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Auctioneers

Online Auction

Thursday 10th September 2026
commencing at 12pm

T: 020 8492 9449



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Meet the team.



John Barnett FRICS
Auctioneer and Director
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Order of Sale Thursday 10th September 2026

Commencing 12.00pm

Lot

1	474-476 Fulham Road	Fulham	London SW6
2	849, 849a & 849b High Road	North Finchley	London N12
3	59 Daws Lane	Mill Hill	London NW7
4	Units 1-5, 2-6 Fore Street & Buck House	Chard	Somerset
5	32 High Street	Alfreton	Derbyshire
6	278-282 High Road	Harrow Weald	Middlesex
7	70 Dalton Road	Barrow-in-Furness	Cumbria
8	14 Market Place	Leek	Staffordshire
9	33 Church Hill Road	East Barnet	Hertfordshire
10	4 Mote Park Shopping Centre, Egremont Road, Bearsted	Maidstone	Kent
11	144 Turves Road	Cheadle Hulme	Cheshire
12	105 St Mary Street	Weymouth	Dorset
13	37-43 Jansel Square	Aylesbury	Buckinghamshire
14	88 Hampden Way	Southgate	London N14
15	205a Watford Road	Harrow	Middlesex
16	65 St Peters Close, Newbury Park	Ilford	Essex
17	38 Churchill Place, Sandridge Close	Harrow	Middlesex
18	43 Churchill Place, Sandridge Close	Harrow	Middlesex
19	69 Churchill Place, Sandridge Close	Harrow	Middlesex
20	545 Oldfield Lane North, Sudbury Hill	Greenford	Middlesex
21	23 Wilton Place, Gayton Road	Harrow	Middlesex
22	38 Wood Lane	Kingsbury	London NW9
23	47 Balls Pond Road	Dalston	London N1

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Contact John Barnett FRICS
(Registered Valuer)
jbarnett@barnettross.co.uk

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020 8492 9449



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SITUATION

Located at the busy intersection with Fulham Broadway and Harwood Road, adjacent to the recently renovated **Wetherspoons Pub** and amongst numerous hospitality operators and retailers including **Five Guys**, **Gail's**, **Taco Bell** and the **Fulham Broadway Retail Centre** which houses **Sainsbury's**, **Starbucks** and **Pret a Manger**.

Fulham Broadway Underground Station (District Line) is only approx. 100 yards away and **Chelsea's Stamford Bridge Football Stadium** is less than ¼ mile distant.

Fulham is an affluent and sought after area of south-west London between Chelsea and Putney located approx. 4 miles from Central London.

PROPERTY

An attractive late-Victorian building comprising **a former Public House and Private Members Club** on ground floor, basement/cellar, first, second and third floors.

The property also includes an external area **at the rear of the ground floor, a terrace on first and second floors and an expansive roof terrace on the third floor**.

In addition to the entrance to the ground floor public house, the property includes two further front entrances, one leading directly to the first, second and third/roof terrace floors and one leading to just the first and second floors.

Vacant Former Pub & Private Members Club with Development Potential

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

Vendor's Solicitors

Solomon Taylor & Shaw
Tel: 020 7431 1912 Ref: Scott Atkinson
Email: scott@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'**



ACCOMMODATION

Internal:

Ground Floor

Former Public House

Gross Frontage	63'8"
Built Depth	59'11"
GIA	Approx. 3,123 sq ft incl. WCs

Basement/Cellar

GIA	Approx. 2,034 sq ft
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First Floor

Former Bar & Restaurant

GIA	Approx. 2,440 sq ft incl. WCs
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Second Floor

Former Member's Club

GIA	Approx. 1,737 sq ft incl. WCs
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Third Floor

GIA	Approx. 121 sq ft
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Total GIA	Approx. 9,455 sq ft
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External:

Rear Ground Floor Beer Garden & Corridor

Area	Approx. 440 sq ft
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Rear First Floor Terrace & Flat Roof

Area	Approx. 714 sq ft
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Rear Second Floor Terrace & Flat Roof

Area	Approx. 612 sq ft
------	-------------------

Third Floor Roof Terrace & Flat Roof

Area	Approx. 1,148 sq ft
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Total External Area	Approx. 2,914 sq ft
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Total of Internal &

External Areas	Approx. 12,369 sq ft
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VAT is applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

DEVELOPMENT POTENTIAL

The upper floors have clear potential to convert to high quality residential apartments with the added benefit of incorporating the three external terraces, subject to obtaining the necessary consents.

In addition, the ground floor former pub has potential for alternative uses such as a Childrens' Day Nursery and other leisure/hospitality related uses.

Note 1: The property is in the Walham Green Conservation Area and is on the London Borough of Hammersmith and Fulham's Local Register of Buildings of Merit.

Note 2: Until a few months ago, the property was let at £497,500 per annum.

Note 3: The ground floor former pub currently has a Late Licence until 1am and the second floor private members club currently has a Late Licence until 2am – refer to the Special Conditions in the Legal Pack.

Note 4: Refer to the Auctioneers for the floor plans and video tour of the property.



Photo taken when occupied



Photo of ground floor when occupied

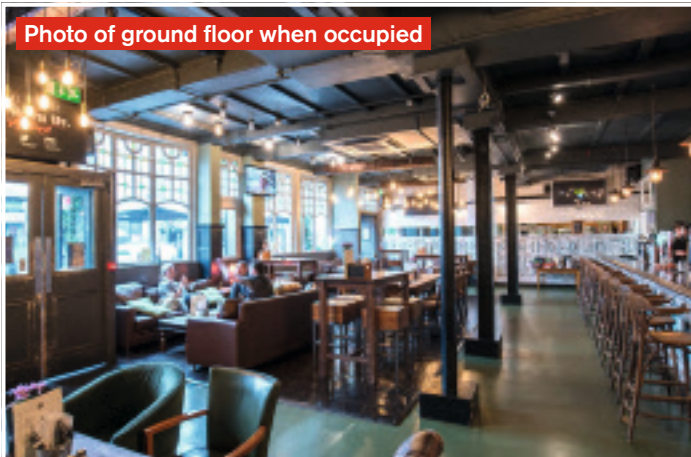


Photo of first floor when occupied



Photo of rear beer garden when occupied



Photo of third floor roof terrace when occupied





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SITUATION

Located close to the junction with Woodside Park Road, directly opposite **Sainsbury's Supermarket** and amongst such multiples as **Merkur Slots, Lloyds Bank, Paddy Power, Barnardo's, William Hill** and **Barclays** as well as a host of independent retailers.

North Finchley is a well known shopping retail centre serving the surrounding residential population of this popular suburb located approx. 8 miles north of central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Pizza Restaurant/ Take-Away** with separate front entrance to **2 Self-Contained Flats** on the first and second floors.

