

**Barnett
Ross**

Auctioneers

Online Auction

Thursday 22nd October 2026
commencing at 12pm

T: 020 8492 9449



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- Bidding Registration.
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Meet the team.



John Barnett FRICS
Auctioneer and Director
jbarnett@barnettross.co.uk



Jonathan Ross MRICS
Auctioneer and Director
jross@barnettross.co.uk



Steven Grossman MRICS
Director
sgrossman@barnettross.co.uk



Elliott Greene BA (Hons)
egreene@barnettross.co.uk



Rocco Kay
rkay@barnettross.co.uk



Samantha Ross
sross@barnettross.co.uk

Order of Sale

Thursday 22nd October 2026

Commencing 12.00pm

Lot

1	253 Northolt Road	South Harrow	Middlesex
2	4 Bittacy Hill	Mill Hill	London NW7
3	1 & 3b Underwood Row	Shoreditch	London N1
4	8 & 28 Roffey Parade, Fitzalan Road	Horsham	West Sussex
5	6 Lansdowne Road	Bournemouth	Dorset
6	52/53 Market Street	Loughborough	Leicestershire
7	126 Peartree Lane	Welwyn Garden City	Hertfordshire
8	25 High Street	Ilfracombe	Devon
9	25 New Broadway, Tarring Road	Worthing	West Sussex
10	15 Bennett Street	Hyde	Cheshire
11	181 Stoke Newington High Street	Stoke Newington	London N16

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

barnettross.co.uk
020 8492 9449



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SITUATION

Occupying a prominent corner position at the junction with Eastcote Road, opposite **Costa Coffee** and being within 150 yards of South Harrow Underground Station (Piccadilly Line). Other nearby multiple retailers include **Iceland, Poundland, Nando's, KFC, Aldi, Subway, Savers, Cakebox, Paddy Power** and many more.

South Harrow is a popular suburb situated approx. 10½ miles north-west of central London and benefitting from good road links via the A40 (Western Avenue) providing access to the M25.

PROPERTY

An end of terrace corner building comprising a **Ground Floor Shop** with separate rear access via an external side staircase to a **Self-Contained 2 Bed Flat** on the first floor. In addition, the property includes **a gated rear loading/parking area for at least 2 cars** which is accessed via Eastcote Road.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	25'6"
Internal Width	23'10" (max)
Shop Depth	33'8"
Built Depth	71'4"
WC	
GIA	Approx. 1,451 sq ft

First Floor Flat

Living Room	12'1" x 12'6"
Bedroom 1	11'5" x 15'5"
Bedroom 2	9'0" x 7'8"
Kitchen	7'6" x 4'11"
Shower/WC	7'5" x 4'6"

TENANCY

The entire property is let on a full repairing and insuring lease to **Arudselvi Sivapalan (Convenience Store/Fresh Foods/Café)** for a term of 32 years from 12th June 2012 (by way of a reversionary lease) at a current rent of **£47,000 per annum** exclusive.

Rent Reviews 2028 and 4 yearly

Note 1: There may be potential to re-instate the Advertising Hoarding on the flank wall, subject to obtaining the necessary consents.

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

£47,000 per annum

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

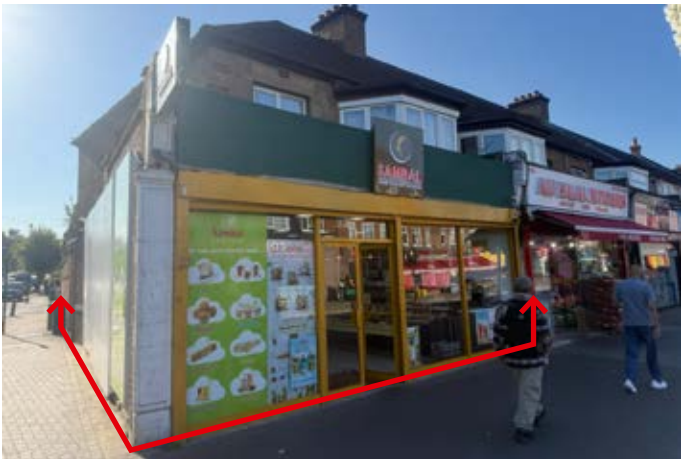
Joint Auctioneers

R H Rose Associates
Tel: 07976 414 107 Ref: Robert Rose
Email: robert@rhroseassociates.co.uk

Vendor's Solicitors

Ellis Jones
Tel: 01202 057 869 Ref: Howard Hasan
Email: howard.hasan@ellisjones.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 on a prominent position on Holders Hill Circus, close to the junction with Dollis Road amongst a variety of independent retailers as well as **Day Lewis Pharmacy**, **BP/M&S Simply Food** and **Coral**, all serving this popular and sought after north-west London suburb.

