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Auctioneers

Online Auction

Thursday 4th June 2026
commencing at 12pm

T: 020 8492 9449



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Meet the team.



John Barnett FRICS
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Samantha Ross
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Order of Sale Thursday 4th June 2026

Commencing 12.00pm

Lot

1	327 West End Lane	West Hampstead	London NW6
2	199/199a Bramley Road	Oakwood	London N14
3	34 High Street	Ware	Hertfordshire
4	15-16 Hall Place	Spalding	Lincolnshire
5	39 High Street & Lloyds Bank House, Church Lane	Sidmouth	Devon
6	61, 61a & 61b Botley Road	Oxford	Oxfordshire
7	59/59a Fore Street, Barton	Torquay	Devon
8	195/195a Cardiff Road	Newport	Gwent
9	197/197a Cardiff Road	Newport	Gwent
10	187, 189, 191, 193 & 203 Cardiff Road	Newport	Gwent
11	57b Turners Hill	Cheshunt	Hertfordshire
12	74 Allitsen Road	St John's Wood	London NW8
13	5 The Parade, Marshall Road, Waterloo	Poole	Dorset
14	Former Lloyds Bank, Bath Street	Cheddar	Somerset
15	2 Cottages, Bath Street	Cheddar	Somerset
16	Car Park and Rear Garden, Bath Street	Cheddar	Somerset
17	26-28 High Street	Rushden	Northamptonshire
18	Ground Rents in Sydenham, Eltham, Wigan & Tamworth		
19	43 Halyards Court, Durham Wharf Drive, Brentford Lock	West Brentford	Middlesex
20	39 Victoria Road	Southall	Middlesex
21	15 Elm Road	Wembley	Middlesex
22	19 Fairbanks Lodge, Furzehill Road	Borehamwood	Hertfordshire
23	49 High Street	Chesham	Buckinghamshire

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Contact John Barnett FRICS
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020 8492 9449



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SITUATION

Occupying a prominent trading position close to the junction with Mill Lane and Fortune Green Road, close to **Little Waitrose** and amongst a variety of fashionable bars and restaurants.

West Hampstead is a highly affluent area approximately 4 miles north-west of Central London, well served by West Hampstead Underground (Jubilee Line), West Hampstead Overground and West Hampstead Thameslink Stations, and enjoying excellent road communications with the nearby Finchley Road (A41) and Edgware Road (A5).

PROPERTY

An end of terrace building comprising a **Ground Floor Restaurant** benefitting from a **Large Front Forecourt** used for external seating together with a **Lower Ground Floor**.

In addition, there is separate rear access to **2 Self-Contained Flats** at first, second and third floor levels, one of which includes a **Roof Terrace**.

The flats benefit from gas central heating and uPVC double glazing.

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

VAT is NOT applicable to this Lot

FREEHOLD





TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant & Lower Ground Floor + Forecourt	<p>Ground Floor Restaurant (Seating for approx. 22 covers) Gross Frontage 18'6" Internal Width 15'5" narrowing at rear to 10'7" Restaurant Depth 34'11" Built Depth 50'5" Restaurant Area Approx. 475 sq ft Raised Kitchen Area Approx. 155 sq ft</p> <p>Lower Ground Floor Store Area Approx. 85 sq ft 2 WCs</p> <p>Large Front Forecourt (Seating for approx. 38 covers) 29'8" x 18'1"</p>	<p>A. Shiraz, A. Bakhtiari & S. A. Talegani (with 2 personal guarantors) (t/a Rozay – Middle Eastern Restaurant/Shisha Bar – visit: www.rozaylounge.co.uk)</p>	15 years from 29th September 2018	£32,000	Effectively FRI (70% contribution) Rent Review 2028 (see Notes 1 and 2)
First Floor Flat	1 Bedroom, Open Plan Living Room/Kitchen, Bathroom/WC GIA Approx. 450 sq ft	Individual	Periodic Tenancy	£21,000	£2,019.23 Rent Deposit held.
Second & Third Floor Flat with Roof Terrace	3 Bedrooms, Living Room, Kitchen, Bathroom, sep. WC GIA Approx. 745 sq ft Plus Roof Terrace 16'5" (max) x 12'3"	2 Individuals	Periodic Tenancy	£29,120.04	£2,800 Rent Deposit held.
				Total: £82,120.04	

Note 1: The 2023 rent review was not actioned by the Landlord as they believed it was too soon after the Covid 19 pandemic.

Note 2: The ground floor, basement and forecourt of the restaurant at No. 331 West End Lane is let at £48,000 p.a.

View from Third Floor Roof Terrace



View opposite the Property





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£82,120.04 per annum

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

Vendor's Solicitors

Kingsley Wood
 Tel: 07947 506 964 Ref: Shamez Velji
 Email: shamez.velji@kingsley-wood.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

Occupying a prominent trading position in this fully occupied and well-known shopping parade, adjacent to **Greggs** and **William Hill** and amongst other multiples including **Post Office** and **Tesco Express** and a variety of well-established independent traders, all serving the surrounding popular residential area and being within close proximity of Oakwood Underground Station (Piccadilly Line).

Oakwood lies approximately 8 miles north of Central London and lies close to the M25 (Junction 24) and the North Circular Road (A406).

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'7" Internal Width 18'7" Shop Depth 34'0" Built Depth 45'9" External WC Rear Yard 50'10" Deep	J. Avram & J. A. Langton (t/a Norman's Butchers) (Visit: www.fnorman.co.uk)	10 years from 18th November 2024 (Renewal of a previous Lease)	£20,000	FRI Rent Reviews 2029 & 5 yearly.
First & Second Floor Flat	Not inspected.	Individual(s)	125 years from 29th September 1996	£100	FRI
				Total: £20,100	

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access via a communal staircase to a **Self-Contained Flat** on the first and second floor. There is a service road at the rear for unloading which provides access to a **Rear Yard**.

VAT is NOT applicable to this Lot

FREEHOLD

£20,100 per annum

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

Vendor's Solicitors

Eracleous & McKenna LLP
Tel: 020 8242 5558 Ref: Sawvas Eracleous
Email: sawvas@eandmsolicitors.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 near to the junction with Bridge Foot and Star Street, opposite **Costa Coffee** and amongst multiples such as **Sainsbury's Local, Age UK, Card Factory, Boots, Subway** and **William Hill**.

Ware is an affluent market town approximately 21 miles north-east of Central London, close to the A10 with easy access to the A1(M) and M11.

PROPERTY

An end of terrace Grade II Listed building comprising a **Ground Floor Former Restaurant** with internal access to a **4 Bed Flat** on the first and second floors.