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

ACCOMMODATION

Ground Floor Restaurant/Pizza Take-Away

Gross Frontage	19'0"
Internal Width	14'0"
Restaurant Depth	39'6"
Built Depth	55'6"
Area	Approx. 758 sq ft ¹
External Store Area	Approx. 141 sq ft ¹
WC	

First Floor Flat

2 Bedrooms, Living Room, Kitchen, Shower/WC
(GIA Approx. 706 sq. ft.)

Second Floor Flat

2 Bedrooms, Living Room, Kitchen, Shower/WC
(GIA Approx. 845 sq. ft.)

¹Areas taken from VOA.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **U. Ozdemir as a Wood Fired Pizza Restaurant/Take-Away** for a term of 20 years from 25th December 2019 at a current rent of **£56,000 per annum** exclusive.

Rent Reviews 2029 and 2034

£9,500 Rent Deposit held.

Note 1: The tenant has advised that the flats are occupied by family members and staff.

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

£56,000 per annum

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

Joint Auctioneers

Day & Bell Surveyors
Tel: 020 8445 3611 Ref: Omur Payne
Email: omur.payne@dayandbell.co.uk

Vendor's Solicitors

Lee Pomeranc Solicitors
Tel: 020 8201 6299 Ref: Michael Lee
Email: michaellee@leepomeranc.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'**





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SITUATION

Located at the junction with Birbeck Road and directly opposite Mill Hill Park, approx. 1/3 mile from The Broadway and 1/2 mile from Mill Hill Broadway Station (Overground).

Mill Hill is a popular and affluent residential suburb situated approx. 10 miles north-west of central London enjoying good road access via the A1/M1.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

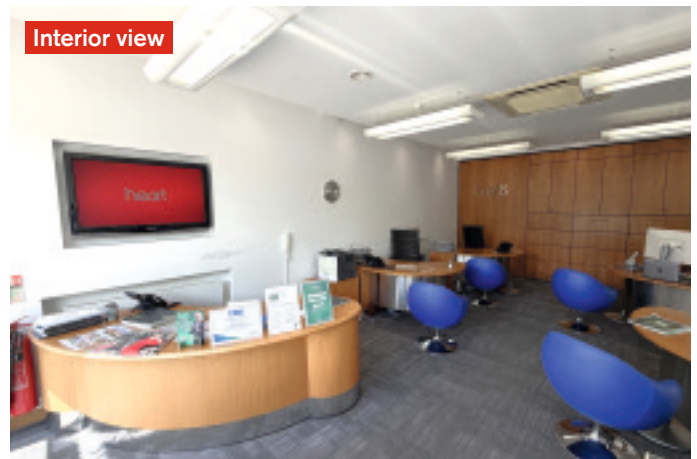
Gross Frontage	18'5"
Internal Width	16'0"
Shop Depth	29'8"
Built Depth	59'4"
Rear Office	Area Approx. 182 sq ft
Kitchen, WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 4th April 2014 at a peppercorn ground rent.

Interior view



TENANCY

The property is let on a full repairing and insuring lease to **Godfrey and Barr Property LLP as Estate Agents (having 2 branches)** for a term of 7 years from 15th June 2026 (**in occupation for over 15 years**) at a current rent of **£20,000 per annum** exclusive.

Tenant's Break June 2028 and annually thereafter.

Note: Following completion of the auction sale, the Freehold will be offered to the Purchaser at a cost of £1.

The Freehold includes a first floor flat sold-off on a lease for a term of 999 years at a peppercorn ground rent.

£20,000 per annum

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

Vendor's Solicitors

Birketts LLP

Tel: 01473 232 300 Ref: Stacey Hammond

Email: stacey-hammond@birketts.co.uk

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

Lot 4

Units 1–5, 2–6 Fore Street &
Buck House, Chard, Somerset TA20 1PH

***Guide: £700,000+**
5 Town Centre Shops – Gross Yield 11%
6 week completion



SITUATION

Located at the junction with Holyrood Street in this prominent corner position within the town centre amongst multiples as **Boots**, **Costa**, **Hays Travel** and **Age Concern** as well as a number of independent retailers.

Chard is an attractive market town located approx. 12 miles south-east of Taunton and 15 miles west of Yeovil benefitting from good road access to the M5 motorway via the A303.

PROPERTY

Forming part of a town centre parade comprising **5 Ground Floor Shops**, 4 of which have **Ancillary Accommodation on the first floor**, together with separate side access to **Self-Contained Offices (sold-off on a long lease) on part first and second floors**.

In addition, the property includes a **Service Yard** for loading/parking.

Refer to the Auctioneers for the video tour of Unit 2.

