| Property                | Accommodation   | Lessee & Trade  | Term  | Ann. Excl. Rental     | Remarks                 |
|-------------------------|---|---|---|-----------------------|-------------------------|
| Ground Floor Restaurant | Gross Frontage 19'6"<br>Internal Width 18'4"<br>Restaurant Depth 44'3"<br>Built Depth 63'8"<br>Restaurant Area Approx 810 sq ft<br>Kitchen Area Approx 310 sq ft<br>2 WCs | <b>A. Gous</b><br>(t/a <b>Royal Spice</b><br>Indian Restaurant) | From 3rd February 2011 to 2nd February 2031 | £8,380                | FRI<br>Rent Review 2027 |
| First Floor Flat        | 2 Bedrooms, Living Room, Kitchen, Bathroom/WC<br>GIA Approx. 550 sq ft  | <b>A. Gous</b>  | From 21st October 2016 to 2nd February 2031 | £8,400                | FRI<br>Rent Review 2026 |
|                         |   |   |   | <b>Total: £16,780</b> |                         |

**Note: The Tenant of the Restaurant is also the Tenant of the Flat, which is occupied by staff.**

**£16,780** per annum

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

## Vendor's Solicitors

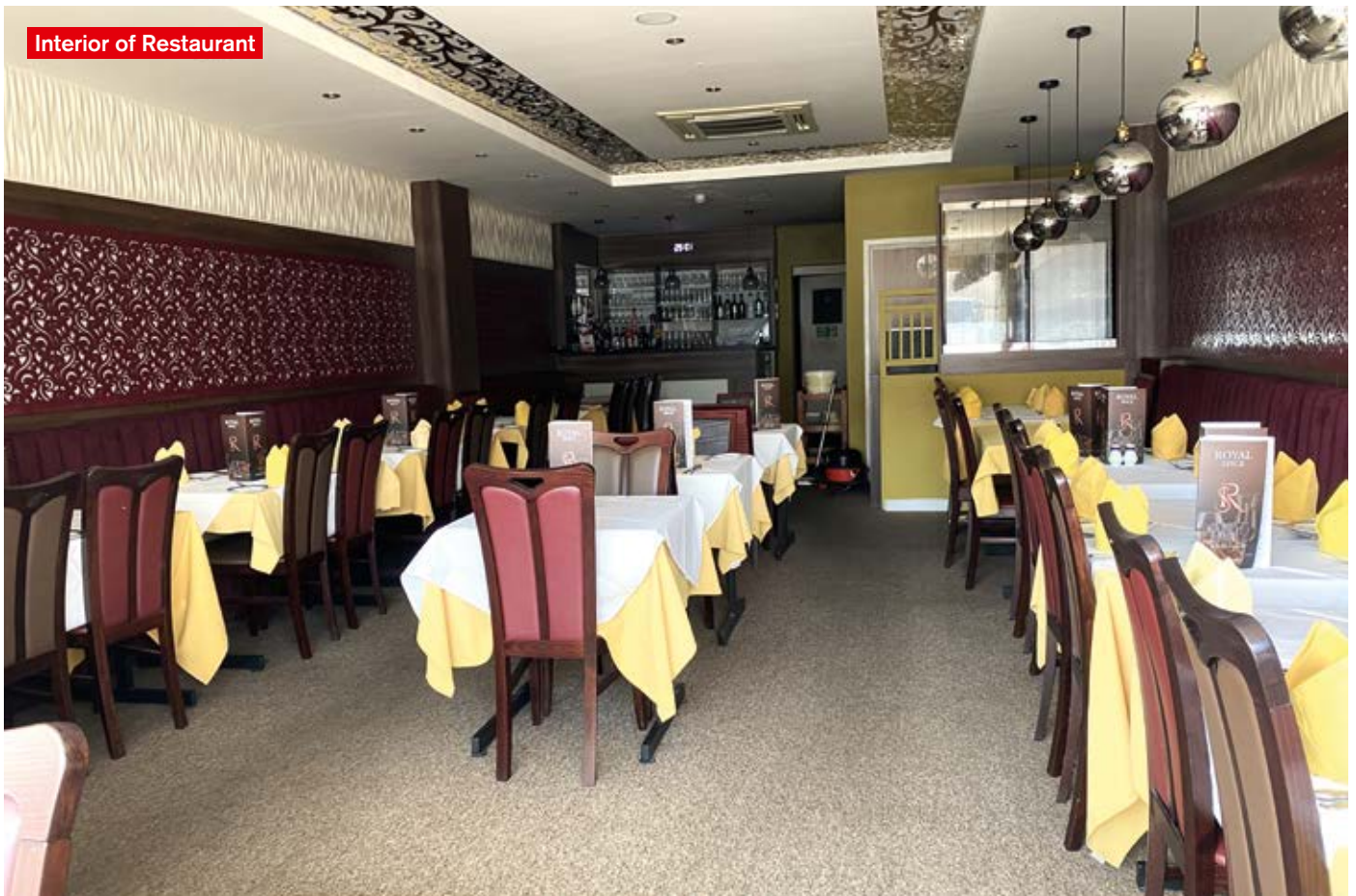
Burnetts  
Tel: 01228 552 222 Ref: Jessica Quigley  
Email: jq@burnetts.co.uk

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'**





Interior of Restaurant





# Lot 16

173–185 High Street, Dovercourt,  
Harwich, Essex CO12 3QB

**\*Guide: £185,000+**

Gross Yield 14.4%  
6 week completion



## SITUATION

Located in the town centre close to the junction with Kingsway, opposite **Iceland** and amongst such other multiple retailers as **Boots**, **Superdrug**, **Nationwide**, **Coral** and **Day Lewis Pharmacy**.