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

ACCOMMODATION

Ground Floor Former Restaurant

Gross Frontage	19'6"
Internal Width	16'6"
Shop Depth	14'0"
Built Depth	46'3"

2 WC's

GIA **Approx. 763 sq ft**

Basement

GIA **Approx. 540 sq ft**

First Floor

Bedroom 1	17'9" x 12'0"
Kitchen	4'9" x 7'0"
Living Room	12'9" x 11'4"
Bathroom/WC	13'0" x 7'3"

GIA **Approx. 640 sq ft**

Second Floor

Bedroom 2	15'10" x 10'6"
Bedroom 3	8'0" x 13'9"
Bedroom 4	6'0" x 9'4"

GIA **Approx. 350 sq ft**

Total GIA **Approx. 2,293 sq ft**

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant Former Restaurant & 4 Bed Flat

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

Vendor's Solicitors

F Barnes
Tel: 01708 333 711 Ref: Ivan Ho
Email: ivan.ho@fbarnes.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 heart of the pedestrianised town centre with its twice weekly market, adjacent to **Boots** and **Co-op Travel** and amongst such multiples as **Savers**, **Card Factory**, **Superdrug**, **Specsavers**, **Holland & Barrett**, **Greggs**, **TGJones**, **Costa Coffee**, **Lloyds Bank**, **William Hill** and many more, being less than ¼ mile from Spalding Rail Station (East Midlands Railway).

Spalding is an attractive Lincolnshire market town located some 15 miles north of Peterborough and approx. 23 miles west of Kings Lynn and benefits from good road links via the A16 and A151.

PROPERTY

A mid terrace building comprising a **Ground Floor Double Shop** with internal access to **Ancillary Accommodation** on the first and second floors (**See Note**).

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage 28'5"
Internal Width 26'0"
Shop Depth 46'7"
Built Depth 55'4"
2 WCs

First Floor Ancillary (above No. 15)

Area Approx. 502 sq ft

Second Floor Ancillary (above No. 15)

Area Approx. 119 sq ft

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Done Brothers (Cash Betting) Limited t/a Betfred (having approx. 1,300 branches)** for a term of 15 years from 23rd April 2026 (**in occupation since 2017**) at a current rent of **£25,000 per annum** exclusive.

Rent Reviews and Tenant's Break 2031 and 2036

Note: The first and second floors above No. 16 have been sealed off and currently there is no access to this part of the property.



£25,000 per annum

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

Vendor's Solicitors

McBride Wilson & Co

Tel: 07879 637 613 Ref: Stephen Melzack

Email: sm@mcbridewilson.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

Close to the junction with Mill Street in the heart of the town centre nearby multiples such as **The Edinburgh Woollen Mill, Oxfam, Peacocks, Co-op, Hays Travel and Timpson** and a wide variety of independent retailers, coffee shops and restaurants. Sidmouth is a thriving, beautiful coastal town on the picturesque East Devon coast located approximately 17 miles from Exeter and benefits from good road access being 10 miles from the M5 (Junction 30).

PROPERTY

An attractive and imposing mid-terrace building comprising a **Former Bank** on ground floor and basement level with internal access to an **Ancillary Storeroom** on part first floor level. In addition, there is separate rear access via Church Lane to a **Large 3 Bed Self-Contained Flat** on part first floor. The property includes a **Rear Courtyard, Terrace** and a separate brick-built **Store**.

Refer to the Auctioneers for the floor plans and video tours of the Former Bank and Flat.

ACCOMMODATION

Ground Floor Former Bank

Gross Frontage	38'0"
Banking Hall Width	33'10"
Banking Hall Depth	46'0"
Built Depth	71'0"
Banking Hall Area	Approx. 1,410 sq ft
Store Areas	Approx. 310 sq ft
3 WCs	

Basement

Boiler Room – not inspected.

First Floor Storeroom

Area Approx. 210 sq ft

First Floor Flat

3 Bedrooms, 2 Living Rooms, 2 Kitchens, Bathroom/WC

GIA of Flat Approx. 1,450 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: There may be potential to convert the remaining First Floor Commercial Space to Residential Use, subject to obtaining the necessary consents.

Vacant Former Bank & 3 Bed Flat

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

Vendor's Solicitors

Taylor Rose
Tel: 020 3551 8168 Ref: William Michael
Email: william.michael@taylor-rose.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
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Lot 6

61, 61a & 61b Botley Road, Oxford,
Oxfordshire OX2 0BP

***Guide: £675,000+**
In the same ownership for over 25 years.
Shop, 2 Flats and an Advertising Hoarding
6 week completion



SITUATION

Located at the junction with Alexandra Road nearby a **Nisa Local** and only approx. 1/2 mile from Oxford Railway Station and less than a mile from the city centre.

In addition, both a **Waitrose Supermarket** and the part completed new **Laboratory, Science and Technology Park** are both within a 5 minute walk.

Oxford is a world famous University city and is one of the UK's most popular tourist destinations lying some 60 miles north-west of London via the A40 and M40.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with **Front Forecourt** and side **Bin Store** together with separate side access to **2 Self-Contained Flats (fully refurbished in 2023)** at rear ground and first floor levels which include uPVC double glazing and gas central heating.

The ground floor Flat includes a **Private Courtyard Garden** and the property includes a rear **Gated Parking Space** and an **Advertising Hoarding** on the flank wall.

Refer to the Auctioneers for the video tour of the flats.

VAT is NOT applicable to this Lot

FREEHOLD

Note: There may be potential to add additional accommodation in the roof space above the first floor flat, subject to obtaining possession and the necessary consents.



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£56,518 per annum

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

Vendor's Solicitors

RWK Goodman

Tel: 01865 264 033 Ref: Vicky Hernandez

Email: vicky.hernandez@rwkgoodman.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
No. 60 (Ground Floor Shop + Bin Store)	Gross Frontage 16'6" Internal Width 15'5" Shop Depth 24'4" Includes a Treatment Room & WC	J. Bickevic & J. Kremnova (Hairdressers / Beauty Salon)	10 years from 17th January 2020 (excl. s.24-28 of L & T Act 1954)	£13,920 (Personal concession from £14,200 p.a.)	FRI Rent Review 2029 £6,000 Rent Deposit held. The Tenants did not operate their 2025 Break Clause.
No. 61a (Ground Floor Flat)	1 Bedroom, Open Plan Living Room/Kitchen, Shower Room/WC, Store Room GIA Approx. 502 sq ft Plus Private Courtyard Garden	Individual	Periodic Tenancy	£18,000 (£1,500 pcm)	£1,673.07 Rent Deposit held.
No. 61b (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC GIA Approx. 724 sq ft Plus Gated Parking Space	2 Individuals	Periodic Tenancy	£23,400 (£1,950 pcm)	£2,250 Rent Deposit held.
Advertising Hoarding		Primesite Media Limited	10 year Licence from 18th May 2019	£1,198	With effect from 18th May 2029 there is a Rolling Mutual Break at anytime on 12 months prior notice.
				Total: £56,518	





SITUATION

Located within this established local parade serving the surrounding residential area being approximately 2 miles from Torquay Town Centre. Torquay is a popular coastal resort situated on the south coast of Devon approx. 22 miles south of Exeter and 32 miles east of Plymouth.