VAT is NOT applicable to this Lot

FREEHOLD



£76,950 p.a. (see Note 1)
plus 1 Vacant Shop

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

Vendor's Solicitors

Lawrence Stephens

Tel: 020 7936 8888 Ref: David Freedman

Email: dfreedman@lawstep.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

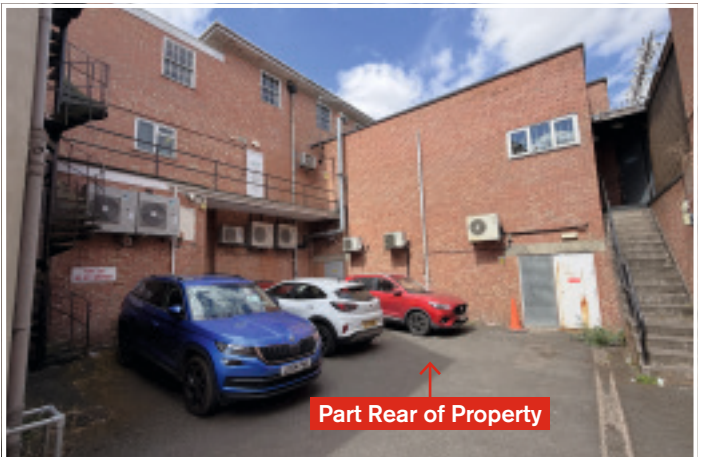
Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Unit 1, 2–6 Fore Street	Ground Floor Shop Gross Frontage 43'8" Built Depth 129'0" Area Approx. 4,973 sq ft ¹ WCs First Floor Ancillary Area Approx. 3,045 sq ft ¹ Total Area Approx. 8,018 sq ft	Superdrug Stores Plc (Having 789 branches) (T/O for Y/E 27.12.25 £1.72bn, Pre-Tax Profit £144.1m and Shareholders' Funds £471.2m)	5 years from 29th September 2023 (in occupation since 1995)	£36,000 (see Note 1)	Effectively FRI. This unit includes a rear roller shutter loading door.
Unit 2, 2–6 Fore Street	Ground Floor Shop Gross Frontage 19'9" Built Depth 51'3" Area Approx. 706 sq ft First Floor Ancillary Area Approx. 633 sq ft 2 WCs Total Area Approx. 1,339 sq ft			VACANT	Previously let at £12,750 p.a.
Unit 3, 2–6 Fore Street	Ground Floor Shop Gross Frontage 18'2" Built Depth 51'3" Area Approx. 852 sq ft ¹ First Floor Ancillary Area Approx. 657 sq ft ¹ 2 WCs Total Area Approx. 1,509 sq ft	Specsavers Optical Superstores Limited (Having over 900 branches) (T/O for Y/E 28.02.25 £3.98bn, Pre-Tax Profit £339.4m and Shareholders' Funds £285m)	5 years from 15th December 2023 (in occupation since 2012)	£15,450	Effectively FRI (subject to an annual service charge cap linked to RPI – see Lease) The Tenant has not exercised their December 2026 Break Clause.
Unit 4, 2–6 Fore Street	Ground Floor Shop Gross Frontage 20'11" Built Depth 60'11" Area Approx. 1,132 sq ft ¹ 3 WCs	William Hill Organization Limited (Having approx. 2,300 branches) (T/O for Y/E 31.12.24 £502.4m, Pre-Tax Profit £30.5m and Shareholders' Funds £17.5m)	5 years from 19th March 2024 (in occupation since 1998)	£13,000	Effectively FRI Tenant's Break March 2027
Unit 5, 2–6 Fore Street	Ground Floor Shop Gross Frontage 14'6" Return Frontage 78'3" Built Depth 87'6" Area Approx. 1,250 sq ft First Floor Ancillary Area Approx. 817 sq ft 2 WCs Total Area Approx. 2,067 sq ft	St Margaret's Somerset Hospice (Charity having 32 branches) (T/O for Y/E 31.03.25 £15.4m, Pre-Tax Loss £192,000 and Shareholders' Funds £22.9m)	5 years from 29th January 2026 (in occupation since 2014)	£12,500	Effectively FRI
Buck House	Part Ground, First & Second Floor Offices Not inspected	R. Holland	999 years from 14th September 2018	Peppercorn	Effectively FRI
Total Area (excl. Buck House) Approx. 14,065 sq ft				Total: £76,950 Plus 1 Vacant Shop	

¹Areas taken from VOA.

Note 1: In lieu of Superdrug's September 2026 break being removed, the rent was reduced from £36,000 p.a. to £20,000 p.a. from 25th March 2026 to 24th December 2026. On 25th December 2026, the rent reverts to £36,000 p.a., therefore the vendor will top up this rent shortfall on completion.

Note 2: There may be potential to convert the first floor accommodation currently demised to the retail units into Residential Use, subject to obtaining possession and the necessary consents.







SITUATION

Close to the junction with Limes Avenue, in the heart of the town centre, adjacent to **Bonmarché**, opposite **British Heart Foundation** and amongst other multiple retailers such as **Boots, Nationwide, Subway, Betfred, Superdrug, Costa** and a variety of independent retailers. 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 semi-detached building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'0"
Internal Width	16'0"
Shop & Built Depth	47'7"

Sales Area Approx. 677 sq ft

First Floor Ancillary/Office

Front Office Area	Approx. 120 sq ft
Centre Office Area	Approx. 403 sq ft
Rear Kitchen Area	Approx. 95 sq ft
2 WCs	

Total Area Approx. 1,295 sq ft



VAT is applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: The property was previously let at £12,000 p.a.

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

Vacant Building

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

Lawrence Stephens Limited
Tel: 020 7936 8888 Ref: David Freedman
Email: dfreedman@lawstep.co.uk



Lot 6

278–282 High Road, Harrow Weald,
Middlesex HA3 7BB

***Guide: £70,000**

Gross Yield 10.8%
In the same ownership for over 43 years
6 week completion



SITUATION

Located close to the junction with Weald Lane within this popular mixed commercial and residential suburb being only a few minutes walk from the main multiple shopping facilities in both Harrow Weald and Wealdstone. The area is well served by a variety of bus routes and Harrow & Wealdstone Station (Bakerloo & Main Line) is less than 1 mile away. In addition, Harrow Town Centre is only 2 miles to the south.

Harrow Weald lies approx. 13 miles north-west of central London.

PROPERTY

Forming part of a parade comprising **2 Ground Floor Shops** (1 sold off) and **6 Self-Contained Flats** (each sold off including 1 valuable reversion) at part ground, first and second floor levels. In addition, the property includes a **Yard**.

VAT is NOT applicable to this Lot

FREEHOLD

Note: In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.



£7,560 per annum **plus**
1 Valuable Reversion

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

Vendor's Solicitors

HCB Group
Tel: 020 8907 4366 Ref: Nichola Allen
Email: nicholaallen@hcbgroup.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. 280 & 282a (Shop, 3 Flats & Yard)	No. 280 – Ground Floor Shop¹ No. 282a – Converted into 3 Flats¹ Yard	Individual (All sub-let)	999 years from 29 September 1998	Peppercorn	FRI
No. 282 (Shop)	Gross Frontage 16'8" Internal Width 14'0" Shop Depth 22'8" Built Depth 34'0" WC	A. Azimian-Ghasbeh (t/a Honey's Hair & Nails) (Hair Salon)	10 years from 20th January 2022 (renewal of a previous lease – in occupation since 2012)	£7,500	FRI Tenant's Break 2027
No. 282b (Flat)	2 Bed Flat ¹	Individual(s)	249 years from 5th April 1984	Peppercorn	FRI The lease was extended in August 2026 by an additional 150 years for a premium of £34,000.
No. 282c (Flat)	2 Bed Flat ¹	Individual(s)	99 years from 1st September 1983	£60 (rising to £90 p.a. in 2049)	FRI Valuable Reversion in approx. 56 years.
No. 278 (1st & 2nd floor Flat above No. 280)	Not inspected.	Individual(s)	234 years from 1st September 1983	Peppercorn	FRI
¹ Not inspected by Barnett Ross.				Total: £7,560	



SITUATION

Occupying a prominent corner position at the junction with Harrison Street in the town's main pedestrianised retail thoroughfare, opposite **B&M Bargains** and amongst other multiple retailers such as **CEX**, **Home Bargains**, **NatWest**, **Bonmarché** and a variety of independent traders.

Barrow-in-Furness is the second largest urban area in Cumbria after Carlisle and lies on the Furness Peninsula, close to the Lake District and some 34 miles south-west of Kendal and the M6 (Junction 36).