In addition, the property is located approx. 300 yards from **Waitrose Mill Hill** and less than 500 yards from Mill Hill East Underground Station (Northern Line).

Mill Hill lies approx. 8 miles north-west of central London.

PROPERTY

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

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'11" Internal Width 17'0" Shop Depth 27'10" Built Depth 35'7" Kitchen WC Plus Rear Yard				VACANT (Previously let at £13,000 p.a.)
First & Second Floor Flat	Not inspected	New East Property Ltd	125 years from 19th November 2025	Peppercorn	FRI

Vacant Shop

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

Joint Auctioneers

Day & Bell Surveyors
Tel: 020 8445 3611 Ref: Tracey Ama
Email: tracey.ama@dayandbell.co.uk

Vendor's Solicitors

Kidd Rapinet LLP
Tel: 01494 611 020 Ref: Keith Dixon
Email: kdixon@kiddrapinet.co.uk

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SITUATION

Located on the corner with Underwood Street, close to City Road (A501) and amongst a variety of offices, studios, works spaces, apartments and hotels, ideally positioned between Shoreditch, Islington and the City.

Old Street Station (Northern Line and Great Northern Rail) is conveniently located approx. 500 yards from the property.

PROPERTY

Forming part of a former warehouse building, converted to apartments and offices in the 1990's, comprising a **Ground Floor Self-Contained Office** with **1 allocated Parking Space** in the Basement.

The Office features:

- High ceilings throughout.
- Large windows.
- Exposed brickwork.
- Parquet flooring (in part).
- Fully fitted kitchen.
- Central heating / Climate control (in part)
- 3 WCs and shower.
- Intruder alarm.

ACCOMMODATION

Ground Floor Office

Net Internal Area Approx. 3,763 sq ft
(Gross Internal Area Approx. 4,155 sq ft)

Plus 1 Allocated Basement Parking Space

VAT is applicable to this Lot

TENURE

Held on two leases each for a term of 999 years from 29th September 1997 at a fixed ground rent of £150 p.a. (total ground rent £300 p.a.).

Offered with Vacant Possession

DEVELOPMENT POTENTIAL

The upper floors of the building comprise residential apartments. The ground floor may have potential for conversion to Residential Use, subject to obtaining the necessary consents. Furthermore, the Vendor made a Pre-Application submission to the London Borough of Hackney on 28th August 2026 to convert this ground floor office to 2 Self-Contained Flats as follows:

- 1 x 2,040 sq ft 2 Bed Flat.
- 1 x 2,010 sq ft 1 Bed Flat.

Refer to the Auctioneers for the Pre-App documentation.

Note 1: The office was previously rented at £112,890 p.a. exclusive.