VAT is NOT applicable to this Lot

FREEHOLD

PROPERTY

An end of terrace building comprising a **Ground Floor Shop/Office** with separate front access to a **Self-Contained 3 Bed Flat** on first and second floor levels. The property benefits from a side garden and rear yard with parking for 2 cars.

In addition, the property benefits from use of a rear service road allowing vehicular access for unloading.

Refer to the Auctioneers for the video tour of the flat.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop/Office	Gross Frontage 27'4" Internal Width 19'4" Shop Depth 15'7" Built Depth 40'8" WC	Acess Employment SW Ltd (Employment/ Recruitment Office)	For a term from 12 th January 2024 to 1 st February 2030	£6,000	IRI Rent Review & Tenant's Break 2027. £2,000 Rent Deposit held.
First & Second Floor Flat	3 Bedrooms, Living Room, Kitchen, Bathroom/WC Plus External Store	Individual(s)	Periodic Tenancy	£9,000	
				Total: £15,000	

£15,000 per annum

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

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

Located close to the junction with Bideford Road amongst a host of independent traders.

Newport is a major commercial and administrative centre in South Wales and is located some 20 miles east of Cardiff, enjoying easy access via the M4 (Junction 28).

PROPERTY

A mid terrace property comprising a **Ground Floor Shop** and separate rear access to a **Self-Contained Flat** on the first floor.

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage 14'2"

Built Depth 73'0"

WC

First Floor Flat

Believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC

Area of Flat Approx. 603 sq ft

¹Not inspected by Barnett Ross. Measurements taken from Find Maps.

Areas taken from EPC.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **A F Blakemore & Son Ltd t/a SPAR (having approx. 900 branches worldwide)** for a term of 99 years from 25th December 1928 at a **ground rent of £3.38 per annum.**

Valuable Reversion in 2027

Note 1: The property interconnects with No. 197 which is let to the same tenant.

Note 2: The adjoining property (No. 197 Cardiff Road) is also being offered for sale in this Auction – see Lot 9.

Note 3: Nos. 187, 189, 191, 193 & 203 Cardiff Road are also being offered for sale in this Auction – see Lot 10.

Ground Rent Investment with Valuable Reversion in 2027

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

Vendor's Solicitors

Gunnercooke LLP

Tel: 03330 143 401 Ref: William Simmonds

Email: william.simmonds@gunnercooke.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 Bideford Road amongst a host of independent traders.

Newport is a major commercial and administrative centre in South Wales and is located some 20 miles east of Cardiff, enjoying easy access via the M4 (Junction 28).

PROPERTY

A mid terrace property comprising a **Ground Floor Shop** and separate rear access to a **Self-Contained Flat** on the first floor.

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage 20'2"

Built Depth 72'0"

WC

First Floor Flat

Believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC
Area of Flat Approx. 517 sq ft

¹Not inspected by Barnett Ross. Measurements taken from Find maps.

Areas taken from EPC.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **A F Blakemore & Son Ltd t/a SPAR (having approx. 900 branches worldwide)** for a term of 99 years from 25th December 1928 at **nil ground rent**.

Valuable Reversion in 2027

Note 1: The property interconnects with No. 195 which is let to the same tenant.

Note 2: The adjoining property (No. 195 Cardiff Road) is also being offered for sale in this Auction – see Lot 8.

Note 3: Nos. 187, 189, 191, 193 & 203 Cardiff Road are also being offered for sale in this Auction – see Lot 10.

Ground Rent Investment with Valuable Reversion in 2027

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

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

Gunnercooke LLP

Tel: 03330 143 401 Ref: William Simmonds

Email: william.simmonds@gunnercooke.com



Lot 8
(No. 195)

Lot 9
(No. 197)

CC VAPE

SPAR

life express

LEEAIR

Lot 10

187, 189, 191, 193 & 203 Cardiff Road,
Newport, Gwent NP20 3BP

***Guide: £20,000**
Gross Yield 13.9%
Ground Rent Investment comprising
5 Shops each with an Upper Part



SITUATION

Located close to the junction with Bideford Road and amongst a host of independent traders.

Newport is a major commercial and administrative centre in South Wales and is located some 20 miles east of Cardiff, enjoying easy access via the M4 (Junction 28).

PROPERTY

Occupying part of a local parade comprising **5 Ground Floor Shops**, **3 with First Floor Storage/Ancillary Accommodation** and **2 with First Floor Flats**.

VAT is **NOT** applicable to this Lot

FREEHOLD

Note 1: Nos. 195 & 197 Cardiff Road are also being offered for sale in this Auction – see Lots 8 & 9.

Note 2: There is a 6 week completion.



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Ground Rent Investment comprising 5 Shops each with an Upper Part

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

Vendor's Solicitors

Gunnercooke LLP

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Email: william.simmonds@gunnercooke.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 & ACCOMMODATION¹

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 187/187a Cardiff Road	Ground Floor Shop Gross Frontage 13'2" Built Depth 41'6" Area Approx. 409 sq ft First Floor Storage Area Approx. 344 sq ft Total Area Approx. 753 sq ft	G. Misson & T. Misson (Underlet to Flames Grill & Pizza Takeaway)	99 years from 1st September 1997	£2,775	FRI Rent Reviews 2027 & 5 yearly Valuable Reversion in approx. 70 years.
Nos. 189/189a Cardiff Road	Ground Floor Shop Gross Frontage 19'5" Built Depth 70'10" Area Approx. 808 sq ft First Floor Storage Area Approx. 493 sq ft Total Area Approx. 1,301 sq ft	M. Prichard (Underlet to Coral) (Having approx. 1,800 branches)	125 years from 28th July 2005	Nil	FRI
Nos. 191/191a Cardiff Road	Ground Floor Shop Gross Frontage 18'4" Built Depth 41'0" Area Approx. 559 sq ft First Floor Flat Area Approx. 700 sq ft	N. Lanza (Underlet to Elegances Barber)	125 years from 26th October 2012	£5	FRI
Nos. 193/193a Cardiff Road	Ground Floor Shop Gross Frontage 14'5" Built Depth 45'11" Area Approx. 480 sq ft First Floor Flat Area Approx. 549 sq ft Plus Garage	D. Hughes & S. Hughes (Underlet to CC Vape)	125 years from 11th December 2013	Nil	FRI
Nos. 203/203a Cardiff Road	Ground Floor Shop Gross Frontage 21'3" Built Depth 70'0" Area Approx. 765 sq ft First Floor Staff Room Area Approx. 353 sq ft Total Area Approx. 1,118 sq ft Plus Garage	J. Wang & F. You (Chinese Takeaway)	125 years from 30th March 2012	£5	FRI Owner occupied.
				Total: £2,785	

¹Not Inspected by Barnett Ross. Areas taken from VOA and EPC. Measurements taken from FindMaps.



SITUATION

Located close to the junction with College Road in the heart of the town centre, adjacent to **Boots Opticians**, diagonally opposite a **Tesco Supermarket**, amongst other multiples such as **Greggs**, **Wimpy** and **William Hill** and a host of established independent traders, all serving the surrounding residential area.