Dovercourt is a busy town situated close to Harwich, approx. 15 miles to the east of Colchester and 70 miles north-east of London with easy access via the A12 and A120.

## PROPERTY

An end of terrace building comprising **3 Ground Floor Shops** each with a **Basement** together with separate side access to **4 Self-Contained Flats** on the first and second floors.

In addition, there is a rear parking area.

**VAT is NOT applicable to this Lot**

**FREEHOLD**



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**£26,600** per annum

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

## Vendor's Solicitors

Spire Solicitors LLP

Tel: 01603 677 077 Ref: Protima Sikdar-Wood

Email: psw@spiresolicitors.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 & Trade  | Term                               | Ann. Excl. Rental      | Remarks  |
|---|--|---|------------------------------------|------------------------|--|
| No. 173<br>(Ground Floor Shop & Basement)                             | <b>Ground Floor Shop and Basement</b><br>Total Area Approx. 1,293 sq ft<br>Shop ITZA 446 sq ft | <b>M. Dobson (Antiques – see Note 1)</b>  | 5 years from 1st March 2024        | £9,000                 | FRI by way of service charge (Law Society Lease).<br><b>£1,500 Rent Deposit held.</b>  |
| No. 175<br>(Ground Floor Shop & Basement)                             | <b>Ground Floor Shop and Basement</b><br>Total Area Approx. 1,356 sq ft<br>Shop ITZA 485 sq ft | <b>Scrivens Limited (Opticians having approx. 166 branches) (T/O for Y/E 27/10/24 £53.78m, Pre-Tax Profit £2m and Shareholders' Funds £6.98m)</b> | 10 years from 25th December 2006   | £11,500                | FRI by way of service charge.<br><b>Holding over - The lessee's surveyor is receptive to a proposal for new lease terms.</b> |
| No. 177<br>(Ground Floor Shop & Basement)                             | <b>Ground Floor Shop and Basement</b><br>Total Area Approx. 851 sq ft<br>Shop ITZA 309 sq ft   | <b>G. Patrick (Antiques – see Note 1)</b>   | 4 years from 1st March 2025        | £6,000<br>(see Note 2) | FRI by way of service charge (Law Society Lease).<br><b>Tenant's Break 2028 £1,000 Rent Deposit held.</b>                    |
| No. 179<br>(Flat 4)   | Flat - Not inspected   | <b>Individual(s)</b>  | 153 years from 4th May 2021        | £50                    | FRI by way of service charge.  |
| No. 181<br>(Flat 3)   | Flat - Not inspected   | <b>Individual(s)</b>  | 124 years from 18th March 2024     | £50                    | FRI by way of service charge.  |
| No. 183<br>(Flat 1) & Garage  | Flat - Not inspected + Garage  | <b>Individual(s)</b>  | 125 years from 29th September 2025 | Peppercorn             | FRI by way of service charge.  |
| No. 185<br>(Flat 2)   | Flat - Not inspected   | <b>Individual(s)</b>  | 125 years from 29th September 2025 | Peppercorn             | FRI by way of service charge.  |
| <sup>1</sup> Not inspected by Barnett Ross. Areas provided by Vendor. |  |   |                                    | <b>Total: £26,600</b>  |  |

**Note 1: The Tenant of Shop No. 173 has a business connection with the Tenant of Shop No. 177.**

**Note 2: Shop No. 177 – There is a rent free period expiring 31st December 2025 in lieu of the Tenant's expenditure refurbishing the shop, and the Vendor will make up this rent shortfall on completion.**

# Lot 17

31 Church Road, Rainford, St Helens,  
Merseyside WA11 8HE

**\*Guide: £225,000**

Gross Yield 9.3%

In the same family ownership for over 50 years  
6 week completion



## SITUATION

Located close to the junction with Leyland Road and opposite All Saints Church in this mixed Commercial and Residential Area, near to **Co-op Food** and amongst a host of local traders. Rainford is located less than 4 miles from St Helens town centre, enjoying easy access via the A570.

## PROPERTY

A detached property comprising a **Deep Ground Floor Restaurant** with **Ancillary Storage** on the first floor.

The property benefits from **Parking** at the rear together with front forecourt parking for at least 2 cars.

## ACCOMMODATION<sup>1</sup>

### Ground Floor Restaurant (approx. 90 covers)

|                |                     |
|----------------|---------------------|
| Gross Frontage | 32'10"              |
| Built Depth    | 84'9"               |
| Area           | Approx. 2,019 sq ft |
| WC             |                     |

### First Floor Ancillary

|      |                   |
|------|-------------------|
| Area | Approx. 618 sq ft |
| WC   |                   |

|                   |                            |
|-------------------|----------------------------|
| <b>Total Area</b> | <b>Approx. 2,637 sq ft</b> |
|-------------------|----------------------------|

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



## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **B. Hussain, M. Islam & S. Uddin as an Indian Restaurant** for a term of 20 years from 17th January 2014 at a current rent of **£21,000 per annum** exclusive.

