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Auctioneers

Online Auction

Wednesday 16th December 2026
commencing at 12pm

T: 020 8492 9449



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Meet the team.



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Order of Sale Wednesday 16th December 2026

Commencing 12.00pm

Lot			
1	20 Aldermans Hill	Palmers Green	London N13
2	54 Cranbrook Road	Ilford	Essex
3	128 Ballards Lane	Finchley	London N3
4	167 High Street, Bloxwich	Walsall	West Midlands
5	35 Hamilton Road	Felixstowe	Suffolk
6	136 Sutton Road	Southend-on-Sea	Essex
7	19 Wellington Road	Rhyl	Clwyd
8	3b Chandos Place, Bletchley	Milton Keynes	Buckinghamshire
9	21/21a Market Street	Eastleigh	Hampshire
10	46/46a Sackville Road	Bexhill-on-Sea	East Sussex
11	Unit 2, 6/8 Sea View Road	Colwyn Bay	Clwyd
12	32/33 Broad Street	Welshpool	Powys
13	10 Front Street, Hetton-le-Hole	Houghton-le-Spring	Tyne & Wear
14	22 Market Street, Longton	Stoke-on-Trent	Staffordshire



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Contact John Barnett FRICS
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020 8492 9449

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Lot 1

20 Aldermans Hill, Palmers Green, London N13 4PN

***Guide: £500,000+**
Restaurant/Takeaway, Office & 2 Flats
6 week completion



SITUATION

Occupying a prominent trading position less than 75 yards from both Palmers Green Station (Great Northern and Thameslink) and 'The Triangle' at the junction with Green Lanes, opposite **Morrisons** and amongst such other multiples as **Subway**, **Gails**, **Cex**, **Holland & Barrett**, **McDonald's**, **Costa** and many others.

Palmers Green is a popular north London suburb which lies approx. 8 miles north of central London and benefits from good road links via the North Circular Road (A406) and the Great Cambridge Road (A10).

PROPERTY

A mid terraced building comprising a **Ground Floor Restaurant/ Take-away & Basement** with separate front access to an **Office & Flat** on the first floor and a **Self-Contained Flat** on the second floor. In addition, there is a rear service road which provides parking for up to 4 cars accessed via Devonshire Road.

Note: Refer to the Auctioneers for the video tours of the property.

ACCOMMODATION

Ground Floor Restaurant/Take-away		
Gross Frontage		19'0"
Internal Width		13'11"
Shop Depth		26'2"
Built Depth		55'0"
WC		
Area	Approx.	694 sq ft
Basement		
Area	Approx.	684 sq ft
First Floor Rear Office		
Area	Approx.	157 sq ft
First Floor Flat		
2 Rooms, Bathroom, sep. WC		
Area	Approx.	480 sq ft
Second Floor Self-Contained Flat		
2 Rooms, Kitchen, Shower/WC		
Area	Approx.	387 sq ft
Total Area	**Approx.**	**2,402 sq ft**

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Suk Ping Hou as a Chinese Take-away** for a term of 20 years from 24th June 2011 at a current rent of **£28,000 per annum** exclusive.

Rent Review June 2026 (Notice served by Landlords at £40,000 per annum)







£28,000 per annum

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

Vendor's Solicitors
Eracleous & McKenna
Tel: 020 8242 5558 Ref: Savvas Eracleous
Email: savvas@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'**

Lot 2

54 Cranbrook Road, Ilford, Essex IG1 4NF

***Guide: £900,000+**
In same ownership for over 20 years.
Shop & 3 Flats.
6 week completion



SITUATION

Located near to the junction with Balfour Road, adjacent to **Holland & Barrett** and amongst such multiple retailers as **Tesco Express**, **Superdrug**, **Greggs**, **Costa** and **Subway**. In addition, the property is approx. 50 yards from both the entrance to the **Exchange Shopping Centre** and **Ilford Station (Elizabeth Line)**.
Ilford enjoys excellent road links with the A406 (North Circular Road) and the A12 (Eastern Avenue) and lies approx. 11 miles east of central London.