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first, second and third floors. In addition, the property includes a **Garage** at the rear.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage	22'8" (incl. splay)
Internal Width	12'11"
Built Depth	66'3"
Area	Approx. 1,045 sq ft

First Floor

Area	Approx. 1,020 sq ft
------	---------------------

Second Floor

Area	Approx. 900 sq ft
------	-------------------

Third Floor

Area	Approx. 662 sq ft
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Total Area

Approx. 3,627 sq ft

Plus Garage

(Approx 274 sq ft)

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

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **BangBang Pham t/a Coco Nail Spa (having 2 branches)** for a term of 10 years from 23rd April 2026 at a current rent of **£12,000 per annum** exclusive.

Rent Review and Tenant's Break 2031

£1,200 Rent Deposit held.

£12,000 per annum

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

Joint Auctioneers

Stephen Ashby & Co

Tel: 020 8103 2863 Ref: Michael O'Leary

Email: michael.oleary@stephenashby.co.uk

Vendor's Solicitors

Meadows Ryan

Tel: 01932 852 057 Ref: Stephen Carew

Email: stephencarew@meadowsryan.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



View up Dalton Road

The Property



Lot 8

14 Market Place, Leek,
Staffordshire ST13 5HH

***Guide: £200,000+**

Town Centre Retail Investment +
Vacant Uppers with Planning.

In same ownership for approx. 26 years – Gross Yield 11.9%



SITUATION

In the semi-pedestrianised zone, in a prime trading position on the south side of Market Place, in the heart of the town centre, diagonally opposite **Clarks** and nearby **Leek Butter Market** (recently refurbished) and other multiple retailers such as **Coral**, **Coffee#1**, **The Works**, **Specsavers** and **Boots** and a wide variety of independent retailers. Leek is an attractive market town located approximately 12 miles north-east of Stoke-on-Trent and approximately 14 miles south of Macclesfield.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to an **Upper Part** (in shell condition – see Planning) on the first and second floors.

Refer to the Auctioneers for the video tour of the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

PLANNING

Planning Permission was granted by Staffordshire Moorlands District Council on 27th October 2025 for 'Conversion of first and second floors to create three, one bedroomed flats and two storey side extension' – Planning Ref: SMD/2025/0398.

Refer to the Auctioneers for the Planning Documentation and Plans.

Note: There is a 6 week completion.

£23,750 p.a. Plus
Vacant Uppers with Planning

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

Hill Dickinson LLP

Tel: 0161 817 7200 Ref: Darren Hamer

Email: darren.hamer@hilldickinson.com



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'0" Internal Width 14'2" Shop & Built Depth 86'1" WC	Francesco Group (Holdings) Limited (t/a Francesco Hair Salon) (Having 36 branches, Visit: www.francescohair.salon)	10 years from 14th November 2024 (Renewal of a previous Lease)	£23,750	IRI Rent Review 2029 linked to RPI.
First & Second Floors	First Floor 6 Rooms GIA Approx. 1,317 sq ft Second Floor 3 Rooms GIA Approx. 504 sq ft Total GIA Approx. 1,821 sq ft			VACANT (see 'Planning' section).	
				Total: £23,750 plus Vacant Upper Part	



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SITUATION

Located approx. 100 yards from the junction with Cat Hill and East Barnet Road within this well-established parade, near to **Ladbrokes** and **Costa** as well as a host of independent retailers.

East Barnet is a highly sought after north London suburb located between Whetstone and Cockfosters some 10 miles from central London.

VAT is NOT applicable to this Lot

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** on the first and second floors.

In addition, the property includes the use of a rear service road allowing vehicular access for unloading via a secure roller-shutter door.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 14'6" Internal Width 13'11" Shop Depth 33'5" Built Depth 61'9" WC			VACANT	Note: The shop is currently let at £14,000 p.a. but the tenant will be vacating on 31st October 2026 which is prior to completion.
First & Second Floor Flat	Not inspected	Individual(s)	189 years from 25th March 1983	Peppercorn	FRI

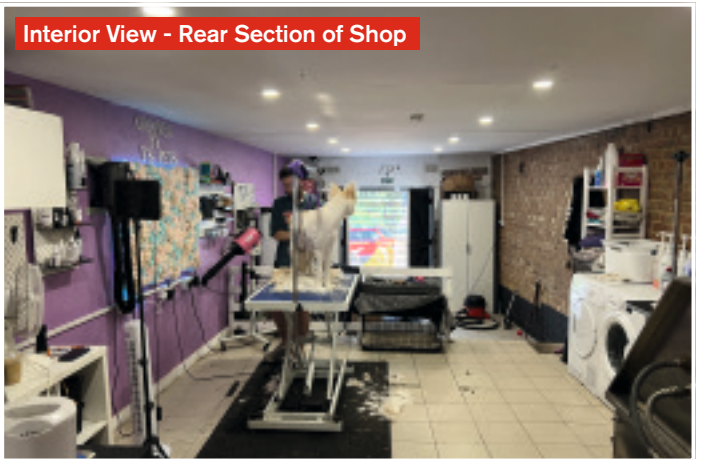
Vacant Shop

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

Vendor's Solicitors

Wason Male & Wagland LLP
Tel: 01707 664 888 Ref: Gulcan Surun
Email: gulcan@wmw-solicitors.co.uk

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



Lot 10

4 Mote Park Shopping Centre,
Egremont Road, Bearsted, Maidstone,
Kent ME15 8LH

***Guide: £90,000**

Retail Investment – Gross Yield 11%
6 week completion



SITUATION

Located within this established parade which includes **The Co-operative Food** and serving the surrounding residential population and being approx. 1 mile from the village of Bearsted, 2 miles east of Maidstone town centre and benefitting from good road access via the M20 (Junction 7).

PROPERTY

A single storey **Ground Floor Shop** with rear vehicular access to a service yard for unloading.

In addition, there is a communal shoppers' car park and front forecourt parking.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'3"
Internal Width	19'3"
Shop Depth	46'9"
Built Depth	57'0"
Area	Approx. 942 sq ft
WC	

VAT is NOT applicable to this Lot



TENURE

Leasehold for a term of 2000 years from 29th September 1987 at a peppercorn ground rent.

TENANCY

The entire property is let on a full repairing and insuring lease to **C. Ottley as a hairdressers** for a term of 15 years from 1st April 2012 at a current rent of **£9,900 per annum** exclusive.

£9,900 per annum

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

Vendor's Solicitors

WBR Law

Tel: 020 7833 8453 Ref: Michael Conlon

Email: michael.conlon@wbrgroup.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 Cheadle Drive within this established parade which includes **Domino's** and **Co-op** as well as a host of independent retailers, all serving the surrounding residential population. Cheadle Hulme is a popular suburb situated some 8 miles south of Manchester city centre, enjoying easy access to the M60 Ring Road (Junction 2).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor. In addition, the property benefits from a rear communal Service Yard for unloading and front lay-by parking.

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage	17'3"
Built Depth	40'9"
Area	Approx. 624 sq ft

First Floor Ancillary

Area	Approx. 131 sq ft
WC	

Total Area **Approx. 755 sq ft**

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

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 2000 years from 29th September 1987 at a peppercorn ground rent.

