

**The following Lot has been sold prior:**

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**LOT 3 – 23 VICTORIA ROAD, SURBITON, SURREY**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £6,250 + VAT towards the Seller's costs.

**LOT 4 – 103 BOUNDARY ROAD, ST JOHNS WOOD, LONDON NW8**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £2,000 + VAT towards the Seller's costs.

**LOT 6 – 24 KENDRICK STREET, STROUD, GLOUCESTERSHIRE**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £2,000 + VAT towards the Seller's legal and agent costs.

**LOT 7 – 11, 12 & 14 STATION ROAD, CODSALL, WOLVERHAMPTON**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1.75% of the purchase price plus VAT towards the Seller's costs.

**LOT 8 – 29 HIGH STREET, KINGS HEATH, BIRMINGHAM, WEST MIDLANDS**

Re the Shop:

- The lease demised Nos. 29 and 31, but the tenant no longer trades from No. 31 and for the avoidance of doubt, No. 31 is not included in the sale.
- The rent is now £6,000 p.a.
- The shop does not include a WC.
- The shop interconnects with the adjoining shop (No. 27) which is not included in the sale.

**LOT 9 – 2 WICKS ROW, ST MARKS ROAD, HOLBEACH ST MARKS, SPALDING, LINCOLNSHIRE**

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £10,000 + VAT towards the Seller's costs.