**Rent Review 2029**

**VAT is NOT applicable to this Lot**

**£21,000** per annum

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

## Vendor's Solicitors

Sherrards

Tel: 01727 832 830 Ref: Gregory Lunnion

Email: gpl@sherrards.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 corner of Woodlands Avenue just off the main A6003 amongst a host of local traders serving the surrounding residential area, only 1 mile north of Corby town centre and Corby Railway Station (EMR Line).

Corby is located approx. 18 miles west of Peterborough and 18 miles north-east of Northampton.

## PROPERTY

A semi-detached building comprising a **Ground Floor Shop** with internal access and separate side access ([see Note 1](#)) to a **Self-Contained Flat** on the first floor with uPVC double glazing. There is a **Garage/Store** to the side plus off-street **Parking for 2 cars**.

In addition, there is a **Large Rear Garden** allowing scope for an extension similar to the adjoining property.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## ACCOMMODATION

### Ground Floor Shop

|                      |                  |
|----------------------|------------------|
| Gross Frontage       | 25'1"            |
| Internal Width       | 22'5"            |
| narrowing at rear to | 9'7"             |
| Shop & Built Depth   | 25'11"           |
| Rear Store Area      | Approx. 45 sq ft |
| WC                   |                  |

### First Floor Flat

|   |                   |
|---|-------------------|
| 2 Bedrooms, Living Room,<br>Kitchen, Shower Room/WC |                   |
| GIA   | Approx. 535 sq ft |
| <b>Garage/Store</b> Area                            | Approx. 220 sq ft |

### Plus Rear Garden

## TENANCY

The entire property is let on a full repairing and insuring lease to **S. Kandavanam as a Convenience Store & Off-Licence** for a term of 10 years from 20th March 2017 at a current rent of **£12,000 per annum** exclusive.

**Note 1: The separate side access leads to a communal hallway that also links the Shop with its Rear Store.**

**Note 2: There is a Rent Deposit of £12,000 being held.**

**Note 3: We understand that the flat is occupied by the tenant.**

**£12,000** per annum

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

## Vendor's Solicitors

Sherrards  
Tel: 01727 832 830 Ref: Gregory Lunnion  
Email: gpl@sherrards.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 at the junction with Church Walk on this pedestrianised retail throughfare in the town centre, amongst such multiple retailers as **Costa, HSBC, Clarks, Subway, Shoe Zone, NatWest, Boots Opticians** and others and diagonally opposite **The Shires Shopping Centre**.

Trowbridge is the county town of Wiltshire, located on the main A361, some 11 miles south of Chippenham, 8 miles south-east of Bath and 8 miles west of Warminster with access to the M4 (Junction 17) via the A350.

## PROPERTY

A corner building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor. There is rear pedestrian access leading to an enclosed yard area.

## ACCOMMODATION

### Ground Floor Shop

|                        |                   |
|------------------------|-------------------|
| Gross Frontage         | 28'10"            |
| Return Window Frontage | 33'6"             |
| Internal Width         | 27'4" (max)       |
| Shop Depth             | 39'5"             |
| Built Depth            | 46'10"            |
| Sales Area             | Approx. 936 sq ft |
| Ancillary Area         | Approx. 90 sq ft  |
| WC                     |                   |

### First Floor Ancillary/Treatment Rooms

|       |                   |
|-------|-------------------|
| Area  | Approx. 900 sq ft |
| 2 WCs |                   |

**Total Area** **Approx. 1,926 sq ft**

**VAT is applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note: 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 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'**

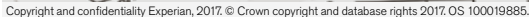
## Vendor's Solicitors

Hamblins LLP  
Tel: 020 7355 6000 Ref: John Leasure  
Email: john.leasure@hamblins.com













## SITUATION

Located in the heart of the town centre amongst a host of popular Restaurants, Bars and independent traders, close to the junction with Cambridge Road and the multiple retailers in Queens Road, and only a few minutes' walk from the Seafront.

Hastings is a popular seaside resort enjoying easy access to the A21, situated approximately 13 miles east of Eastbourne and 25 miles west of Folkestone.

## PROPERTY

An attractive mid terraced period building comprising a **Ground Floor Shop** with **Basement Storage** plus internal access to a **Coffee Lounge** at first floor level and a large **Self-Contained Flat** on the second and third floors.

There is a rear service road via Robertson Passage allowing vehicular access for unloading plus a dumb waiter running from the basement to the first floor Coffee Lounge.

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **K. Burden & S. White as a Café/Gift Shop** for a term of 20 years from 5th January 2015 at a current rent of **£21,500 per annum** exclusive **rising to £22,500 p.a. on 5th January 2026 and £23,500 p.a. on 5th January 2027.**

Rent Review 2030

## ACCOMMODATION

### Ground Floor Shop

|                |                   |
|----------------|-------------------|
| Gross Frontage | 20'1"             |
| Internal Width | 18'8"             |
| Shop Depth     | 35'3"             |
| Built Depth    | 48'10"            |
| Sales Area     | Approx. 655 sq ft |

### Basement

|                            |                   |
|----------------------------|-------------------|
| Storage, Kitchen/Prep Area | Approx. 900 sq ft |
| WC                         |                   |