PROPERTY

A mid terraced building comprising a **Deep Ground Floor Shop** and **Basement** together with separate rear access from Heron Mews to **3 Self-Contained Flats** on the first and second floors each with gas central heating and uPVC double glazing.
In addition, the property includes a **Gated Rear Yard for parking approx. 4 cars**.

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

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: There may be potential to extend the property at the rear similar to other nearby properties, subject to obtaining possession and the necessary consents.





£69,200 per annum

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

Vendor's Solicitors
Ellicotts LLP
Tel: 020 8445 5257 Ref: Federica Oliver
Email: federica@ellicotts.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
Ground Floor Shop & Basement	**Ground Floor Shop** Gross Frontage 20'1" Internal Width 19'1" narrowing at rear to 14'9" Shop Depth 69'0" Built Depth 89'6" WC Area Approx. 1,388 sq ft[1] **Basement** Not inspected	**A. Iqbal (Household goods)**	25 years from 9th March 2020	£29,000 **(Informal concession from £37,000 p.a. – see Note 2)**	Effectively FRI **Rent Reviews March 2026 (Not yet actioned) and 4 yearly.** **Tenant's Rolling Break on one year year's prior notice.** **£10,000 Rent Deposit held.**
Flat 1 (First Floor Front)	1 Bedroom, Living Room, Kitchen, Shower Room/WC (Area Approx. 505 sq ft[2])	**2 Individuals**	Periodic Tenancy	£16,200 (£1,350 pcm)	**£1,557.69 Rent Deposit held.**
Flat 2 (Second Floor)	1 Bedroom, Living Room, Kitchen, Shower Room/WC (Area Approx. 505 sq ft[2])	**2 Individuals**	Periodic Tenancy	£13,200 (£1,100 pcm)	**£1,269.23 Rent Deposit held.**
Flat 3 (Rear First Floor)	2 Bedrooms, Living Room, Kitchen, Shower Room/WC (Area Approx. 567 sq ft)	**Individual**	Periodic Tenancy	£10,800 (£900 pcm) **(low rent)**	**Note 3: The tenant has served notice to vacate on 31st December 2026.**
				Total: £69,200	

[1]Area taken from VOA.
[2]Area taken from EPC.

Note 2: The tenant was given an informal concession from £37,000 p.a. to £29,000 p.a. during the Covid Pandemic and this concession had held over to date and could be terminated by the Purchaser.











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Lot 3

128 Ballards Lane, Finchley, London N3 2PA

***Guide: £1,100,000+**
By order of Executors
In same family ownership for approx. 38 years
6 week completion



SITUATION

Located at the junction with Long Lane within this busy and popular retail thoroughfare amongst such multiple retailers as **Superdrug**, **Dexters**, **Coral**, **Cootes Pharmacy**, **Oxfam**, **Tesco Superstore** and **KFC** and only a few minutes walk to Finchley Central Underground Station (Northern Line).
Finchley is a highly desirable north London suburb with excellent transportation, schools and recreational facilities being some 8 miles from central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Take-Away** and **Rear External Store** together with separate front access to **2 Self-Contained Flats** planned on the first and second floors each with uPVC, gas central heating, entryphone and rear fire escape.
In addition, the property benefits from use of a rear service road.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: The property includes a loft which may be suitable for conversion to provide additional residential accommodation, subject to obtaining possession and the necessary consents.

Note 2: Refer to Auctioneers for the Floor Plans and the Video Tour of the flats.

£82,800 per annum

Vendor's Solicitors
Solomon Taylor Shaw
Tel: 020 7431 1912 Ref: Gary Phillips
Email: gary@solts.co.uk