Cheshunt is located 4 miles north of Enfield and benefits from excellent road links via the M25 (Junction 25) and the A10. The property is approximately 1/2 a mile from Cheshunt Station (Weaver Overground Line, Greater Anglia) providing rail services to London Liverpool Street Station.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'9"
Internal Width	17'6"
Shop Depth	51'0"
Built Depth	60'6"
Sales Area	Approx. 892 sq ft
Store Area	Approx. 115 sq ft
WC	
Total Area	Approx. 1,007 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Home Depot Pound Saver Limited (with personal guarantor) t/a Local Discount Store (Household Goods) (having 3 branches)** for a term of 12 years from 18th January 2022 (**renewal of a previous lease, in occupation for at least 10 years**) at a current rent of **£22,500 per annum** exclusive.

Rent Reviews January 2026 (not yet actioned) and 2030.

This is a £10,000 Rent Deposit held.

£22,500 per annum

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

Vendor's Solicitors

YVA Solicitors
Tel: 020 8445 9898 Ref: Shamil Patel
Email: sp@yvasolicitors.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 Charlbert Street being less than 200 yards from St John's Wood High Street with its popular shops, cafés and restaurants.

Lord's Cricket Ground, Regent's Park and St John's Wood Underground Station (Jubilee Line) are all within close proximity.

St John's Wood is a highly sought after and desirable residential area being approx. 1½ miles from the West End.

PROPERTY

An impressive corner building comprising a **Former Private Members Club** on Basement, Ground, First and Second Floors.

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

ACCOMMODATION¹

Basement (restricted headroom approx. 5'9")

GIA Approx. 1,103 sq ft

Ground Floor

GIA Approx. 1,491 sq ft

First Floor

GIA Approx. 1,276 sq ft

Second Floor

GIA Approx. 1,168 sq ft

Total GIA Approx. 5,038 sq ft

¹Areas provided by Vendor

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

DEVELOPMENT POTENTIAL

The Vendor has drafted a Pre-Application and Floor Plans for the conversion of the property to 2 Houses:

- 1 x 2,734 sq ft 3 Bed 5 storey House with Roof Terrace.
- 1 x 2,583 sq ft 3 Bed 5 storey House with Roof Terrace.

[Refer to the Auctioneers for the existing and proposed Floor Plans.](#)

The property may also lend itself to conversion to Flats, subject to obtaining the necessary consents.

Vacant Former Private Member's Club with Residential Development Potential

Vendor's Solicitors

Solomon Taylor & Shaw
Tel: 020 7431 1912 Ref: Gary Phillips
Email: gary@solts.co.uk





Lot 13

5 The Parade, Marshall Road, Waterloo,
Poole, Dorset BH17 7EZ

***Guide: £135,000**
Gross Yield 10% on Net Rent
6 week completion



SITUATION

Located within this neighbourhood parade serving the surrounding residential population, approximately 2 miles north of Poole town centre.

Poole lies approximately 5 miles west of Bournemouth and benefits from good road access via the A35 and A338.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage 22'6"
Built Depth 47'0"
Area Approx. 772 sq ft¹
WC

¹Not inspected by Barnett Ross. Area taken from VOA

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 150 years from 23rd September 2005 (thus having approx. 129 years unexpired) at a fixed ground rent of £520 p.a.

TENANCY

The property is let on a full repairing and insuring lease to **BSL02.Tanning Ltd and B. Tiller (as a Tanning Salon having 2 branches)** for a term of 16 years from 17th May 2024 at a current rent of **£14,000 per annum** exclusive.

Rent Reviews 2028 & 4 yearly.

Tenant's Breaks 2030 & 2036.



Net Rent £13,480 p.a.

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

Sinclair's Solicitors
Tel: 020 8202 8222 Ref: Ravi Lakhani
Email: ravi@sinclairssolicitors.co.uk



The Property

Photograph take June 2025
(Ground floor windows have
since been boarded up)



SITUATION

Located at the junction with Lower North Street amongst nearby occupiers such 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 a **Former Bank** on ground, first and second floors (see 'Planning' section). In addition, the property will include **4 Car Parking Spaces** at the rear (see Site Plan).

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

Plus 4 Car Parking Spaces

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

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

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 Dwellinghouses (Use Class C3)'. Planning Ref: 17/25/00004.

This 'Prior Approval' also included the 2 adjoining Cottages - see Lot 15.

Refer to the Auctioneers for the Planning Documentation and Plans.

The 2 Dwellinghouses within this lot would comprise 2 Self-Contained Flats above the Former Bank as follows:

- 1 x 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 x 828 sq ft Second Floor Flat above the former banking hall (2 Bedrooms, open plan Kitchen/Living Room, Bathroom/WC)

Refer to the Auctioneers for the floor plans relating to the 2 Flats.

Note: We are also offering the 2 adjoining cottages and the rear car park/rear garden in this auction – see Lots 15 & 16.