### First Floor Coffee Lounge (seats 35)

|      |                   |
|------|-------------------|
| Area | Approx. 815 sq ft |
| WC   |                   |

### Second & Third Floor Flat

|  |                     |
|--|---------------------|
| 3 Bedrooms, Living Room, Open Plan Kitchen/Dining Room, Shower Room/WC |                     |
| GIA  | Approx. 1,290 sq ft |

**Note 1: The lessees live in the flat and have maintained it to a high standard.**

**Note 2: The lessees have been in occupation of the property for approx. 30 years.**

**£21,500 p.a. rising to  
£23,500 p.a. by Jan. 2027**

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

## Vendor's Solicitors

Sherrards  
Tel: 01727 832 830 Ref: Gregory Lunnion  
Email: gpl@sherrards.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 Town Hall Square, almost adjacent to a large **Sainsbury's Supermarket**, close to the junction with Buckhurst Place and Sackville Road, and within an established local parade. The main retailing in Bexhill is only a few minutes' walk away as well as being ½ mile from Bexhill Train Station.

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 Shop** with separate front 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 17'8"<br>Internal Width 14'3"<br>Shop Depth 32'2"<br>Built Depth 53'10"<br>WC | <b>M. E. Evans<br/>(Blinds &amp; Shutters)</b> | 6 years from 12th March 2021  | £5,500               | Law Society Lease (see legal pack).<br>The Landlord pays for the Tenant's share of the buildings insurance as a gesture of good will.<br><b>There is a £1,374 Rent Deposit held.</b><br><b>The Tenant did not operate his 2024 Break Clause.</b> |
| First & Second Floor Flat | Not inspected  | <b>Individual</b>                              | 999 years from 25th June 1980 | £5                   | FRI  |
|                           |  |  |                               | <b>Total: £5,505</b> |  |

**£5,505** per annum

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

### Vendor's Solicitors

Hanne & Co  
Tel: 020 7228 0017 Ref: Tom Mythen  
Email: tom@hanne.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 in the centre of the town which includes a **Ladbrokes** and **Post Office** as well as host of local traders. Shildon is located just off the A6072 and is approx. 2½ miles south-east of Bishop Auckland and 7 miles from Junction 60 of the A1(M)

## PROPERTY

A mid terrace building comprising a **Ground Floor Restaurant** with internal access to **Ancillary Store** on the first floor.

## ACCOMMODATION<sup>1</sup>

### Ground Floor Restaurant (Approx. 30 covers)

|                |                   |
|----------------|-------------------|
| Gross Frontage | 14'3"             |
| Built Depth    | 48'9"             |
| Area           | Approx. 696 sq ft |

### First Floor Ancillary

|      |                   |
|------|-------------------|
| Area | Approx. 314 sq ft |
| WC   |                   |

|                   |                            |
|-------------------|----------------------------|
| <b>Total Area</b> | <b>Approx. 1,010 sq ft</b> |
|-------------------|----------------------------|

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

**VAT is NOT applicable to this Lot**

**FREEHOLD**



Interior of Property

## TENANCY

The entire property is let on a repairing and insuring Law Society lease to **M. H. Sadek as an Indian Restaurant** for a term of 5 years from 19th April 2021 (**see Note**) at a current rent of **£4,740 per annum** exclusive.

**Note: The property has traded as an Indian Restaurant since 2017.**

**£4,740** per annum

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

## Vendor's Solicitors

Hanne & Co  
Tel: 020 7228 0017 Ref: Tom Mythen  
Email: tom@hanne.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 Hugh Street in this sought after residential area with the shopping facilities of Victoria being just a few minutes' walk. The area is well served by good public transport with Victoria Rail, Bus & Coach Stations just a few minutes away and Pimlico Underground Station (Victoria Line) under ½ mile distant.

## PROPERTY

Comprising a **Self-Contained Ground Floor Commercial Unit** previously used as a **Store/Office**.

## ACCOMMODATION

### Ground Floor Commercial Unit

Internal Width 8' 9"  
Built Depth 14' 8"  
Area Approx. 128 sq ft

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

**VAT is NOT applicable to this Lot**

## TENURE

Leasehold for a term of 150 years (less 3 days) from 25th December 1951 ([thus having approx. 76 years unexpired](#)) at a peppercorn.

Offered with Vacant Possession

**Note:** [There may be potential to convert the unit into a Garage](#) subject to the necessary consents.

# Vacant Commercial Unit

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

## Vendor's Solicitors

Hamkins  
Tel: 020 7355 6000 Ref: Joseph Holder  
Email: [joseph.holder@hamkins.com](mailto:joseph.holder@hamkins.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 24

111 Rushey Green, Catford,  
London SE6 4AF

**\*Guide: £140,000**

Gross Yield 10%  
In the same family ownership for over 25 years  
6 week completion



## SITUATION

Located close to the junction with Ringstead Road, opposite **Pure Gym**, and amongst such multiples as **Costa, Poundland, Coral, Admiral, Nando's, Greggs, Specsavers, KFC** and many others and being within close proximity of Catford Bridge Railway Station (Southeastern). Catford is located 6 miles south-east of central London and benefits from good road links via the A21 and the A205 South Circular Road.

## PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** and internal access to **Ancillary Accommodation** at first floor level.