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

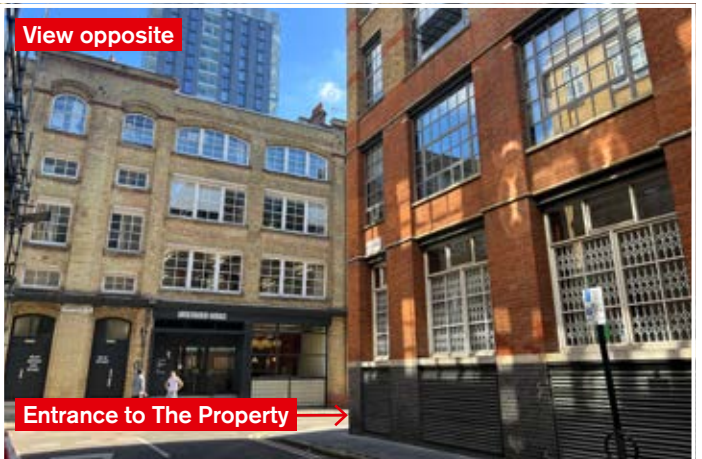
Vacant 4,155 sq ft (GIA) Office

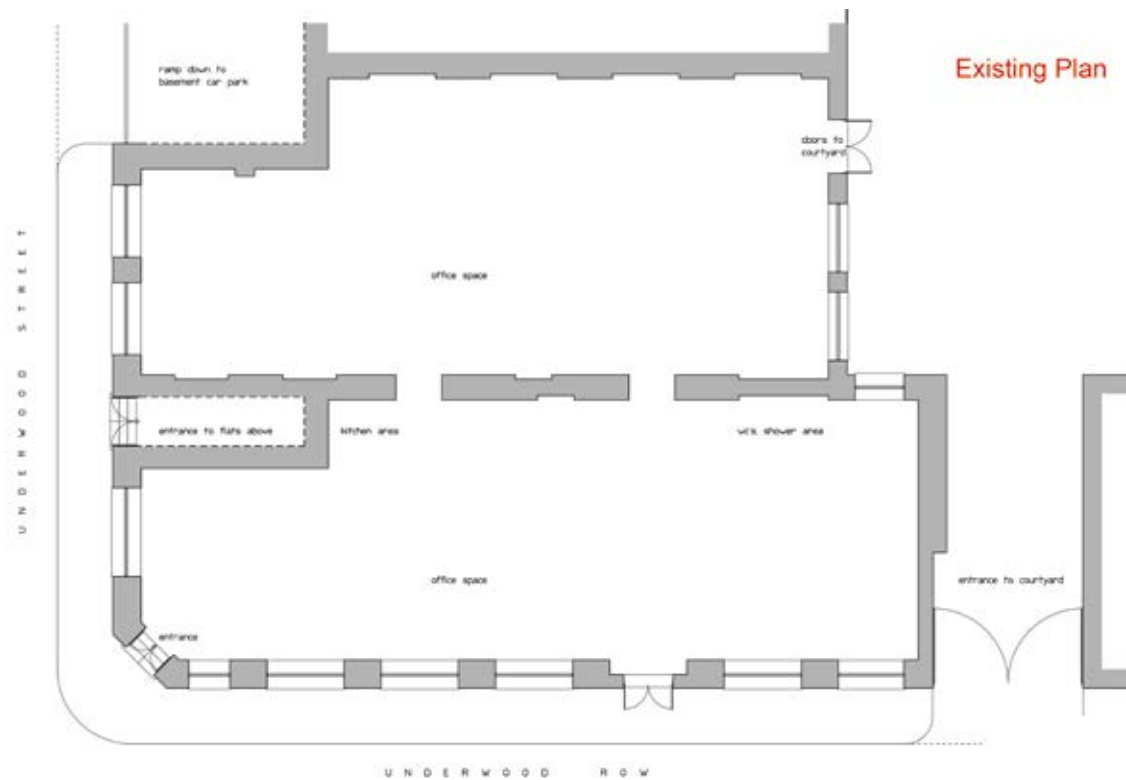
The Surveyors dealing with this property are
Elliott Greene and Steven Grossman