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

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
Ground Floor Take-Away & Rear External Store	**Ground Floor Take-Away** Gross Frontage 25'5" Internal Width 19'4" (max) narrowing at rear to 16'9" Shop Depth 43'8" Built Depth 53'11" WC **Plus Rear External Store**	**Exultant Limited (see Tenant Profile)**	20 years from 10th February 2014	£36,000 (Agreed at 2024 Rent Review)	FRI **Rent Review 2029.** **There is a £30,000 Rent Deposit held.**
First Floor Flat (No. 128a)	**Fully refurbished in 2025:** 3 Bedrooms, Living Room, Kitchen, Bathroom/WC **(GIA Approx. 794 sq ft[1])**	**2 Individuals**	Periodic Tenancy	£21,600 (£1,800pcm)	**£2,075** **Rent Deposit held.**
Second Floor Flat (No. 128b)	**Fully refurbished in 2021:** 2 Bedrooms (one with ensuite Shower Room), Living Room, Kitchen, Bathroom/WC **(GIA Approx. 807 sq ft[1])**	**2 Individuals**	Periodic Tenancy	£25,200 (£2,100pcm)	**£2,192** **Rent Deposit held.**
				Total: £82,800	

[1]Areas taken from floor plans provided by Principal Plans.

TENANT PROFILE

Exultant Limited currently operate 37 Pizza Hut locations and for Y/E 31.07.25 they reported a T/O of £15.01m, Pre-Tax Profits of £469,636 and Shareholders' Funds of £3.3m.

Exultant Limited is a subsidiary of Exultant Holdings Limited who operate in excess of 70 sites across the UK under several leading franchise brands and is the largest Pizza Hut Delivery franchisee in the country, operating 43 locations. They have traded Pizza Hut sites for more than 21 years and are widely recognised as one of the strongest operators within the network, having been awarded Franchisee of the Year on multiple occasions.

For Y/E 31.07.25, Exultant Holdings Limited reported a T/O of £34.8m, Pre-Tax Profits of £775,182 and Shareholders' Funds of £2.9m.

Lot 4

167 High Street, Bloxwich, Walsall, West Midlands WS3 3LH

***Guide: £180,000**
Gross Yield 12.8%
In the same ownership for over 20 years
6 week completion



SITUATION

Close to the junction with Samuel Street in the heart of the town centre, amongst multiple retailers such as **Co-operative Travel**, **Greggs**, **Savers**, **Card Factory**, **Home Bargains** and a host of independent retailers.

Bloxwich is located approximately 5 miles east of Wolverhampton and approximately 13 miles north of Birmingham and enjoys easy access to the M6 (Junction 10).

PROPERTY

Comprising a **Deep Ground Floor Shop** with separate rear access to a **Self-Contained Upper Part** on first and second floors (currently unused).

In addition, the property includes a parking area at the rear for approximately 4 cars and a rear customer entrance to the shop.

ACCOMMODATION

Ground Floor Shop		
Gross Frontage		26'0"
Internal Width		24'3"
Shop & Built Depth		72'6"
Area	Approx.	1,776 sq ft[1]
WCs		
First Floor		
3 Rooms Area	Approx.	419 sq ft
Second Floor		
3 Rooms Area	Approx	413 sq ft
Total Area	**Approx.**	**2,608 sq ft**

[1]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 **Ladbrokes Betting and Gaming Limited** (see Tenant Profile) for a term of 15 years from 24th June 2014 (in occupation since 1993) at a current rent of **£23,000 per annum** exclusive.

Rent Review June 2024 (Outstanding - Not yet actioned)

TENANT PROFILE

The Ladbrokes Brand of betting shops forms part of Entain plc, a FTSE company that is one of the world's largest sport betting and gaming groups operating in the online and retail sector. Entain operates in over 30 countries – visit: www.entaingroup.com.

Note 1: There may be potential to convert the upper parts to residential use, subject to obtaining possession and the necessary consents.

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

£23,000 per annum

The Surveyors dealing with this property are **John Barnett** and **Jonathan Ross**

Vendor's Solicitors
Keystone Law
Tel: 020 3319 3700 Ref: Dagmara Selwyn-Kuczera
Email: dagmara.selwyn-kuczera@keystonelaw.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'**


The Property
New Style Barbers
TURKISH STYLES
Ladbrokes


The Property
Ladbrokes
BLOXWICH PHARMACY
357







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Lot 5

35 Hamilton Road, Felixstowe, Suffolk IP11 7BB

***Guide: £300,000**
Vacant Shop & Flat
In the same family ownership for approx. 18 years
6 week completion



SITUATION

Close to the junction with Orwell Road in this pedestrianised retail thoroughfare in the heart of the town centre, with nearby multiple retailers such as **Bonmarché**, **Trespass**, **Peacocks**, **The Works**, **Caffe Nero** and **Iceland** along with a wide variety of independent traders.
Felixstowe is located approximately 14 miles south-east of Ipswich and 29 miles north-east of Colchester, enjoying good road access via the A12 and A14.