## ACCOMMODATION

### Ground Floor Shop

|                   |                     |
|-------------------|---------------------|
| Gross Frontage    | 12'4"               |
| Internal Width    | 11'1" (max)         |
| Shop Depth        | 42'9"               |
| Built Depth       | 52'2"               |
| WC                |                     |
| Plus rear Lean-to | 17'0" x 10'8" (max) |

### First Floor Ancillary

|      |                   |
|------|-------------------|
| Area | Approx. 300 sq ft |
|------|-------------------|

VAT is NOT applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **Jawana Janagaral as a Convenience Store** for a term of 10 years from 27th March 2024 at a current rent of **£14,000 per annum** exclusive.

## Rent Review 2029

**Note: There is a Rent Deposit of £14,000 being held.**

# £14,000

per annum

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

## Vendor's Solicitors

Sherrards

Tel: 01727 832 830 Ref: Gregory Lunnon

Email: [gpl@sherrards.com](mailto:gpl@sherrards.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 25

68 Halesowen Road, Halesowen,  
West Midlands B62 9BB

**\*Guide: £150,000**

Gross Yield from Dec 2025 10.3%  
In the same family ownership for over 58 years  
6 week completion



## SITUATION

Close to the junction with Long Lane and Kent Road on the south side of Halesowen Road (A458), in this fully occupied parade, nearby a **Farmfoods Supermarket** and amongst a host of local traders serving the surrounding residential area. Additionally, Rowley Regis Railway Station (Chiltern Railways & West Midlands Railway) is approx. 1 mile distant.

Halesowen lies on the A456 and the A458, some 7 miles west of Birmingham and enjoys easy access via the M5 (Junction 3).

## PROPERTY

A terraced property comprising a **Ground Floor Shop** with internal access to a **Ancillary Accommodation** (previously used as a flat) at first and second floor level.

The property includes a **Rear Garden** and there is communal off-street parking at the front.

## ACCOMMODATION

### Ground Floor Shop

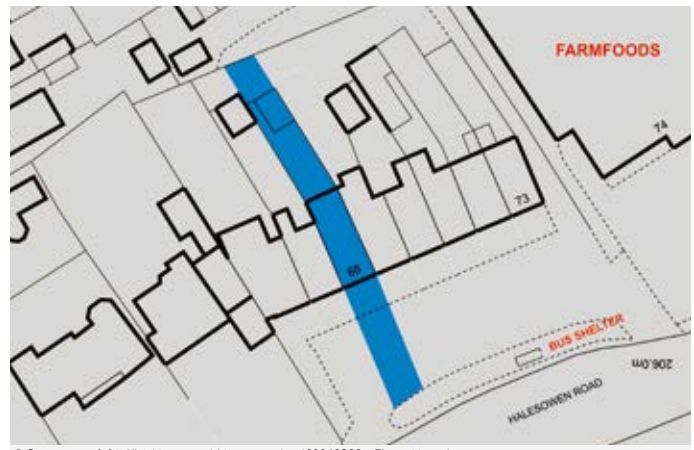
Gross Frontage 17'0"  
Internal Width 16'0"  
Shop Depth 35'6"  
Built Depth 46'6"

### First Floor Ancillary

2 Rooms, Kitchen & Waiting Area  
Area Approx. 420 sq ft  
Bathroom/WC

### Second Floor Ancillary

1 Storage Room  
Area Approx. 214 sq ft



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**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **Cacoullis (Halesowen) Limited as an Opticians (with 2 personal guarantors)** (visit [www.cacoullisopticians.co.uk](http://www.cacoullisopticians.co.uk)) for a term of 20 years from 25th December 2015 (by way of a reversionary lease) at a current rent of **£13,000 per annum** exclusive **rising to £15,500 per annum on 25th December 2025**.

**Rent Review and Tenant's Break 2030**

**Note: There is a £6,500 Rent Deposit held.**

**£13,000 p.a. rising to  
£15,500 p.a. in Dec 2025**

## Vendor's Solicitors

Sherrards

Tel: 01727 832 830 Ref: Gregory Lunnon

Email: [gpl@sherrards.com](mailto:gpl@sherrards.com)

The Surveyors dealing with this property are  
**John Barnett 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'**



Interior View



The Property







## SITUATION

Located close to the junctions with New Street and Church Road on the main A491 thoroughfare just north of Stourbridge, within this established local parade approximately 6 miles west of Birmingham city centre with easy access to the M5 motorway (Junction 3).

## PROPERTY

An end of terrace Locally Listed property comprising 2 Intercommunicating buildings (front and rear) used as a **Dental Practice to include 5 separate dental surgeries and an x-ray room** planned on ground, basement and first floors with gas central heating and uPVC double glazing.

In addition, the property also includes a **Rear Garden**.

## ACCOMMODATION

### Ground Floor

2 Dental Surgeries & Reception Area Approx. 595 sq ft

### Basement Store

Area Approx. 155 sq ft

### First Floor

3 Dental Surgeries,  
X-Ray Room & Kitchen Area  
WC Approx. 485 sq ft

**Total Area** Approx. 1,235 sq ft

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Petrie Tucker & Partners Ltd as a Dental Practice (See Tenant Profile)** for a term of 10 years from 24th September 2020 at a current rent of **£13,046.38 per annum** exclusive (see Note 1).