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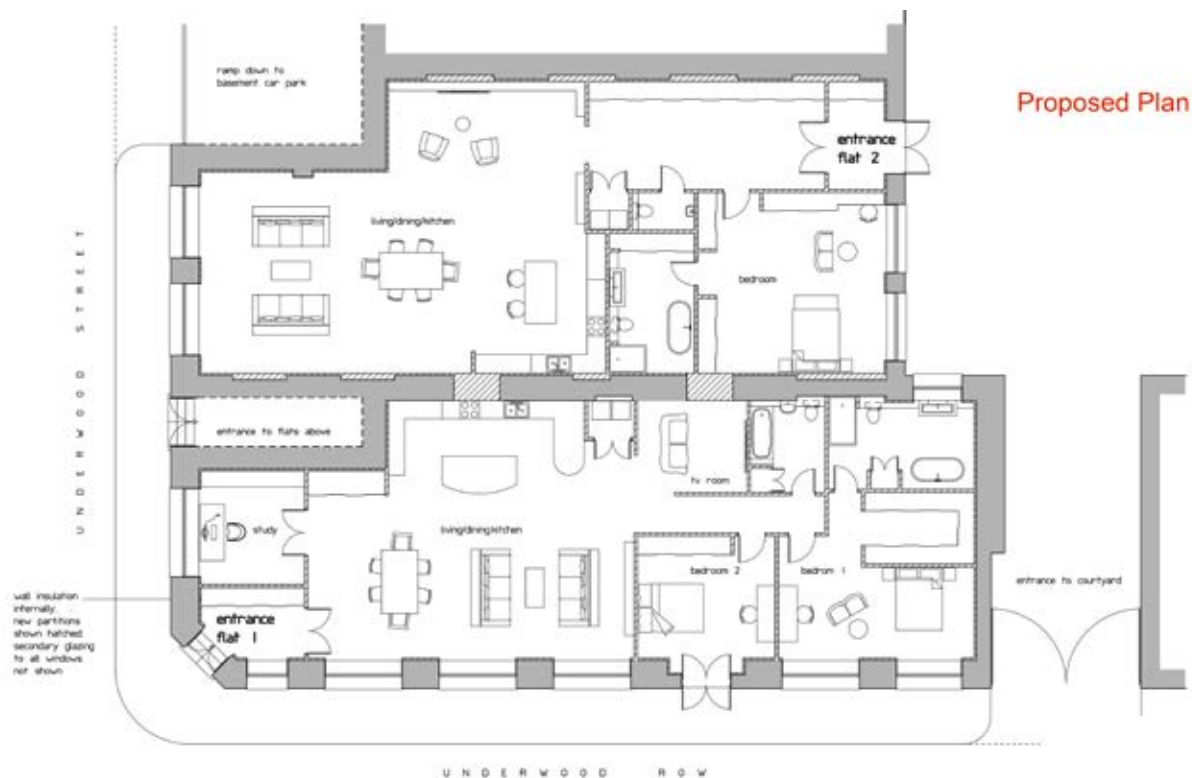
Vendor's Solicitors

Colman Coyle
Tel: 020 7354 3000 Ref: Philip Otvos
Email: philip.otvos@colmancoyle.com





Plan not to scale and for identification purposes only



GROSS INTERNAL FLOOR AREAS
 Flat 1 = 190 sqm, 2040 sqft, 2-bedrooms
 Flat 2 = 187 sqm, 2010 sqft, 1-bedroom

Plan not to scale and for identification purposes only



SITUATION

Located within this established local parade which includes a **Co-op Food** and **William Hill** serving the surrounding residential area and being approx. 1 1/2 miles from Horsham Town Centre.

Horsham is an attractive commercial centre located on the main A24 midway between Guildford and Brighton, approx. 7 miles south-west of Crawley, with excellent road links via the A264 to the M23 (Junction 11).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. In addition, there is front layby parking for customers, a loading area and communal Car Park at the rear.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 17'6"

Internal Width 16'6"

Shop Depth 49'0"

WC

First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **D.Patel as a Newsagent/Post Office** for a term of 15 years from 15th June 2020 at a current rent of **£24,000 per annum** exclusive **rising to £24,500 p.a. in June 2027 and £25,000 p.a. in June 2028.**

Rent Review 2030

£9,500 Rent Deposit held.

£24,000 per annum

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

Vendor's Solicitors

Taylor Rose

Tel: 01733 796 651 Ref: James Swede

Email: james.swede@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
***Refer to points 9 and 10 in the 'Notice to all Bidders'**





SITUATION

Located at the busy junction with Holdenhurst Road and Christchurch Road (A35), close to such multiples as **Ladbroke's**, **Papa John's**, **Subway**, **Domino's** and **Betfred**.

Bournemouth Railway Station (CrossCountry and South Western Railway) is less than ½ mile distant.

Bournemouth is a popular seaside resort on the South Coast, approximately 25 miles south-west of Southampton.

PROPERTY

Forming part of a terraced property comprising a **Ground Floor and Basement Restaurant**.

ACCOMMODATION

Ground Floor Restaurant

Gross Frontage	19'0"
Internal Width	17'5"
widening at rear to	18'9"
Restaurant Depth	36'2"
Built Depth	70'10"
Restaurant Area	Approx. 650 sq ft
Kitchen/Prep Area	Approx. 390 sq ft
2 WCs	

Basement Restaurant

Seating Area	Approx. 370 sq ft
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VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 29th June 1984 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **KK-Cchin Sushi Bar Limited as a Sushi Bar** for a term of 10 years from 21st January 2020 at a current rent of **£17,850 per annum** exclusive **rising to £18,500 p.a. in January 2028.**

Note 1: The tenant did not action their January 2027 Break.