PROPERTY

A late Victorian mid-terrace building comprising a **Deep Ground Floor Shop** with separate rear access via Highfield Road to a **Self-Contained Flat** on the first and second floors.
In addition, there is a rear hard standing area for parking and the flat benefits from gas central heating.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

ACCOMMODATION[1]

Ground Floor Shop

Gross Frontage	29'0"
Internal Width	27'0"
Shop Depth	43'5"
Built Depth	119'0"
Net Sales Area	Approx. 1,582 sq ft
Net Ancillary Area	Approx. 703 sq ft
WCs	
Total Shop Area	**Approx. 2,285 sq ft**

First & Second Floor Flat

First Floor:
4 Rooms, Kitchen, Bathroom/WC
GIA Approx. 911 sq ft

Second Floor:
2 Rooms
GIA Approx. 302 sq ft

Total Flat GIA **Approx. 1,213 sq ft**

[1]Areas provided by Joint Auctioneer.

Note 1: The entire property was previously occupied by Greggs plc at a rent of £41,900 per annum.

Note 2: The vendor has served a schedule of dilapidations for works totalling £113,675.62 on the previous tenant, Greggs plc, and the benefit of this claim will be passed to the Purchaser on completion.

Note 3: Refer to the Auctioneers for the Video Tours and Floor Plans of the property.











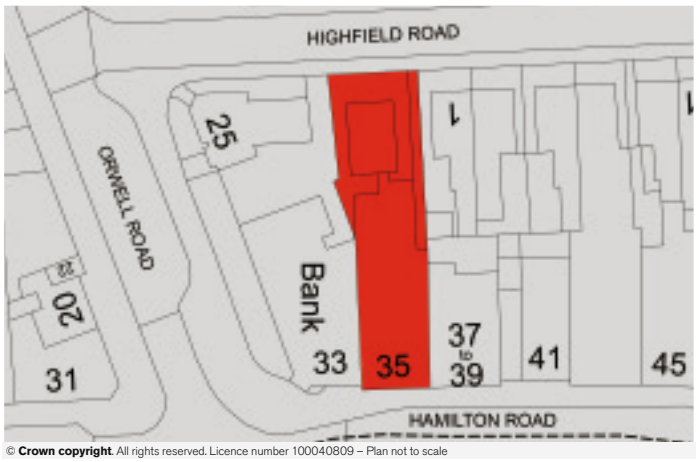

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Vacant Shop & Flat

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

Joint Auctioneers
Fenn Wright
Tel: 01473 232 701 Ref: Hamish Stone
Email: hws@fennwright.co.uk

Vendor's Solicitors
BSG Solicitors LLP
Tel: 020 8343 4411 Ref: Jeremy Swerner
Email: jeremy@bsgsolicitors.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 6

136 Sutton Road, Southend-on-Sea, Essex SS2 5ER

***Guide: £85,000**
Gross Yield 12%
In same ownership for over 15 years
6 week completion



SITUATION

Located close to the corner of Swanage Road within an established local shopping centre, close to a **Spar**, **Post Office** and **Co-op Supermarket**, serving the surrounding residential area, just off the main A13 Queensway which leads directly into the prime town centre under ½ a mile away.
Southend-on-Sea is a popular town and seaside resort approx. 47 miles east of central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first floor level.

VAT is NOT applicable to this Lot

FREEHOLD

Note: The shop tenant also occupies the adjacent shop (No. 134) which is not included in the sale.

TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Yard	Gross Frontage Internal Width Shop Depth Built Depth WC	17'0" 16'6" 30'11" 40'1"	**Coral Estates Limited (with guarantee from Coral Racing Limited – see Tenant Profile)**	10 years from 4th August 2026 (in occupation for over 15 years)	£10,100	FRI **Rent Review and Tenant's Break 2031.**
First Floor Flat	Not inspected		**Makhor Investments Ltd**	99 years from 25th March 1988	£150 (rising to £200 p.a. in 2054)	FRI **Valuable Reversion in approx. 60¼ years.**
					Total: £10,250	

TENANT PROFILE

The Coral brand of betting shops forms part of Entain plc, a FTSE company that is one of the world's largest sports betting and gaming groups operating in the online and retail sector. Entain operates in over 30 countries – visit: www.entaingroup.com.

£10,250 per annum

The Surveyors dealing with this property are **John Barnett** and **Jonathan Ross**

Vendor's Solicitors
Keystone Law
Tel: 020 3319 3700 Ref: Dagmara Selwyn-Kuczera
Email: dagmara.selwyn-kuczera@keystonelaw.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'**


MEAT SHACK
CORAL
CORAL
Biffa
The Property


Interior of shop
EARLY PRICES & RESULTS

Lot 7

19 Wellington Road, Rhyl, Clwyd LL18 1AY

***Guide: £175,000**
Gross Yield 14.6%
In the same family ownership for over 25 years
6 week completion



SITUATION

Located close to the junction with Bodfor Street in the town centre, nearby multiples such as **HSBC, Mind, Corbett Sports** and a variety of independent traders.
Rhyl is a popular tourist destination located on the coast of North Wales lying 30 miles west of Chester and 16 miles east of Llandudno having good road links to the A55 (Junction 24) and the M53.

PROPERTY

A mid terrace building comprising a **Large Ground Floor Shop** with separate front access to **Office/Ancillary Accommodation** on the first floor.

ACCOMMODATION[1]

Ground Floor Shop

Gross Frontage	31'0"
Built Depth	55'0"
Area	Approx. 1,336 sq ft
WCs	

First Floor Office/Ancillary
3 Rooms, 2 WC's

[1]Not 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 **William Hill Organization Limited (T/O for Y/E 31/12/2024 £502.4m, Pre-Tax Profit £30.5m and Shareholders' Funds £17.5m)** for a term of 10 years from 14th March 2023 **(in occupation since 2008)** at a current rent of **£25,600** per annum exclusive.

Rent Review and Tenant's Break March 2028

Note: Refer to the Auctioneers for the video tour of the first floor.

£25,600 per annum

The Surveyors dealing with this property are **John Barnett** and **Jonathan Ross**

Vendor's Solicitors
Keystone Law
Tel: 020 3319 3700 Ref: Dagmara Selwyn-Kuczera
Email: dagmara.selwyn-kuczera@keystonelaw.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'**


William HILL
corbett


The Property


Interior of Shop

Lot 8

3b Chandos Place, Bletchley, Milton Keynes, Buckinghamshire MK2 2SQ

***Guide: £225,000**
Retail Investment
Gross Yield 8%
6 week completion



SITUATION

Occupying a prominent position at the Brunel Roundabout, at the junction with Buckingham Road and V7 Saxon Street, in the town centre and opposite Bletchley Station (London Northwestern Railway). Bletchley lies approx. 4 miles south-east of Milton Keynes town centre and approx. 50 miles north of central London and benefits from good road links via the M1 (Junction 13).

PROPERTY

Forming part of an attractive 3 storey building comprising a **Ground Floor Restaurant (having approx. 52 covers)**.

ACCOMMODATION

Ground Floor Restaurant

Gross Frontage	32'0"	
Internal Width	30'0"	
Built Depth	41'11"	
2 WCs		
Dining Area	Approx.	775 sq ft
Kitchen Area	Approx.	203 sq ft
Ancillary Area	Approx.	124 sq ft
Total Area	**Approx. 1,102 sq ft**	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 23rd December 2005 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease (by way of service charge) to **Panzini Restaurants Limited (with Personal Guarantors) (visit: www.panzini.co.uk)** for a term of 15 years from 4th April 2023 at a current rent of **£18,000 per annum** exclusive.

Rent Reviews April 2028 and 2033 (linked to RPI, collared at 2% and capped at 4%)

Tenant's Break 2033

Note: There is a £9,000 Rent Deposit held.