## TENANT PROFILE

Petrie Tucker & Partners Ltd reported a T/O for Y/E 31/03/2024 of £46m, Pre-Tax Profit £13m and Shareholders Funds of £49.3m. The company is a wholly owned subsidiary of Turnstone Bidco 1 Limited and Ultimately Integrated Dental Holdings Ltd who are one of the UK's leading Dental Groups managing a network of over 600 dental practices providing services to around 2 million patients (Visit: [www.mydentist.co.uk](http://www.mydentist.co.uk)).

**Note 1: The current rent is £10,240 p.a. rising to £13,046.38 p.a. from 24th September 2025 by way of an RPI linked rent review.**

**Note 2: The tenant has been in occupation for over 20 years.**

**Note 3: The tenant has not operated their September 2025 Break Clause.**

**£13,046.38 p.a. (see Note 1)**

The Surveyors dealing with this property are  
**John Barnett 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

Sherrards

Tel: 01727 832 830 Ref: Gregory Lunnion

Email: [gpl@sherrards.com](mailto:gpl@sherrards.com)





## SITUATION

Located near to the junction with Market Street amongst a host of local traders and diagonally opposite an entrance to the **Swansgate Shopping Centre** which houses multiples including **Boots**, **Superdrug**, **Holland & Barrett**, **Greggs** and many others. Wellingborough is a market town located approximately 10 miles north-east of Northampton and 8 miles south of Kettering enjoying easy access via the A45 to the M1 (Junction 15).

## PROPERTY

An end of terrace building comprising a **Ground Floor Shop** and **Basement** together with internal and separate side access to a **Self-Contained Flat** on the first and rear second floors.

## ACCOMMODATION

### Ground Floor Shop

|                        |         |           |
|------------------------|---------|-----------|
| Gross Frontage         |         | 16'4"     |
| Return Window Frontage |         | 8'11"     |
| Internal Width         |         | 15'5"     |
| Shop Depth             |         | 27'0"     |
| Built Depth            |         | 59'7"     |
| Rear Prep Area         | Approx. | 174 sq ft |
| WC                     |         |           |

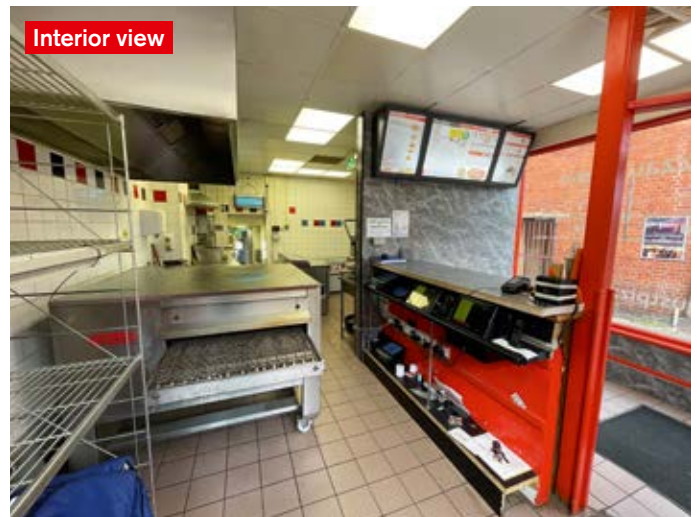
### Basement

|              |         |           |
|--------------|---------|-----------|
| Storage Area | Approx. | 310 sq ft |
|--------------|---------|-----------|

### First & Rear Second Floor Flat

|   |         |           |
|---|---------|-----------|
| 2 Bedrooms, Living Room,<br>Kitchen, Shower Room/WC |         |           |
| GIA   | Approx. | 640 sq ft |

## Interior view



**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCY

The entire property is let on a full repairing and insuring lease to **C. Patel as a Pizza Restaurant/Takeaway** for a term of 16 years from 30th April 2021 at a current rent of **£14,000 per annum** exclusive.

**Rent Reviews 2027 and 2032**

**Note 1: The flat is currently used as Ancillary Accommodation by the tenant.**

**Note 2: There is a Rent Deposit of £12,500 being held.**

**Note 3: The shop has been used as a Pizza Take-away for over 35 years.**



View from property



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#### Vendor's Solicitors

Sherrards

Tel: 01727 832 830 Ref: Gregory Lunnion

Email: [gpl@sherrards.com](mailto:gpl@sherrards.com)

**£14,000** per annum

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'**





## SITUATION

Located close to the junction with Hall Green Road within this established shopping parade just north of the town centre, opposite a branch of the **West Brom Building Society**, diagonally opposite a **Tesco Express**, adjacent to **Greggs** and nearby a **Post Office** and **One Stop** as well as a variety of local traders.

West Bromwich lies approx. 5 miles north-west of Birmingham City Centre with excellent road links via the M5 (Junction 1) and M6 (Junction 9).

## PROPERTY

A mid terrace building comprising a **Ground Floor Shop** (see Note 1). The property benefits from the use of a service area at the rear for deliveries.

## ACCOMMODATION

### Ground Floor Shop

|                    |                   |
|--------------------|-------------------|
| Gross Frontage     | 16'6"             |
| Internal Width     | 15'6"             |
| Shop & Built Depth | 60'3"             |
| Area               | Approx. 860 sq ft |
| 2 WCs              |                   |

**VAT is NOT applicable to this Lot**

**FREEHOLD (Ground Floor Only)**



## TENANCY

The property is let on an internal repairing (plus shop front) and insuring lease to **G. Timmins as a Blinds Retailer** for a term of 10 years from 13th November 2018 (**renewal of a previous lease – in occupation since 2013**) at a current rent of **£10,000 per annum** exclusive.