TENANCY

The entire property is let on a full repairing and insuring lease to **A. U. Rehman (clothing alterations)** for a term of 10 years from 4th July 2013 (**holding over**) at a current rent of **£8,600 per annum** exclusive.

£2,150 Rent Deposit held.

£8,600 per annum

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

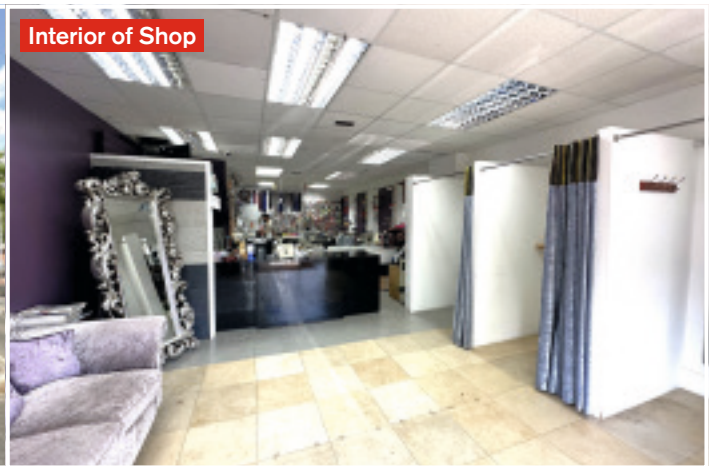
Vendor's Solicitors

WBR Law

Tel: 020 7833 8453 Ref: Michael Conlon

Email: michael.conlon@wbrgroup.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 The Esplanade and the Beach, in the town's main pedestrianised retail thoroughfare, nearby multiples such as **Costa, Nationwide, Scrivens, The Works, Bonmarche** and others together with a wide variety of independent traders. Weymouth is a popular and attractive South Dorset coastal resort, which benefits from high levels of tourism in the summer months and enjoys good road access from the A35 via the A354.

PROPERTY

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

VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 105a (Ground Floor Shop)	Gross Frontage 14'10" Internal Width 13'9" widening at rear to 26'5" Shop & Built Depth 33'11" WC	K. Gilbert t/a Tattoo Morningstar	5 years from 1st March 2025 (Renewal of a previous lease – in occupation since May 2019)	£15,000	Effectively FRI by way of service charge. Rent Review 2028. Note: £2,000 Rent Deposit held.
No. 105b (Ground Floor Shop)	Gross Frontage 13'9" Internal Width 11'9" Shop & Built Depth 34'9" WC	Weymouth British Vape Company Ltd (Vape Store)	7 years from 1st December 2024 (excl. s.24-28 of L & T Act 1954)	£14,400	Effectively FRI by way of service charge. Rent Review 2029 linked to RPI.
Flats 1–4, 105 St Mary Street	4 Flats – Not inspected.	Various	Each 125 years from 1st January 2019 & 1st January 2020	£400 (£100 per Flat)	Each Effectively FRI by way of service charge.
				Total: £29,800	

Note: In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.



View up St Marys Street towards Property



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Vendor's Solicitors

Broomfields Solicitors

Tel: 01455 559 444 Ref: Harrison Shelton

Email: harrison.shelton@broomfields.uk.com

£29,800 per annum

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'**



SITUATION

Located off Brent Way within this busy local shopping development adjacent to a **Morrisons Daily** and amongst such other multiples as **Sainsbury's**, **Co-op Food**, **William Hill**, **Sue Ryder** and **Domino's Pizza**. Additionally, Aylesbury town centre and Aylesbury Railway Station (Chiltern Railways) are approx. 1 1/2 distant.

Aylesbury is a busy commercial centre lying approx. 8 miles north-east of Tring, 14 miles north-east of Berkhamsted and 17 miles south-east of Bicester, enjoying excellent road access via the A41 and the A418.

PROPERTY

An end of terraced building constructed in 2015 comprising a **Ground Floor Double Shop** with separate side access to **6 Self-Contained Flats (each sold-off on long leases)** on the upper floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 37 (Ground Floor Double Shop)	Gross Frontage 30'0" Internal Width 29'3" Shop Depth 46'0" Area Approx. 1,135 sq ft incl. 2 WC's	Bristol Investments Limited t/a Costa (see Tenant Profile)	15 years from 20 November 2017	£33,250	Effectively FRI Rent Review November 2027 (Vendor's ERV circa £35,000 p.a.). Tenant's Break November 2027.
Nos. 38–43 (6 Flats)	6 Flats – Not inspected.	Various	Each 125 years from between 2016 and 2017	£1,350 (£225 per Flat)	Each effectively FRI

TENANT PROFILE

Bristol Investments Limited are a Costa Coffee franchisee with 23 stores and were the Costa Coffee Franchise Store of the year in 2024 and 2025. Visit: www.bristolinvestmentsltd.com

Total: £34,600
(Plus Management Charge – see Note 1)

Note 1: The Vendor manages the property and charges a £5,000 p.a. management fee on the flats.

Note 2: In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.

View from the property



Interior of shop



Interior of shop



£34,600 per annum

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

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



SITUATION

Located close to the junction with Chase Way in this sought-after residential area and with direct access at the rear to Brunswick Park. Southgate is a popular suburb which lies approximately 8 miles north of central London. The property is conveniently situated approximately 1 mile from Southgate Underground Station (Piccadilly Line) and the popular Ashmole Academy School.

PROPERTY

Comprising an end of terrace **3 Bed House** on ground and first floors. The property includes front and rear gardens, plus a **Garage** and a gate at the rear which both open onto Brunswick Park.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Living Room	25'10"	×	11'1"
Kitchen	12'0"	×	6'5"

First Floor

Bedroom 1	13'6"	×	10'0"
Bedroom 2	12'3"	×	10'8"
Bedroom 3	9'6"	×	6'4"
Bathroom	6'6"	×	5'10"
Separate WC			

Total GIA Approx. 823 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: There is potential for a ground floor rear extension and a loft conversion, subject to obtaining the necessary consents.