£18,000 per annum

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

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


Interior View


Interior View

Lot 9

21/21a Market Street, Eastleigh, Hampshire SO50 5RH

***Guide: £250,000**
Gross Yield 12.4%
By Order of Charitable Trustees
6 week completion



SITUATION

Close to the junction with Leigh Road in the heart of the town centre, adjacent to **Kokoro** and **Connells**, opposite **Santander** and amongst other multiples such as **Vision Express**, **Costa Coffee**, **Superdrug** and **Greggs**.

Eastleigh is a popular market and commuter town situated 5 miles north-east of Southampton and 10 miles south of Winchester, benefiting from excellent road communications via the M3 (Junction 13) and M27 (Junction 5).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. In addition, the property includes an off-street **Parking Area** at the rear.

VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation[1]	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 15'7" Built Depth 61'0" WC Area Approx. 801 sq ft	**Shaw Trust Limited (The)** (see Tenant Profile)	5 years from 8th October 2025 (in occupation since at least 2003)	£19,000	Repairing & Insuring. **Tenant's Break October 2028**
First Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom/WC Area Approx. 474 sq ft	**Individual**	Periodic Tenancy	£12,000	
				Total: £31,000	

[1]Not inspected by Barnett Ross. Shop area taken from VOA and Flat area taken from EPC.

TENANT PROFILE

Shaw Trust is a leading employment charity supporting hundreds of thousands of people to achieve their full potential, with 24 branches on UK high streets – visit: www.shawtrust.org.uk

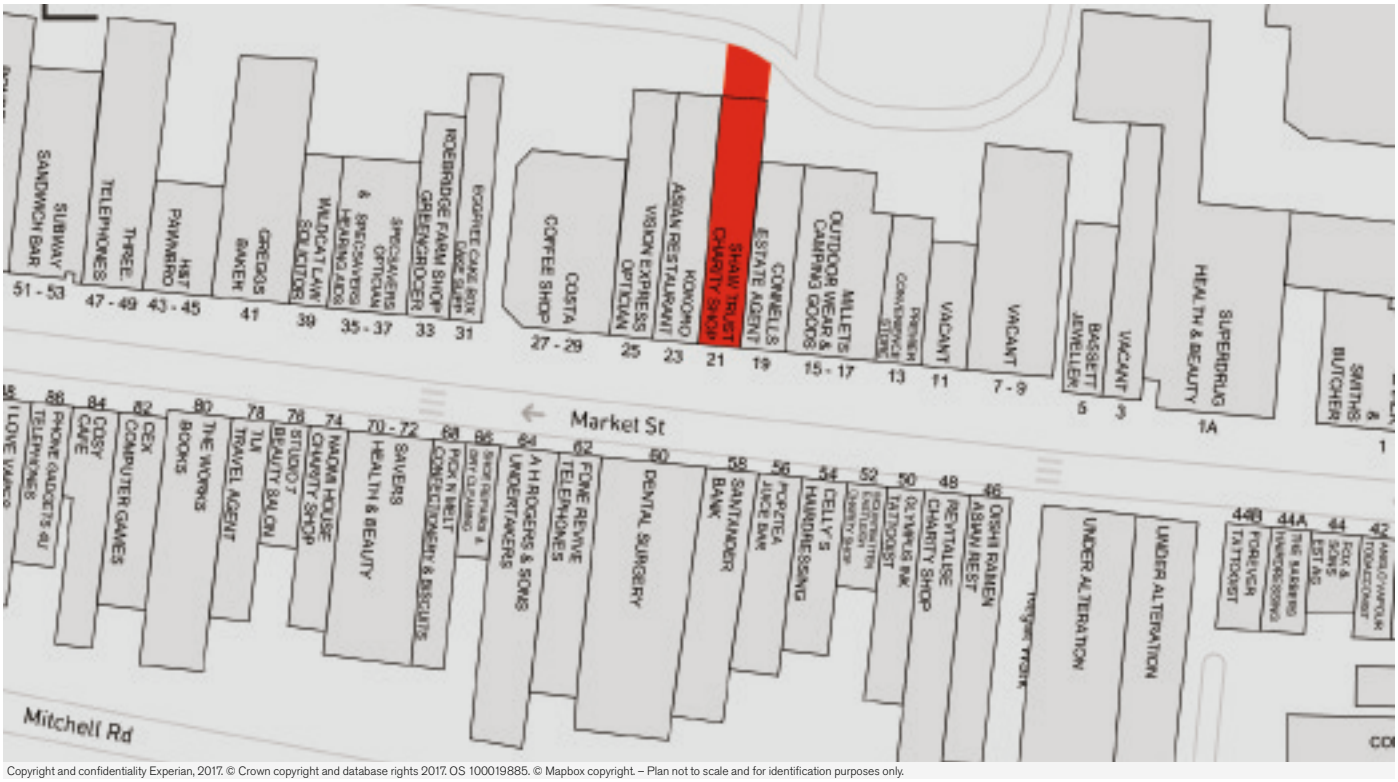
For the Y/E 31/08/2025 Shaw Trust reported a Turnover of £291m, a Pre-Tax Profit of £2.2m and Shareholders' Funds of £243.7m.