Note 2: There is an £8,500 Rent Deposit held.

£17,850 per annum

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

Vendor's Solicitors

Taylor Rose
Tel: 01733 796 651 Ref: James Swede
Email: james.swede@taylor-rose.co.uk

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Ground Floor Restuarant





SITUATION

Occupying an excellent trading position in the pedestrianised section of the town centre, opposite **Peacocks** and amongst such other multiple traders as **Santander**, **Poundstretcher**, **TUI**, **Greggs**, **Costa Coffee** and **Cancer Research**.

In addition, the property is close to the junction with Market Place which hosts other traders including **Boots** and **Superdrug** as well as a Street Market.

Loughborough is a busy town lying some 12 miles north of Leicester and 21 miles south-east of Derby with excellent road access via the A6 which links to the M1.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal and separate rear access via a front communal passageway to **Ancillary Office/Store** on the first and second floors.

VAT is applicable to this Lot

TENURE

Leasehold for a term of 2,000 years from 25th December 2017 at a peppercorn ground rent.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'3"
Internal Width	14'1"
widening at rear to	16'1"
Shop Depth	43'3"
Built Depth	46'1"

First Floor

Office/Store Area	Approx. 315 sq ft
WC	

Second Floor

Office/Store Area	Approx. 425 sq ft
-------------------	-------------------

TENANCY

The property is let on a full repairing and insuring lease to **Oxfam** (having over 500 branches) for a term of 5 years from 26th March 2011 (Holding over – in occupation since 1986) at a current rent of **£16,540 per annum exclusive (see Note)**.

Note 1: The current rent paid is a personal concession from £18,300 p.a.

Note 2: There is potential to convert the upper floors to residential subject to obtaining possession and the necessary consents.

£16,540 p.a. (see Note)

The Surveyors dealing with this property are
Jonathan Ross 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

Simmons Stein
Tel: 020 8371 9600 Ref: Gary Simmons
Email: gary@simmons-stein.co.uk



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SITUATION

Located close to the junction with Mill Green Road in this residential area, adjacent to both Peartree Primary School and Peartree Lane Doctors' Surgery and being approx. ¾ mile from the town centre and Railway Station.

Welwyn Garden City is a popular Hertfordshire town located approx. 25 miles north of London and benefits from good road access via the A1(M) (Junctions 4, 5 & 6).

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	20'1"
Internal Width	18'11"
Shop Depth	54'9"
Built Depth	58'9"
Area	Approx. 1,000 sq ft

First Floor Ancillary

Area	Approx. 600 sq ft incl. WC
Total Area	Approx. 1,600 sq ft

VAT is applicable to this Lot

TENURE

Leasehold for a term of 125 years (less 6 days) from 9th September 1992 (thus having approx. 91 years unexpired) at a fixed ground rent of £100 p.a.

TENANCY

The entire property is let on a full repairing and insuring lease (refer to lease) to **One Stop Stores Limited** (a subsidiary of Tesco and having over 1,000 branches) (T/O for Y/E 22.02.25 £1.29bn, Pre-Tax Loss £2.6m and Shareholders' Funds £145.3m) for a term from 21st February 2025 to 31st July 2037 at a current rent of **£17,000 per annum** exclusive.

Rent Reviews 2027 and 2032

Tenant's Breaks 2032 and 2037

Note: The adjacent semi-detached unit, which has been trading as 'One Stop' for at least approx. 20 years, interconnects with Unit 1 at ground floor level, but it is not included in the sale.