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

Vacant 3 Bed House

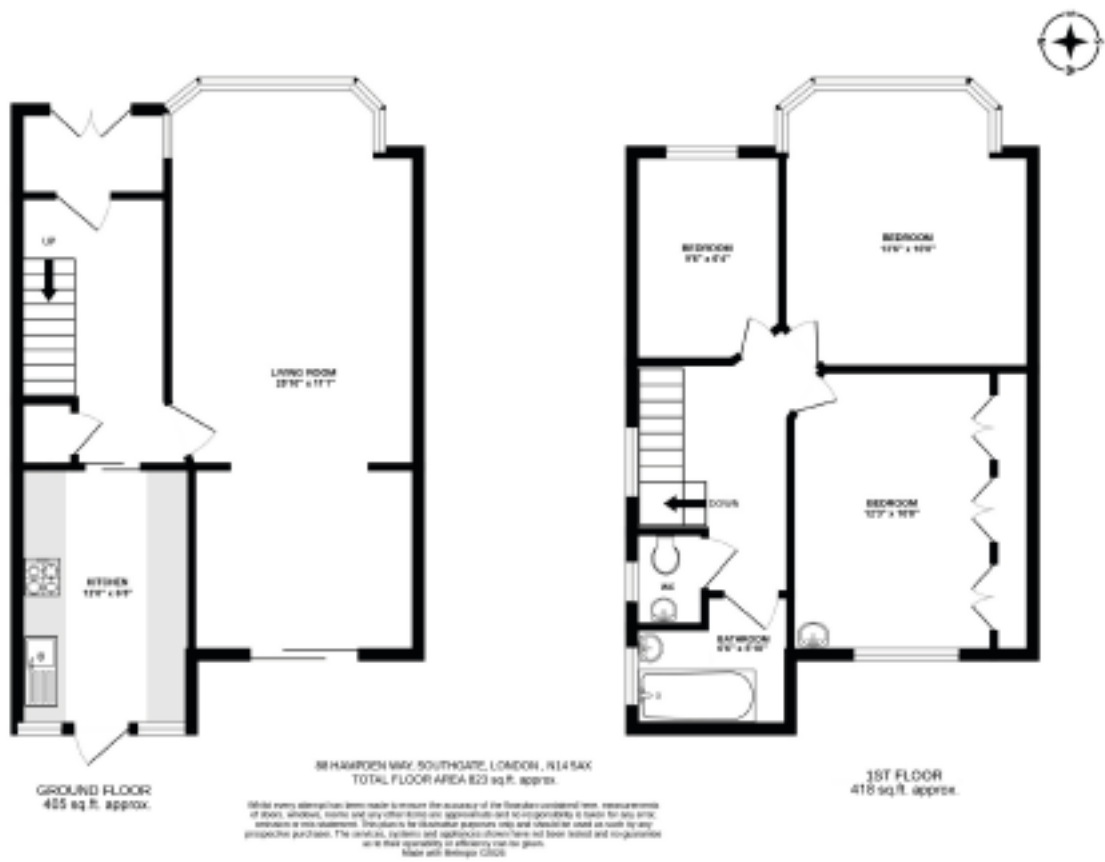
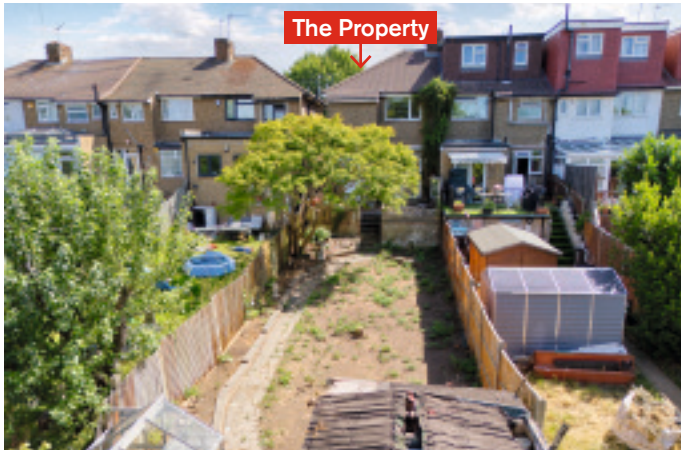
The Surveyors dealing with this property are
Elliott Greene and **Steven Grossman**

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'**

Vendor's Solicitors

Ellicotts LLP
Tel: 020 8445 5257 Ref: Nicola Fail
Email: nicola@ellicotts.co.uk







SITUATION

Located on the west side of Watford Road, close to the junction with Sudbury Court Drive and the John Lyon roundabout in this well established parade.

North Wembley Station (Bakerloo and Lioness Lines) and Sudbury & Harrow Road Station (Chiltern Railways) are both under 1 mile away. Northwick Park and Elmwood Park are within walking distance and Harrow town centre, with its multiple shopping facilities, is approx. 1½ miles to the north.

VAT is NOT applicable to this Lot

PROPERTY

Comprising an **HMO** on the entire first and second floors of this mid terraced building accessed from its own ground floor front entrance and currently divided into **5 Bedsits (4 with their own Shower/WC)** and each benefitting from uPVC double glazing and gas central heating. In addition, the property includes a communal Kitchen on the first floor.

Note: Refer to the Auctioneers for the internal photos.

TENURE

Leasehold for a term of 999 years from 21st March 2017 at a peppercorn ground rent.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Rental	Remarks
Bedsit 1 (First Floor)	1 Room plus Shower/WC	Individual	Periodic Tenancy	£8,904 (£742 pcm)	
Bedsit 2 (First Floor)	1 Room plus Shower/WC	Individual	Periodic Tenancy	£8,268 (£689 pcm)	
Bedsit 3 (First Floor)	1 Room plus Shower/WC	Individual	Periodic Tenancy	£9,600 (£800 pcm)	£800 Rent Deposit held.
Bedsit 4 (Second Floor)	1 Room (the Shower/WC is located off the second floor hall)	2 Individuals	Periodic Tenancy	£9,000 (£750 pcm)	£750 Rent Deposit held.
Bedsit 5 (Second Floor)	1 Room plus Shower/WC	Individual	Periodic Tenancy	£8,904 (£742 pcm)	
Total GIA Approx. 1,228 sq ft¹				Total: £44,676	

¹Area supplied by Vendor.



Plans not to scale and for identification purposes only.

£44,676 per annum

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

Vendor's Solicitors

Ezran Law

Tel: 020 3114 2158 Ref: Stephen Koehne

Email: stephen.koehne@ezranlaw.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 within this residential development and being just under a mile from Newbury Park Underground Station (Central Line). The open spaces of Fairlop Waters Country Park are within close proximity and the area benefits from excellent road communications being within easy reach of the A12 (Eastern Avenue). Ilford lies approx. 11 miles north-east of central London.

PROPERTY

Comprising a **Self-Contained 2 Bed Flat** on the first floor of a purpose built block which has a communal garden.

In addition, the property includes **1 parking space**.

The property benefits from:

- Underfloor heating
- uPVC Double Glazing
- Entry Phone

ACCOMMODATION (measurements to maximum points)

First Floor Flat

Bedroom 1	12'10"	x	11'11"
Bedroom 2	9'8"	x	9'4"
Living Room	14'10"	x	10'10"
Kitchen	10'10"	x	6'4"
Bathroom/WC	7'0"	x	6'4"

GIA Approx. 540 sq ft

Plus 1 Parking Space

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 99 years from 29th September 1965 (thus having approx. 38 years unexpired) at a fixed ground rent of £18.90 p.a.