**Note 1: The first floor of the property is not included as it is owned by a separate Freeholder - see Clause 24 in the Tenant's lease regarding a Break Clause.**

**Note 2: There is a £1,666.66 Rent Deposit held.**

**£10,000** per annum

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

## Vendor's Solicitors

Sherrards  
Tel: 01727 832 830 Ref: Gregory Lunnion  
Email: gpl@sherrards.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 in this quiet cul-de-sac accessed via Wellgarth Road, in this highly sought after residential area, approximately ½ mile from Golders Green Station (Northern Line). Hampstead Heath Extension, Golders Hill Park and the historic Old Bull & Bush Public House are all within close walking distance on North End Road. Golders Green is a popular and affluent suburb approximately 5 miles north-west of central London.

## PROPERTY

A split level **2 Bed Self-Contained Flat** occupying the second and third floor of this purpose built development situated in attractive well-maintained grounds. In addition, the flat includes an allocated **Underground Parking Space**.

## ACCOMMODATION (measurements to maximum points)

### Second Floor

Open Plan Living Room/Kitchen 19'7" × 18'4"  
Sep. WC

### Third Floor

|                        |        |   |       |
|------------------------|--------|---|-------|
| Bedroom 1              | 11'10" | × | 11'4" |
| with Ensuite Shower/WC | 6'9"   | × | 5'3"  |
| Bedroom 2              | 12'2"  | × | 9'7"  |
| Bathroom/WC            | 8'1"   | × | 5'11" |

**GIA Approx. 830 sq ft**

**VAT is NOT applicable to this Lot**

## TENURE

**Leasehold for a term from 26th January 2011 to 22nd December 2181 (thus having approx. 156 years unexpired) at a current ground rent of £140.40 p.a. rising - refer to lease in the legal pack.**

**Offered with Vacant Possession**

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

# Vacant 2 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

Seddons GSC  
Tel: 07977 859 943 Ref: Martina Ward  
Email: [martina.ward@seddons-gsc.com](mailto:martina.ward@seddons-gsc.com)

126 Britten Close, Chandos Way, Golders Green, London NW11 7HW



Approx. Gross Internal Area: 830 ft<sup>2</sup>

Plan not to scale and for identification purposes only.





## SITUATION

Located close to the junction with The Burroughs within this residential development, being near to Hendon Town Hall and Middlesex University and within close proximity to the A41 Watford Way.

The area is well served by good public transport being less than ½ mile from Hendon Central Underground Station (Northern Line) and there are nearby local shopping facilities on the Watford Way and Brent Street along with Brent Cross Shopping Centre being approx. 1 mile distant.

Hendon is a popular sought after suburb which lies approx. 8 miles north-west of central London.

## PROPERTY

Forming part of a purpose-built block comprising a newly decorated **Self-Contained 2 Bed Flat** on the ground floor which includes:

- uPVC double glazing
- Entry phone.
- Fitted kitchen with hob, oven, washing machine and integrated fridge/freezer.

In addition, the property includes **a Garage within a gated block.**

Communal facilities include:

- Passenger lift
- Communal Grounds
- On site Residents Permit Parking on a 'first come first serve' basis.

## ACCOMMODATION (measurements to maximum points)

### Ground Floor Flat

|             |               |
|-------------|---------------|
| Bedroom 1   | 14'11" x 9'0" |
| Bedroom 2   | 14'10" x 8'8" |
| Living Room | 21'1" x 10'8" |
| Kitchen     | 11'5" x 7'1"  |
| Bathroom/WC | 6'11" x 4'9"  |

GIA Approx. 765 sq ft

### Plus Garage

**VAT is NOT applicable to this Lot**

## TENURE

**Leasehold for a term of 999 years from 2nd May 2014 at a peppercorn ground rent.**

**Offered with Vacant Possession**

**Note 1: No. 21 Raffles House (2 bed flat) sold for £375,000 in March 2024 (source: zoopla.co.uk).**

**Note 2: We understand the flat was previously let at £22,200 p.a. (£1,850 pcm).**

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

# Vacant 2 Bed Flat

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

## Joint Auctioneers

Dreamview Estates

Tel: 020 8455 0055 Ref: Murray Lee

Email: murray@dreamviewestates.co.uk

## Vendor's Solicitors

Ingram Winter Green LLP

Tel: 020 7845 7400 Ref: Adam Pearlman

Email: adampearlman@iwg.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'**



GROUND FLOOR GROSS INTERNAL FLOOR AREA  
765 SQ FT  
Plan not to scale and for identification purposes only.





## SITUATION

Located at the junction with High Road and Windmill Lane and within easy walking distance of the various shopping facilities further along the High Road which includes **Coral, Budgens, Barnardo's, Domino's, Hob, Morrisons Daily/Post Office** and **Wenzel's** all serving the surrounding residential area.

Bushey Heath 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

Forming part of a purpose-built block within this gated development comprising a **Self-Contained 2 Bed Flat** on the ground floor which includes:

- uPVC double glazing
- Entry phone.
- Fitted kitchen with hob, oven, washing machine, tumble dryer and fridge/freezer.
- Living Room with access to Communal Grounds.