£17,000 per annum

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

Vendor's Solicitors

Legal Studio Solicitors
Tel: 07764 436 628 Ref: Glen Salt
Email: glen.salt@legalstudio.co.uk

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

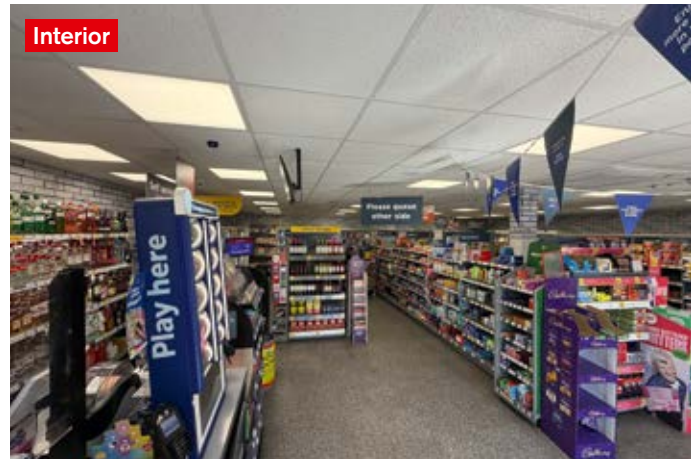


Doctors' Surgery

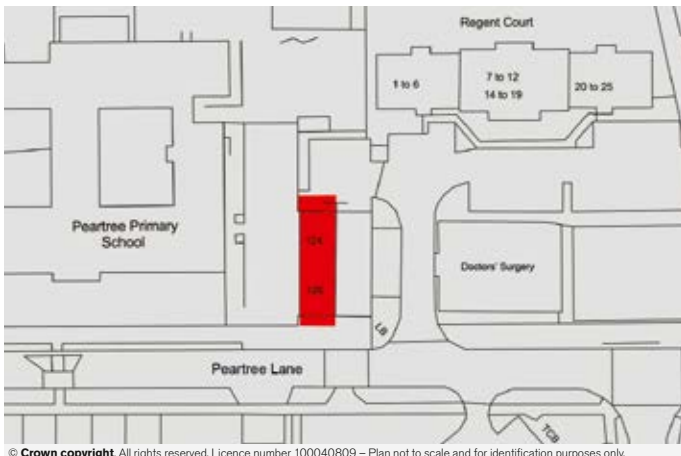


Primary School

The Property



Interior



Lot 8

25 High Street, Ilfracombe,
Devon EX34 9DA

***Guide: £150,000**

In same family ownership for approx. 53 years
Let to Superdrug Stores PLC – Gross Yield 16.7%
6 week completion



SITUATION

Occupying a prominent town centre trading position, adjacent to **Morrisons Daily/Post Office** and amongst such multiples as **Nationwide, Ladbrokes, Premier Express** and a host of independent retailers.

Ilfracombe is a popular seaside resort on the North Devon Coast, 10 miles north of Barnstaple and benefitting from good road access via the A361 which links with the M5 (Junction 27).

PROPERTY

A mid terraced building comprising a **Large Ground Floor Shop** with **Basement, First and Second Floor Ancillary Accommodation**.

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage 23'2"
Area Approx. 3,050 sq ft

Basement Ancillary

Area Approx. 2,317 sq ft

First Floor Ancillary

Area Approx. 1,218 sq ft

Second Floor Ancillary

Area Approx. 270 sq ft

Total Area **Approx. 6,855 sq ft**

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

VAT is applicable to this Lot

TENURE

Leasehold for a term of 999 years from 29th September 1972 (thus having approx. 945 years unexpired) at a fixed ground rent of £900 p.a.

TENANCY

The entire property is let on a full repairing and insuring lease to **Superdrug Stores PLC t/a Superdrug (having approx. 789 branches) (T/O for Y/E 27/12/2025 £1.7 billion, Pre-Tax Profit £144 million and Shareholders' Funds £471 million)** for a term of 30 years years from 24th June 2000 **(in occupation for over 26 years)** at a current rent of **£25,000 per annum** exclusive.

Rent Review June 2025 (Outstanding)

Tenant's Break June 2028

Note: The tenant also operates a Pharmacy in the premises.