Vacant Former Bank with Approval for Residential Use

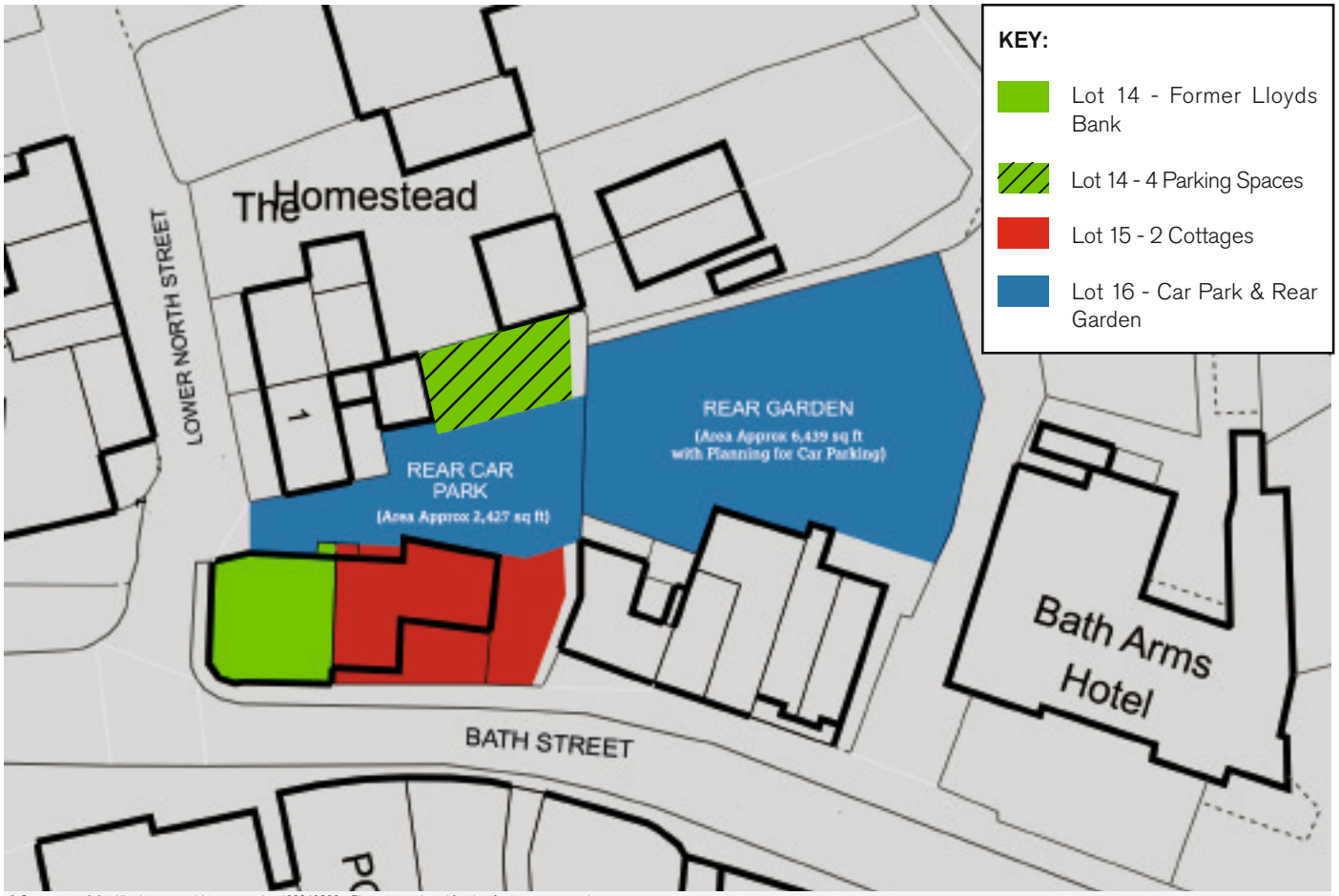
The Surveyors dealing with this property are
John Barnett and **Elliott Greene**

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



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Photograph taken June 2025
 (Ground floor doors and windows
 have since been boarded up)



SITUATION

Located close to at the junction with Lower North Street amongst nearby occupiers such 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

A semi-detached building comprising **2 Cottages (which were previously used as part of the former adjoining banking premises)** on ground and first floors (see 'Planning' section). In addition, the property includes **Car Parking** for at least 2 cars at the side.

ACCOMMODATION¹

Cottage 1 (Left):

Ground & First Floors

GIA Approx. 700 sq ft

Cottage 2 (Right):

Ground & First Floors

GIA Approx. 861 sq ft

Total GIA Approx. 1,561 sq ft

Plus Parking Spaces for at least 2 cars

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

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

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 Dwellinghouses (Use Class C3)'. Planning Ref: 17/25/00004.

This 'Prior Approval' also included the adjoining Former Bank - see Lot 14

Refer to the Auctioneers for the Planning Documentation and Plans.

The 2 Dwellinghouses would comprise:

- 1 x 700 sq ft Cottage on ground and first floors (1 Bedroom, Living Room, Bathroom/WC and sep. WC)
- 1 x 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 residential units.

Note: We are also offering the adjoining former bank and the rear car park/rear garden in this auction – see Lots 14 & 16.

2 Vacant Cottages with Prior Approval for Residential Use

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

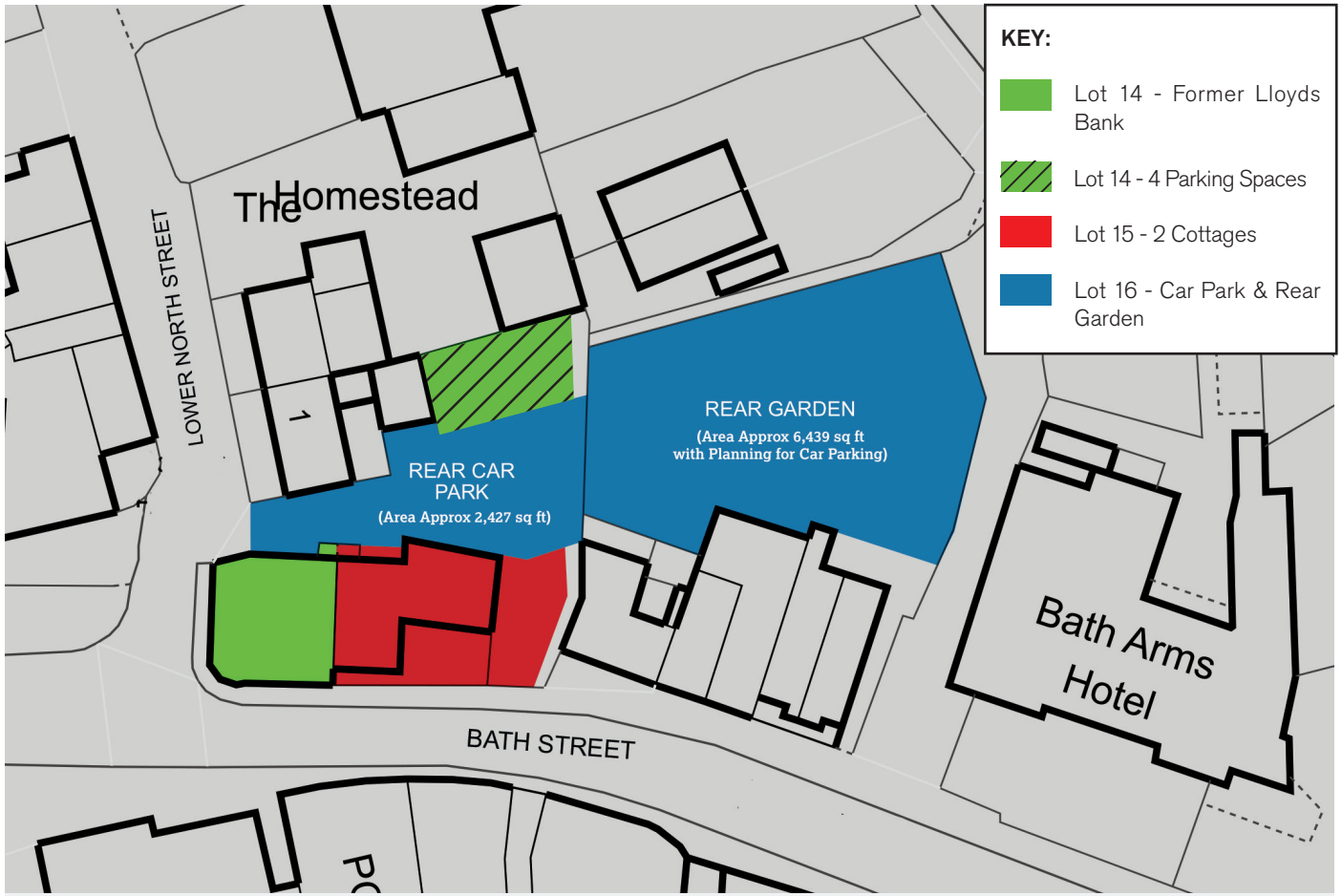
Joint Auctioneers

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 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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View of Rear Car Park

SITUATION

Located at the junction with Lower North Street amongst nearby occupiers such 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

A Car Park and Rear Garden (see 'Planning' section).

