

BARNETT ROSS ONLINE AUCTION – THURSDAY 19TH FEBRUARY 2026
ADDENDUM

The following Lots have been sold prior:

12, 13 & 16

LOT 3 – 29/30 JANSEL SQUARE, BEDGROVE, AYLESBURY, BUCKINGHAMSHIRE

The February 2026 Rent Review has been settled and documented at £36,000 p.a.

The Reversionary Lease referred to in 'Note 1' on the auction particulars has been completed and a copy of this lease is available in the Legal Pack.

LOT 4 – 27/28 JANSEL SQUARE, BEDGROVE, AYLESBURY, BUCKINGHAMSHIRE

Revised Special Conditions of Sale as of 16th February 2026 are available to download.

We are now quoting 'Guide: £350,000' (reduced from £400,000).

No. 27 (Ground Floor Shop) – The lease includes a schedule of condition which has been uploaded to the legal pack.

LOT 5 – 15 GARAGES & STORE R/O MONARCH COURT, LYTTLETON ROAD, HAMPSTEAD GARDEN SUBURB, LONDON N2

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,500 + VAT and disbursements for the Seller's legal costs, plus the Seller's auction costs of £850 plus VAT for the catalogue entry and 2% of the purchase price + VAT for commission.

Refer to the Special Conditions of Sale regarding the Vendor's contribution of up to £7,500 (inclusive of VAT, if applicable) towards his contractor's charges for works to be carried out on the request of Barnet Council.

LOT 7 – 78-82 HIGH STREET, BRENTWOOD, ESSEX

We are now quoting 'Guide: £300,000+' (reduced from £500,000).

LOT 8 – 175/175A HIGH STREET, LEE-ON-THE-SOLENT, HAMPSHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,315 + VAT towards the Seller's legal costs. Shop & Garage – The tenant is 'HoldenC (UK) Ltd'.

LOT 9 – 150 WIDNES ROAD, WIDNES, CHESHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,000 + VAT towards the Seller's legal costs.

LOT 10 – 152 WIDNES ROAD, WIDNES, CHESHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £1,000 + VAT towards the Seller's legal costs.

The tenant is W. Mohammed.

The Rent Deposit is £10,000.

LOT 11 – 13 WOODSIDE PARK ROAD, NORTH FINCHLEY, LONDON N12

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of £2,000 + VAT towards the Seller's legal costs. The detached Rear Studio only has Planning for an 'out house' and not a flat.

LOT 15 – KIOSKS 5-6 JUBILEE WAY, SCUNTHORPE, NORTH LINCOLNSHIRE

The Special Conditions of Sale provide that the Purchaser is to pay an additional sum equivalent to 1% of the purchase price plus VAT (Minimum of £2,000) towards the Seller's auctioneer's fees and an additional sum of £700 + VAT towards the Seller's legal costs.

Contrary to the Special Conditions of Sale, completion will be 30 working days from the date of exchange of the contract.