£25,000 per annum

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

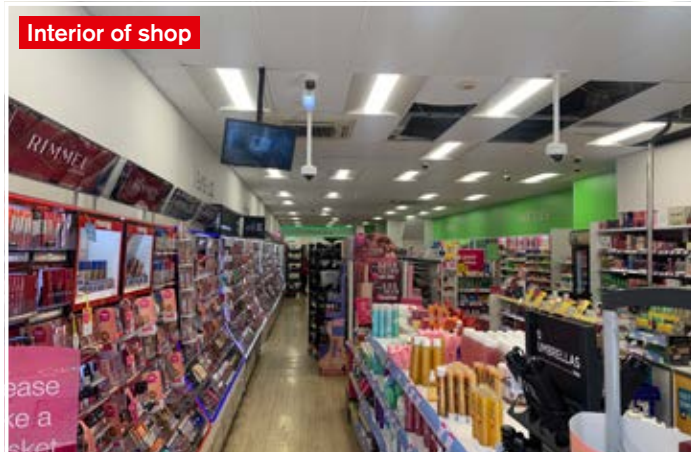
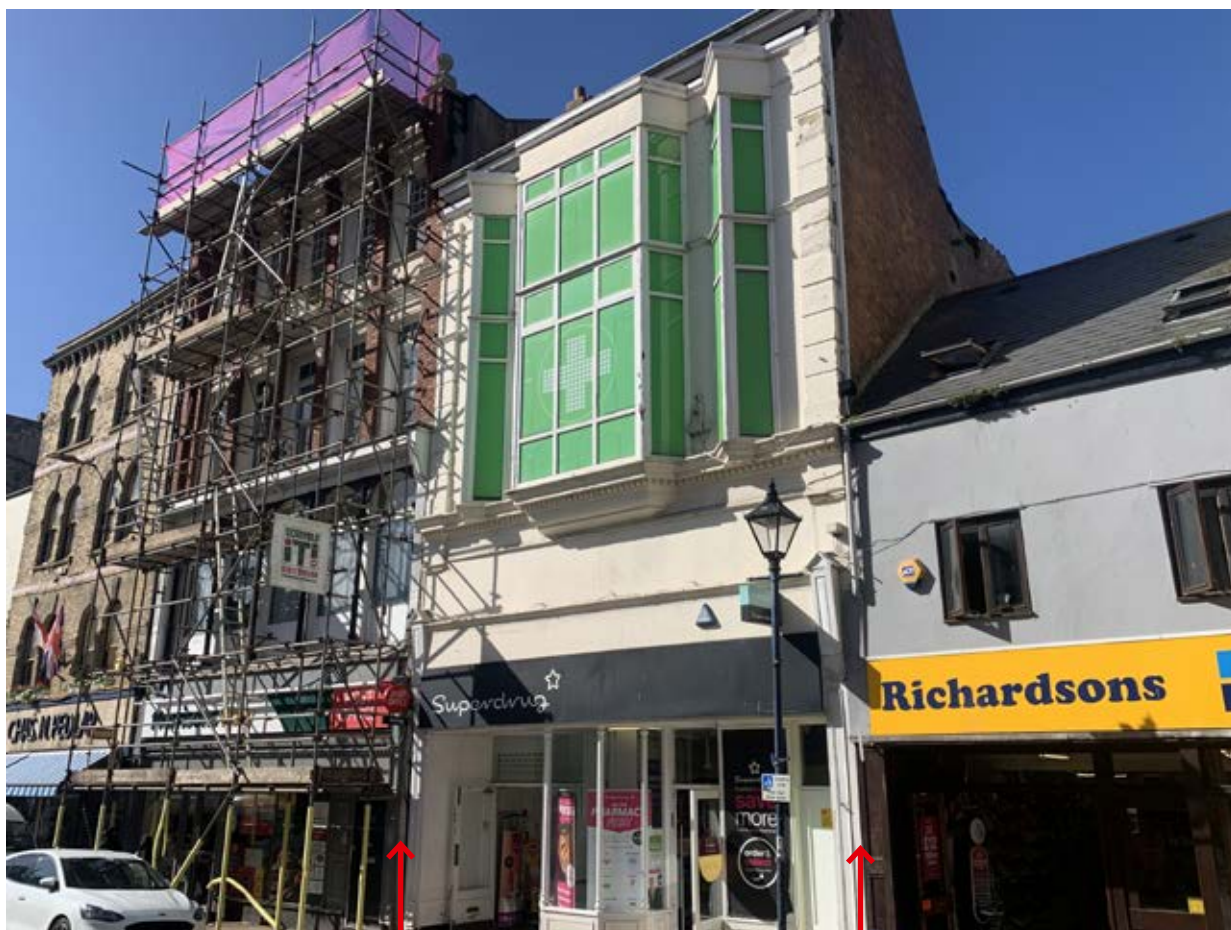
Vendor's Solicitors

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 near to the junction with South Street Tarring in this well established parade amongst a host of independent retailers and within close proximity to West Worthing Train Station and the town centre. Worthing is a popular coastal resort town as well as being a commercial centre, only 11 miles west of Brighton and enjoying excellent road links with the A27.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Office** on the first floor.