ACCOMMODATION¹

Car Park and Rear Garden

Car Park Area Approx. 2,427 sq ft
 Rear Garden Area Approx. 6,439 sq ft

Total Area **Approx. 8,866 sq ft**

¹Not inspected by Barnett Ross. Area taken from Find Maps.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION, subject to rights to access over the Car Park for the parking spaces allocated to the Former Bank (see Lot 14) and the 2 Cottages (see Lot 15).

PLANNING FOR CHANGE OF USE FROM REAR GARDEN TO 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 car park for 20 cars although 4 of these spaces are being sold with the Former Bank building (see Lot 14).

Refer to the Auctioneers for the Planning Documentation and Plans.

Note: We are also offering the adjoining former bank and 2 cottages in this auction – see Lots 14 & 15.

Car Park & Rear Garden with Planning for a 20 Space Car Park

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

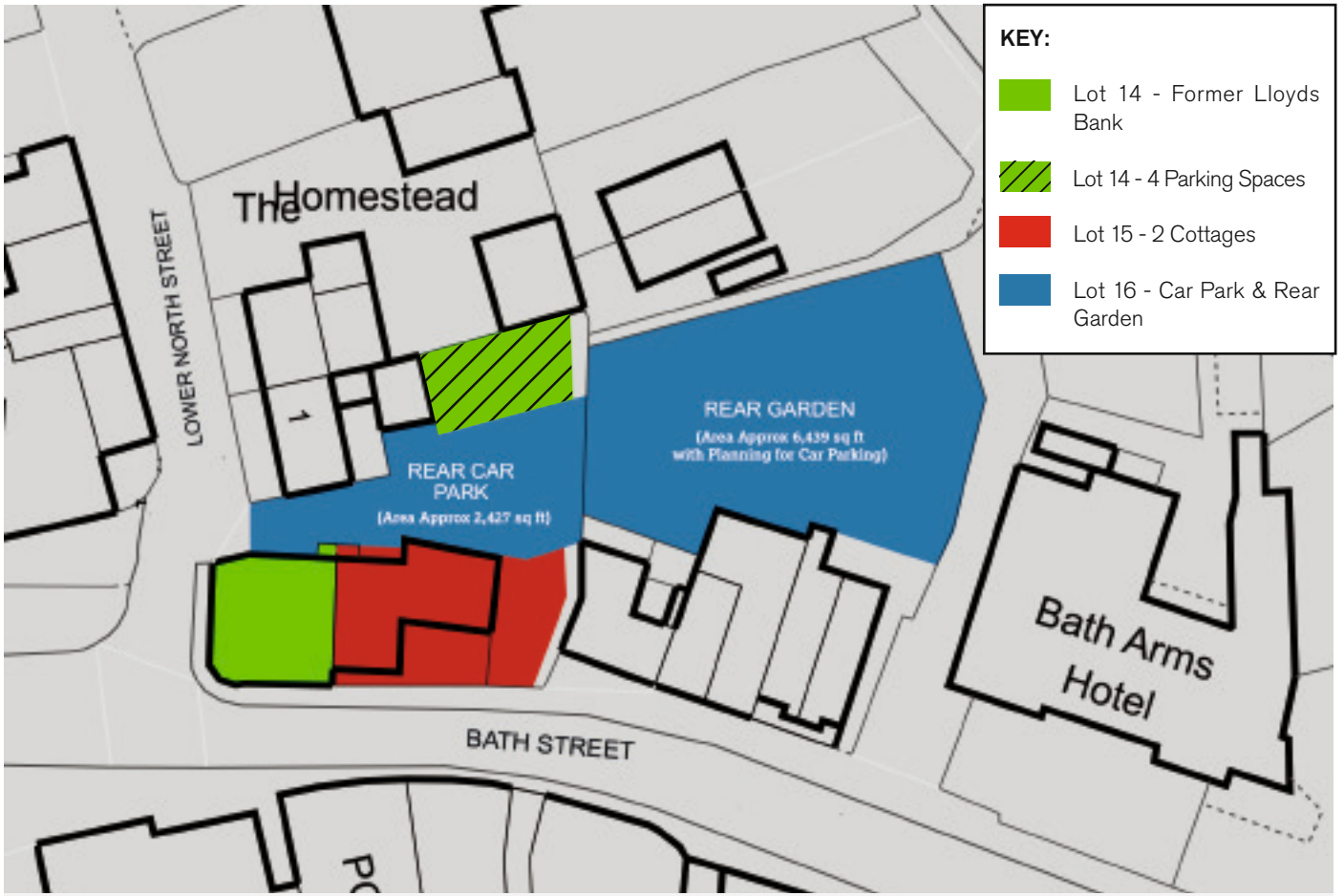
Joint Auctioneers

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

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SITUATION

Occupying a prominent trading position in the town centre amongst such multiples as **Greggs, Poundstretcher, Superdrug, Iceland, Specsavers, HSBC, Betfred, Cardfactory, Scrivens Opticians, Boots Pharmacy** and **Costa**.

Rushden lies just off the A45 some 5 miles east of Wellingborough, 10 miles south-east of Kettering and 17 miles east of Northampton.

PROPERTY

Forming part of a mid terraced building comprising a **Ground Floor Double Shop** and a **Rear 2 Storey Building**.

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage 35'0"
Internal Width 32'0"
Shop Depth 60'5"
Built Depth 83'4"
Sales/Ancillary Area Approx. 1,850 sq ft
2 WCs

Rear 2 Storey Building

Not inspected

VAT is applicable to this Lot

TENURE

Leasehold for a term of 999 years from 20th October 2022 at a peppercorn ground rent.

TENANCY

The property is let on a repairing and insuring lease to **Afro Shop Ltd (with personal guarantor) (as an Afro Caribbean Shop)** for a term of 5 years from 16th October 2025 at a current rent of **£16,000 per annum** exclusive.

Rent Review & Tenant's Break October 2028

There is a **£4,000 Rent Deposit** held.