Offered with Vacant Possession

Note 1: No. 47 St Peters Close (2 Bed Flat with a 999 year lease) sold in February 2025 for £260,000 (source: zoopla.co.uk).

Note 2: 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

Orwins

Tel: 020 8349 0321 Ref: Jeremy Manuel

Email: jeremy.manuel@orwins.law

Rear View of Flat



View into St Peters Close





SITUATION

Located close to the junction with Marlborough Hill in this densely populated residential area, almost opposite Harrow & Wealdstone Station (Overground & Bakerloo Line) and less than a mile north of the multiple shopping facilities of Station Road and the St Ann's Shopping Centre.

Harrow is a thriving commercial hub located between Stanmore, Pinner and Wembley, with good road links to the A40, A406 and M1 and approx. 11 miles north-west of Central London.

PROPERTY

Located within this modern three storey purpose-built block comprising a **Self-Contained 2 Bed Flat** on the first floor.

The property benefits from:

- Gas central Heating
- uPVC Double Glazing
- Video Entry Phone
- Communal Garden area

ACCOMMODATION (measurements to maximum points)

First Floor Flat

Bedroom 1	16'4"	×	9'5"
Bedroom 2	14'2"	×	10'10"
Living Room	16'4"	×	13'7"
Kitchen	10'0"	×	8'0"
Bathroom/WC	7'10"	×	5'7"

GIA Approx. 824 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold (by way of an extension) for a term from 9th August 2024 to 26th January 2201 (thus having approx. 175 years unexpired) at a peppercorn ground rent.

TENANCY

The property is let on a **Periodic Tenancy (formerly an AST)** to an **Individual** at a **very low current rent** of **£9,600 per annum** exclusive (**£800 pcm**) (see Note 1).

Note 1: The tenant has been in occupation since 2012.

Note 2: Flat 44 Churchill Place (1 bed flat approx. 570 sq ft) sold in June 2025 for £228,000 (£400 per sq ft) (source: zoopla.co.uk).

Note 3: The service charge for 2025 was circa £800.

£9,600 per annum

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

Vendor's Solicitors

HCB Group
Tel: 020 8907 4366 Ref: Nichola Allen
Email: nicholaallen@hcbgroup.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'**

View from Development of Harrow and Wealdstone Station



Lot 18

43 Churchill Place,
Sandridge Close, Harrow,
Middlesex HA1 1XY

***Guide: £140,000**

1 Bed Flat – Gross Yield 10.7%
In the same family ownership for over 25 years
6 week completion



SITUATION

Located close to the junction with Marlborough Hill in this densely populated residential area, opposite Harrow & Wealdstone Station (Overground & Bakerloo Line) and less than a mile north of the multiple shopping facilities of Station Road and the St Ann's Shopping Centre. Harrow is a thriving commercial hub located between Stanmore, Pinner and Wembley, with good road links to the A40, A406 and M1 and approx. 11 miles north-west of Central London.

PROPERTY

Located within this modern three storey purpose-built block comprising a **Self-Contained 1 Bed Flat** on the ground floor.

The property benefits from:

- Gas Central Heating
- uPVC Double Glazing
- Video Entry Phone
- Communal Garden area

ACCOMMODATION (measurements to maximum points)

Ground Floor Flat

Bedroom	12'6"	×	10'6"
Living Room	17'0"	×	10'4"
Kitchen	12'7"	×	7'6"
Bathroom/WC	8'5"	×	5'0"

GIA Approx. 472 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold (by way of an extension) for a term from 14th May 2024 to 29th November 2202 (thus having approx. 176 years unexpired) at a peppercorn ground rent.

TENANCY

The property is let on a **Periodic Tenancy (formerly an AST)** to **2 Individuals** at a current rent of **£15,000 per annum** exclusive (**£1,250 pcm**).

£1,250 Rent Deposit held.

Note 1: Flat 44 Churchill Place (1 bed flat approx. 570 sq ft) sold in June 2025 for £228,000 (£400 per sq ft) (source: zoopla.co.uk).

Note 2: The service charge for 2025 was circa £800.

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

£15,000 per annum

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

Vendor's Solicitors

HCB Group

Tel: 020 8907 4366 Ref: Nichola Allen

Email: nicholaallen@hcbgroup.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 19

69 Churchill Place,
Sandridge Close, Harrow,
Middlesex HA1 1XZ

***Guide: £125,000**

1 Bed Flat let on a very low rent – Gross Yield 7.7%
In the same ownership for over 15 years
6 week completion



SITUATION

Located close to the junction with Barons Road in this densely populated residential area, opposite Harrow & Wealdstone Station (Overground & Bakerloo Line) and less than a mile north of the multiple shopping facilities of Station Road and the St Ann's Shopping Centre. Harrow is a thriving commercial hub located between Stanmore, Pinner and Wembley, with good road links to the A40, A406 and M1 and approx. 11 miles north-west of Central London.

PROPERTY

Located within this modern three storey purpose-built block comprising a **Self-Contained 1 Bed Flat** on the second floor.

The property benefits from:

- Electric wall heaters
- uPVC Double Glazing
- Video Entry Phone
- Communal Garden area

ACCOMMODATION (measurements to maximum points)

Second Floor Flat

Bedroom	12'7"	×	10'6"
Living Room	17'0"	×	10'5"
Kitchen	12'7"	×	7'4"
Bathroom/WC	8'4"	×	4'11"

GIA Approx. 485 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold (by way of an extension) for a term from 17th July 2025 to 29th November 2202 (thus having approx. 176 years unexpired) at a peppercorn ground rent.

TENANCY

The property is let to **The Mayor and Burgesses of the London Borough of Harrow** on a 2 year lease from the 12th October 2023 at a **very low current rent of £9,600 per annum exclusive (£800 pcm) (see Note 1).**

Holding Over – The Landlord can terminate the lease on 6 months notice and the Tenant can terminate on 3 months notice.

Note 1: Flat 43 Churchill Place (1 bed) is currently let at £15,000 p.a. – see Lot 18 in this auction.

Note 2: Flat 44 Churchill Place (1 bed flat approx. 570 sq ft) sold in June 2025 for £228,000 (£400 per sq ft) (source: zoopla.co.uk).

Note 3: The service charge for 2025 was circa £800.

Note 4: Refer to the Auctioneers for the video tour of the property.

£9,600 per annum

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

Vendor's Solicitors

HCB Group
Tel: 020 8907 4366 Ref: Nichola Allen
Email: nicholaallen@hcbgroup.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 of Horsenden Lane North at its intersection with Greenford Road in this popular mixed residential & commercial area only a short walk from Sudbury Hill Harrow Station (Overground & Piccadilly Line) and close to the large recreational space within Horsenden Hill.