VAT is NOT applicable to this Lot

FREEHOLD

Note: There is potential to convert the first floor office to Residential Use, subject to obtaining possession and the necessary consents.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Area Approx. 259 sq ft ¹ WC	A. Mehrabi (Vape Shop)	7 years from 27th July 2026	£10,000	Repairing & Insuring. Rent Review 2030. £6,000 Rent Deposit held.
First Floor Office	Area Approx. 279 sq ft ¹ WC	Alcove Architecture Limited (with personal guarantor)	6 years from 4th December 2019	£3,600	Repairing & Insuring Holding over.
*Not inspected by Barnett Ross. Areas taken from VOA.				Total: £13,600	

£13,600 per annum

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

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Vendor's Solicitors

Sinclairs
Tel: 020 8202 8222 Ref: Ravi Lakhani
Email: ravi@sinclairssolicitors.co.uk



Interior of shop



SITUATION

Located close to the junction with Bagshaw Street within an established mixed commercial and residential area. Hyde lies approx. 9 miles east of Manchester city centre with easy access to the M67 (Junction 3).

PROPERTY

A single storey building comprising a **Ground Floor Shop**.

ACCOMMODATION¹

Ground Floor Shop

Area Approx. 404 sq ft
WC

¹Not inspected by Barnett Ross. Area 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 **P. Playfoot trading as Opulence Hair & Beauty by Paula** for a term of 6 years from 18th January 2023 at a current rent of **£7,200 per annum** exclusive.

Note: The rent was previously £7,020 p.a. and it was increased to £7,200 p.a. at the January 2026 rent review.

Interior of Shop



£7,200 per annum

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

Vendor's Solicitors

Black Norman Solicitors

Tel: 03300 167 847 Ref: Stephanie Chau

Email: stephaniechau@blacknorman.com

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



SITUATION

Located close to the junction with Stoke Newington Church Street on this busy retail thoroughfare, nearby such multiple retailers as **Pret A Manger, Costa, Savers, Iceland, Sports Direct, NatWest** and **KFC** as well as a host of independent retailers.

There is a public car park to the rear of the property.

Stoke Newington is a highly sought after commercial and residential area situated midway between Stamford Hill and Dalston and approx. 3½ miles north of the City of London.

PROPERTY

Forming part of an end of terrace building comprising a **Ground Floor Shop** with trap door access to **Ancillary Storage in the Basement**.

In addition, the property includes rear access from Wilmer Place.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	28'6"
Internal Width	25'8"
Shop & Built Depth	77'8"
Sales/Office Area	Approx. 1,454 sq ft

WC

Basement

Area	Approx. 1,918 sq ft
------	---------------------

Total Area **Approx. 3,372 sq ft**

VAT is applicable to this Lot

TENURE

Leasehold for a term of 999 years from 1st April 2005 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease (subject to a schedule of condition and a capped service charge linked to annual RPI increases currently at approx. £3,448 p.a.) to **East Kent Leasing Limited as an adult gaming centre** (see [Tenant Profile](#)) for a term of 15 years from 8th March 2021 at a current rent of **£50,000 per annum** exclusive.

Rent Reviews March 2026 (still outstanding) and March 2031.

Tenant's Break March 2031.

Note 1: The tenant did not operate their March 2026 Break Clause.

Note 2: There is a £15,000 + VAT Rent Deposit held.

TENANT PROFILE

East Kent Leasing Limited is owned by The Godden Gaming Organisation Limited who currently trade from 17 Palace Amusement Arcades and 3 Seaside Amusement Arcades – visit: www.goddengaming.org

The lease to East Kent Leasing Limited benefits from an AGA with the original lessee, Merkur Slots UK Limited, who for the Y/E 31.12.25 reported a T/O of £213.7m, Pre-Tax Profits of £13.38m and Shareholders' Funds of £18.78m.

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