In addition, the property includes a **covered Parking Space**.

## ACCOMMODATION (measurements to maximum points)

### Ground Floor Flat

|                        |                |
|------------------------|----------------|
| Bedroom 1              | 13'4" x 13'1"  |
| plus ensuite Shower/WC |                |
| Bedroom 2              | 13'11" x 10'9" |
| Living Room            | 17'2" x 13'1"  |
| Kitchen                | 13'4" x 7'1"   |
| Bathroom/WC            | 7'4" x 6'1"    |

GIA Approx. 745 sq ft

### Plus 1 covered parking space

### VAT is NOT applicable to this Lot

## TENURE

**Leasehold for a term of 158 years from 29th September 1975 (thus having approx. 108 years unexpired)** at a current ground rent of £250 p.a. rising by a further £250 p.a. in 2038 and every 25 years thereafter (see Note 1).

### Offered with Vacant Possession

**Note 1: The Vendors have been charged ground rent in the sum of £60 p.a. since their ownership commenced in 2013.**

**Note 2: No. 1 Heath Lodge (2 bed flat) sold for £417,500 in December 2024 (source: zoopla.co.uk).**

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

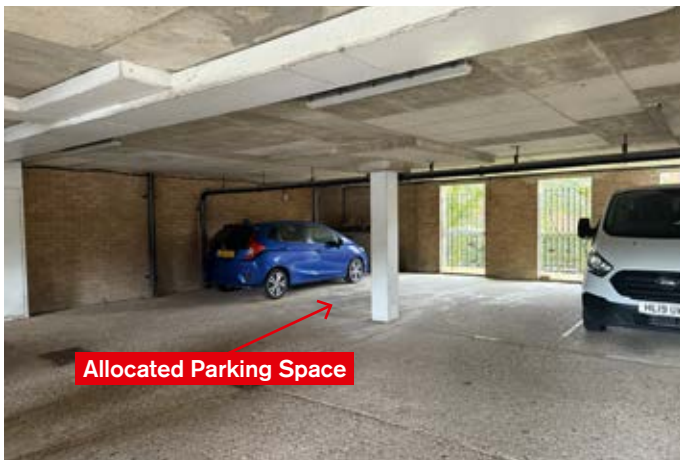
# Vacant 2 Bed Flat

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

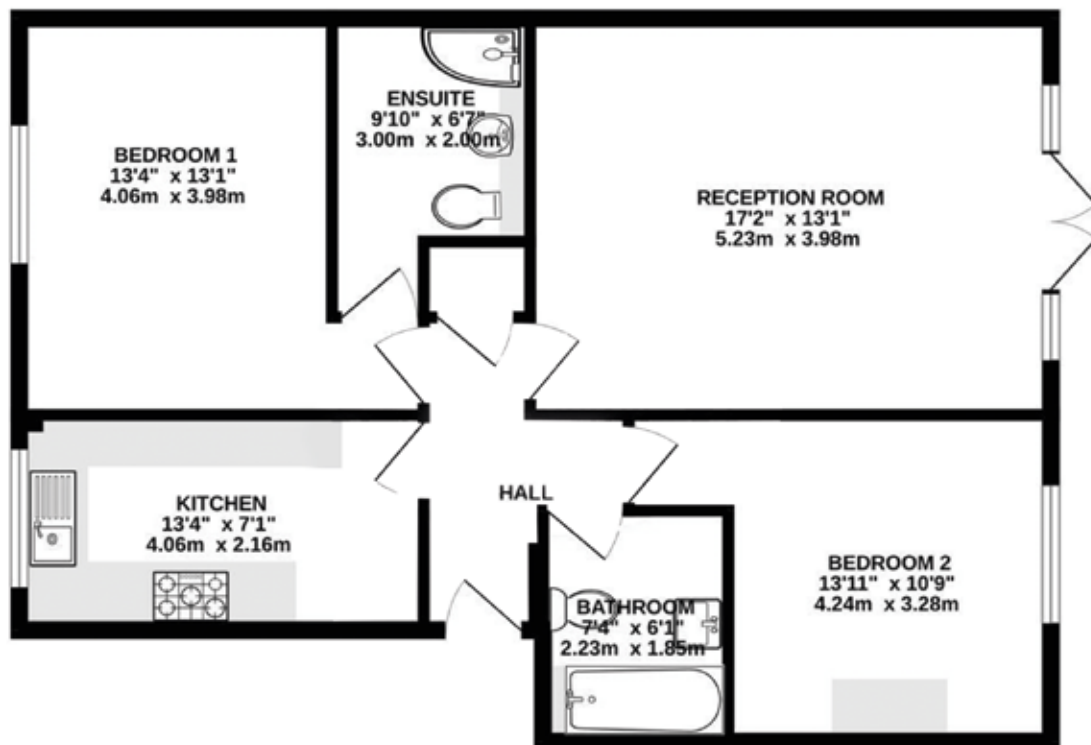
The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

Lease and More Law  
Tel: 07956 448 910 Ref: Stuart Lawrence  
Email: sl@leaseandmorelaw.co.uk



## GROUND FLOOR



GIA Approx. 745 sq ft

Plan not to scale and for identification purposes only



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