Sudbury Hill is located between Greenford and Harrow, with good road links to the A40 Western Avenue and the A406 North Circular Road, approx. 10 miles north-west of Central London.

PROPERTY

Forming part of a semi-detached property comprising a purpose-built **Self-Contained 2 Bed Maisonette** at first floor level.

The property benefits from:

- Gas central Heating
- uPVC Double Glazing
- Private rear Garden area

ACCOMMODATION (measurements to maximum points)

First Floor Maisonette

Bedroom 1	12'8"	×	9'5"
Bedroom 2	9'8"	×	5'11"
Living Room	14'5"	×	10'1"
Kitchen	7'10"	×	5'2"
Bathroom/WC	6'2"	×	5'2"

GIA Approx. 459 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from 25th December 2000 (thus having approx. 99¼ years unexpired) at a fixed ground rent of £100 p.a.

TENANCY

The property is let on a **Periodic Tenancy (formerly an AST)** to **2 Individuals** at a current rent of **£11,400 per annum** exclusive (£950 pcm).

Note 1: The tenants have been in occupation since 2006.

Note 2: No 519 Oldfield Lane North (2 bed flat approx. 515 sq ft) sold in October 2020 for £305,000 (£592 per sq ft) (source: zoopla.co.uk).

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

£11,400 per annum

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

Vendor's Solicitors

HCB Group

Tel: 020 8907 4366 Ref: Nichola Allen

Email: nicholaallen@hcbgroup.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 21

23 Wilton Place, Gayton Road,
Harrow, Middlesex HA1 2HJ

***Guide: £150,000**

1 Bed Flat – Gross Yield 10.8%
In the same ownership for over 25 years
6 week completion



SITUATION

Located at the junction of Gayton Road and St Johns Road in this highly sought after residential area only a short walk from both Harrow-on-the-Hill and Northwick Park Stations (Metropolitan Line) and less than 300 metres from the multiple shopping facilities of Station Road and the St Ann's Shopping Centre.

Harrow is a thriving commercial hub located between Stanmore, Pinner and Wembley, with good road links to the A40, A406 and M1 and approx. 11 miles north-west of Central London.

PROPERTY

Located within this attractive modern purpose-built block comprising a **Self-Contained 1 Bed Flat** on the second floor.

The property benefits from:

- Gas Central Heating
- uPVC Double Glazing
- Entry Phone
- 1 Non-designated parking space
- Communal Garden area

ACCOMMODATION (measurements to maximum points)

Second Floor Flat

Bedroom	14'4" x 11'0" (plus store room)
Living Room	14'4" x 12'9"
Kitchen	11'5" x 7'1"
Bathroom/WC	9'2" x 6'1"

GIA Approx. 553 sq ft

VAT is NOT applicable to this Lot

TENURE

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

TENANCY

The property is let on a **Periodic Tenancy (formerly an AST)** to an **Individual** at a current rent of **£16,200 per annum exclusive (£1,350 pcm).**

£1,350 Rent Deposit held.

Note 1: Flat 13 Wilton Place (2 bed flat approx. 840 sq ft) sold in May 2026 for £364,000 (£433 per sq ft) (source: zoopla.co.uk).

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

£16,200

per annum

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

Vendor's Solicitors

HCB Group
Tel: 020 8907 4366 Ref: Nichola Allen
Email: nicholaallen@hcbgroup.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 22

38 Wood Lane, Kingsbury,
London NW9 7NS

***Guide: £125,000**

1 Bed Maisonette – Gross Yield 8%
In the same family ownership for over 20 years
6 week completion



SITUATION

Located close to the junction with Church Lane and its local shopping and restaurants, in this popular residential enclave only a short walk from the Welsh Harp Open Space and Brent Reservoir and only 500 yards from the Fryent Country Park.

The property enjoys good road links to the A406 North Circular Road and the M1, is only 2 miles north of Wembley Arena & Stadium, 2 miles west of Brent Cross Shopping Centre and approx. 8 miles north-west of Central London.

PROPERTY

Forming part of a terraced property comprising a purpose-built **Self-Contained 1 Bed Maisonette** at ground floor level benefitting from uPVC double glazing and with sole use of the **Rear Garden**.

In addition, the property **includes the Front Garden** to the right hand side of the path leading to the front door (**see Note 1**).

ACCOMMODATION

Ground Floor 1 Bed Maisonette
(Floor area and room measurements to follow)

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from 29th September 1993 at a current ground rent of £200 p.a. rising to £300 p.a. in 2053 and £400 p.a. in 2083.

TENANCY

The property is let to **The Mayor and Burgesses of the London Borough of Harrow** on a 2 year lease from the 24th March 2023 at a current rent of **£9,948 per annum exclusive (£829 pcm)**.

Holding Over – The Landlord can terminate the lease on 6 months' notice and the Tenant can terminate on 3 months' notice.

Note 1: There may be potential to create a parking space on the front garden, subject to obtaining the necessary consents.

Note 2: No 36 Wood Lane (2 bed first floor maisonette approx. 550 sq ft) sold in August 2019 for £350,000 (£636 per sq ft) (source: zoopla.co.uk).

£9,948 per annum

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

Vendor's Solicitors

HCB Group
Tel: 020 8907 4366 Ref: Nichola Allen
Email: nicholaallen@hcbgroup.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 Kingsland High Street and nearby Dalston Junction Station (Windrush Line) in this vibrant and popular location, approximately 2½ miles north of the City of London.

VAT is NOT applicable to this Lot

PROPERTY

An end of terrace building comprising **3 Self-Contained Flats** on ground, first and second floors. The property includes a **Courtyard** at the rear.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Flat 1	Not inspected	Waltie Limited	125 years from 18th October 2018	£200 (Rising to £400 p.a. in 2068)	FRI by way of service charge.
Flat 2	1 Bedroom, Living Room, Kitchen, Bathroom/WC (GIA Approx. 505 sq ft) ¹	Sorrel Properties Limited	99 years from 26th December 1995	£100 (Rising to £200 p.a. in 2028 & £400 p.a. in 2061)	FRI by way of service charge. Valuable Reversion in approx. 68¼ years.
Flat 3	Not inspected	Individual	169½ years from 24th June 2014	Peppercorn	FRI by way of service charge.
				Total: £300	

¹ Not inspected by Barnett Ross. Accommodation and floor area supplied by Vendor.

Note 1: Flat 1, 47 Balls Pond Road (2 bed flat of approx. 602 sq ft) sold in March 2025 for £450,000 (source: zoopla.co.uk).

Note 2: In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.



**£300 p.a. Plus
1 Valuable Reversion**

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

Vendor's Solicitors

The Legal Practice

Tel: 020 8903 7017 Ref: Dharmini Somani

Email: dsomani@thelegalpractice.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'**

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Auctioneers

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