£16,000 per annum

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

Vendor's Solicitors

Marsden Rawsthorne
Tel: 01772 799 600 Ref: Nicola Fairhurst
Email: nfairhurst@marsdenrawsthorne.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'**





PROPERTIES

A residential portfolio of **Freehold Ground Rents** secured on **25 Houses** (each believed to be 3 Bedrooms) plus **3 Electricity Sub-Stations** in the locations listed in the Tenancy Schedule below.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION (Refer to the Auctioneers for the Full Tenancy Schedule)

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
6 Beaulieu Avenue, Sydenham, London SE26 6PP	3 Bed House	Individual	99 years from 27th May 1966	£22.50	FRI Valuable Reversion in approx. 39 years.
Electricity Sub-Stations & Land in Beaulieu Avenue, & Longton Grove, Sydenham and Queenscroft Road, Eltham	3 Electricity Sub-Stations		Expired leases (See Note 1)	£3 (See Note 1)	Note 1: The £3 rent has not been demanded or received and it is unknown if the lessees are in occupation.
16 Houses in Winstanley, Wigan	16 x 3 Bed Houses	Individual(s)	Each 99 years from 1975	£272	Each FRI 16 Valuable Reversions in approx. 48 years.
2 Houses in Wilnecote, Tamworth	2 x 3 Bed Houses	Individual(s)	Each 99 years from 29th September 1976	£98.40	Each FRI 2 Valuable Reversions in approx. 49 years.
6 Houses in Winstanley, Wigan	6 x 3 Bed Houses	Individual(s)	Each for a term of between 99 and 141 years from between 1975 and 2017	£410	Each FRI 6 Valuable Reversions in approx. 87–90 years.
				Total: £805.90	

Note 2: The Freehold also comprises other miscellaneous pieces of land and / or electricity sub-stations, and/or subsoil areas – refer to the various Office Copy Entries & Title Plans in the Legal Pack.



Ground Rent Investment secured on 25 Houses and 3 Sub-Stations

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

Vendor's Solicitors

Thackray Williams
Tel: 020 8290 0440 Ref: Vikki Herbert
Email: vikki.herbert@thackraywilliams.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 along the Grand Union Canal, opposite the junction with Boaters Avenue and just a few minutes' walk to the shopping facilities on London Road and High Street. In addition, Brentford Station (South Western Railway) is less than 1/2 mile distant.

Brentford Lock West is an award-winning RIBA accredited development in one of West London's most historic and sought-after locations approx. 8 miles west of central London with easy access to the nearby A4 and the M4 (Junction 2).

PROPERTY

Forming part of a modern purpose-built block comprising a **Self-Contained 3 Bed 4th Floor Penthouse Flat with 2 Large Balconies.**

The flat benefits from:

- Gas Central Heating (Communal System)
- Double Glazing
- Video Entry Phone
- 2 Private Balconies
- 2 Private Parking Spaces within a gated underground car park
- 9 Person Passenger Lift
- Views over the Grand Union Canal/River Brent

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

ACCOMMODATION (measurements to maximum points)

4th Floor Penthouse Flat

Bedroom 1	18'6" x 10'6" plus en-suite and Balcony
Bedroom 2	13'10" x 8'6"
Bedroom 3	13'10" x 9'1"
Kitchen/Dining/Reception	33'7" x 15'11" plus Balcony
Shower Room/WC	7'0" x 6'4"

GIA Approx. 1,193 sq ft plus 2 Balconies

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 250 years (less 10 days) from 1st September 2008 at a ground rent of £350 p.a. subject to RPI Rent Reviews every 20 years.

Offered with Vacant Possession

Note: A smaller Penthouse Flat at 22 Halyards Court (1,022 sq ft) sold for £750,000 in March 2025.

Vacant Penthouse Flat

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

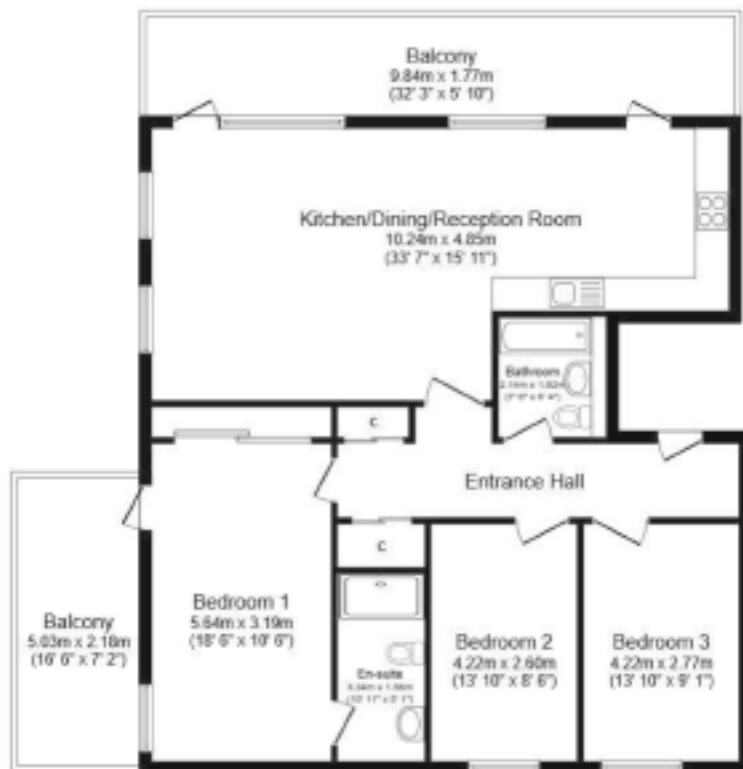
Vendor's Solicitors

WHN Solicitors

Tel: 01200 408 300 Ref: Carl Dodd

Email: carl.dodd@whnsolicitors.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'**



**GIA Approx. 1,193 sq ft
Plus 2 Balconies**

Plan not to scale and for identification purposes only.

Interior view of Kitchen/Dining area



Interior view of Bedroom 1



The Property



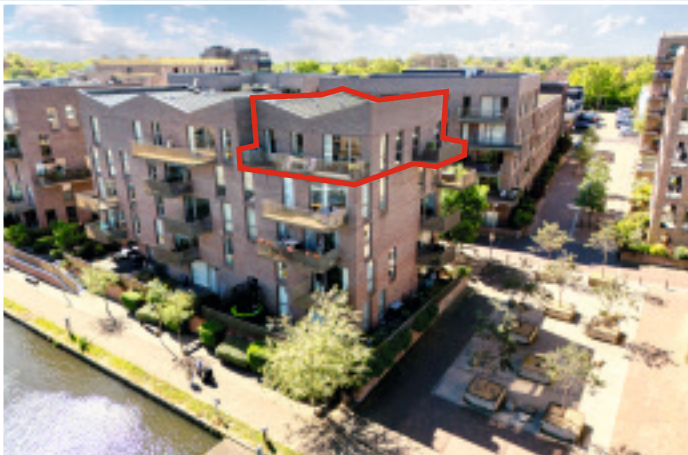
View opposite



Front Balcony



Side Balcony





SITUATION

Located near to Norwood Road within this popular west London suburb being a short walk from the various local shopping facilities in King Street and less than ½ mile from Southall Station (Elizabeth Line & GWR).

The **Sri Guru Singh Sabha Southall Temple** is just a few minutes' walk away and the **Charles House Wholesale Market** is approx. ½ mile distant.

In addition, Heathrow Airport is only approx. 6 ½ miles from the property. Southall lies approx. 11 miles west of central London and enjoys excellent road links via the M4 (Junction 3) and A40.

PROPERTY

Comprising a mid terraced **8 Room House** on ground, first and second floors. **The property is in excellent decorative order** and includes:

- Fitted Kitchen
- Gas central heating / Megaflo system
- uPVC double glazing
- Rear Patio Garden

In addition, the property benefits from use of a gated rear footpath that leads to Hammond Road.

Refer to the Auctioneers for the floor plans and the video tour of the property.

VAT is NOT applicable to this Lot

ACCOMMODATION (measurements to maximum points)

Ground Floor

Room 1	12'10" × 10'8"
Room 2	11'1" × 9'0"
Room 3	13'3" × 11'4" plus ensuite shower/wc
Kitchen	15'3" × 13'6"

Separate WC

First Floor

Room 4	14'2" × 10'11"
Room 5	11'0" × 9'0"
Room 6	16'4" × 9'5"

Bathroom/WC

Second Floor

Room 7	12'10" × 10'5" plus ensuite shower/wc
Room 8	13'3" × 8'8" plus ensuite shower/wc

Total GIA Approx. 1,438 sq ft

FREEHOLD offered with VACANT POSSESSION

Note 1: Planning Permission was granted by Ealing Council on 28th April 2022 (now lapsed) for 'Conversion of existing dwellinghouse into 2 Self-Contained Flats; and associated external alterations' – Planning Ref: 220340FUL.

Refer to the Auctioneers for the Planning Documentation and Plans.

Note 2: The property may be suitable for change of use to an HMO, subject to obtaining the necessary consents.

Vacant 8 Room House with HMO Potential

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

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

Lawrence Stephens
Tel: 020 7936 8888 Ref: Hafsa Umarji
Email: humarji@lawstep.co.uk

Kitchen



View from Rear of Property



Sri Guru Singh Sabha Southall Temple

Rear Patio Garden





SITUATION

Located close to the junction with St John's Road within this popular residential suburb and just a few minutes' walk from Wembley Central Station (Bakerloo, Lioness and Southern Lines) and the multiple shopping facilities in the High Road.

In addition, the property is approx. ½ mile from Wembley Stadium and Wembley Retail Park.

Wembley lies some 7 miles north-west of central London and benefits from good road links via the North Circular A406 and M1 (Junction 1).

PROPERTY

A 3 Bed terraced House on ground and first floors together with a **Rear Garden** that includes a **single storey detached Rear Building** as well as an **Outbuilding** to side of the house.

The property does not currently have a kitchen or bathroom and is in need of complete refurbishment.

Refer to the Auctioneers for the floor plans and the video tour of the property.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Front Room	13'8" x 15'4"
Middle Room 1	12'1" x 10'11"
<i>interconnects with</i>	
Middle Room 2	8'3" x 8'0"
Rear Room	11'10" x 19'8"

First Floor

Bedroom 1	19'1" x 15'6"
Bedroom 2	12'4" x 10'10"
Bedroom 3	11'9" x 17'0"
Middle Room	8'4" x 8'0"

GIA Approx. 1,585 sq ft

Plus Rear Garden Building GIA Approx. 279 sq ft

Plus side Outbuilding

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant 3 Bed House

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

Darlington Hardcastles
Tel: 01923 774 272 Ref: Howard Schneider
Email: howardschneider@dhsolicitors.co.uk



Rear of Property



Rear Garden Building

Lot 22

Flat 19 Fairbanks Lodge,
Furzehill Road, Borehamwood,
Hertfordshire WD6 2DQ

***Guide: £100,000**
Reduced from a previous asking price of **£170,000**
Vacant 1 Bed Flat for the Over 60's
By order of Lasting Power of Attorney



SITUATION

Located close to the junction with Shenley Road and just a few minutes' walk from Borehamwood Shopping Park which includes multiples such as **M&S Foodhall, Lidl, Aldi, Boots, Costa Coffee, Next, Home Bargains, Sports Direct, B&M Home Store** and a host of other retailers.

In addition, Elstree & Borehamwood Train Station (Thameslink) is approx. ¼ mile distant.

Borehamwood and Elstree is famous for its film making industry and is a popular commercial and residential area lying approx. 11 miles north-west of central London, within easy reach of the M1 (Junction 4) and the M25 (Junction 23).

PROPERTY

Forming part of a purpose-built **Retirement Block for the Over 60's** comprising a **Self-Contained 1 Bed Flat** on the first floor.

The property benefits from:

- Communal Gardens
- Residents Parking
- On Site Manager
- Communal Lounge & Hobby Room
- Laundry Rooms
- 8 Person Passenger Lift
- 24 hour, 365 day assistance by Careline

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

ACCOMMODATION (measurements to the maximum points)

First Floor Flat

Bedroom	14'3" x 8'10"
Reception Room	19'7" x 9'8"
Kitchen	6'10" x 7'11"
Bathroom/WC	7'4" x 4'10"

GIA Approx. 495 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 189 years from 1st September 1988 (thus having over 151 years unexpired) at a Peppercorn ground rent.

Offered with Vacant Possession

Note: There is a 6 week completion.

Vacant 1 Bed Flat for the Over 60's

The Surveyors dealing with this property are
Rocco Kay and **Elliott Greene**

Vendor's Solicitors

Conway & Company

Tel: 020 8863 0535 Ref: Havva Conway

Email: conveyancing@conwaysolicitors.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'**

View of Communal Gardens



Communal Lounge and Hobby Room





SITUATION

Located close to the junction with Station Road in the town's main pedestrianised High Street, amongst multiples such as **Boots, Waterstones, Savers, Costa** and **Starbucks** as well as a variety of independent retailers, being approx. 150 yards from Chesham Underground Station (Metropolitan Line).

Chesham is an attractive and popular commuter town located between Amersham to the south and Berkhamsted to the north enjoying excellent road access to the A41 via the A416, approximately 25 miles north-west of Central London.

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** with separate front and rear access to a **Self-Contained 3 Bed Flat** on the first and second floors. The flat benefits from uPVC double glazing and gas central heating.

In addition, the property includes a **Gated Rear Yard for parking 2 cars** which can be accessed from East Street.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	23'4"
Internal Width	16'7" (max)
Shop Depth	32'1"
Built Depth	73'1"
Area	Approx. 850 sq ft

2 WCs

First & Second Floor Flat

3 Bedrooms, Living Room, TV Room, Kitchen, Bathroom, Shower Room/WC, Sep. WC

Refer to the Auctioneers for the video tour of the flat.

TENANCY

The entire property is let on a full repairing and insuring lease to **Greggs plc (having over 2,000 branches in the UK) (T/O for Y/E 27/12/2025 £2.15bn, Pre-Tax Profit £167m and Shareholders' Funds £626m)** for a term of 5 years from 12th March 2023 (**renewal of a previous lease – in occupation since 1999**) (**Valuable Reversion in March 2028**) at a current rent of **£20,000 per annum** exclusive.

£20,000 per annum

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

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@pcbllawyers.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 of shop



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