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£31,000 per annum

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

Vendor's Solicitors
Bude Nathan Iwanier LLP
Tel: 020 8458 5656 Ref: Booky Dubiner
Email: bd@bnilaw.co.uk

Lot 10

46/46a Sackville Road, Bexhill-on-Sea, East Sussex TN39 3JE

***Guide: £85,000**
Vacant Restaurant (plus Flat sold-off)
6 week completion



SITUATION

Occupying a prominent trading position close to the junction with Egerton Road and the Marina in one of the town's main thoroughfares connecting with the principal retailing in Terminus Road, surrounded by a host of established local traders.

Bexhill-on-Sea lies on the South Coast between Eastbourne and Hastings, well served by the main A259.

PROPERTY

A mid terraced building comprising a **Ground Floor Restaurant with Basement Storage** plus separate front access to a **Self-Contained Flat** on the three upper floors.

In addition, the property includes a **Garden** which can be accessed from a rear alleyway.

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

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant & Basement Plus Garden	**Ground Floor Restaurant (30 Covers)** Gross Frontage 19'0" Internal Width 14'10" Restaurant Depth 33'10" Built Depth 55'0" WC **Basement** 2 Rooms Area Approx. 400 sq ft			**VACANT** **(Previously let at £12,000 p.a.)**	
First, Second & Third Floor Flat	Not inspected – Believed to be 6 Bedrooms, En-Suite Shower Room/WC, Main Bathroom, Separate WC, Lounge, Dining Room, Kitchen & Utility Room	**Individual**	159 years from 29th September 1983	£100	FRI

Vacant Restaurant

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

Vendor's Solicitors
Harold Benjamin Solicitors
Tel: 020 8872 3017 Ref: Milli Jones
Email: milli.jones@haroldbenjamin.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 ground floor restaurant

Lot 11

Unit 2, 6/8 Sea View Road, Colwyn Bay, Clwyd LL29 8DG

***Guide: £100,000+**
Gross Yield 12.5%
6 week completion



SITUATION

Located at the junction with Ivy Street within this pedestrianised shopping location, close to the entrance of the Bayview Shopping Centre, adjacent to **Cash Generator** and amongst such multiples as **Costa**, **British Heart Foundation**, **The Works**, **St Vincent** and **Card Factory**.

In addition, there is a Public Car Park to the rear of the property and Colwyn Bay Train Station (Avanti West Coast and Transport for Wales) is less than 100 yards distant.

Colwyn Bay is a popular seaside resort on the North Coast of Wales approx. 30 miles south-west of Liverpool and 35 miles west of Chester.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with internal access to **First Floor Office/Ancillary Accommodation**.

ACCOMMODATION[1]

Ground Floor Shop		
Gross Frontage		36'0"
Built Depth		42'3"
Area	Approx.	916 sq ft
First Floor Ancillary		
Area	Approx.	742 sq ft
2WCs		
Total Area	**Approx.**	**1,658 sq ft**

[1] Not inspected by Barnett Ross. Areas 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 **B. Chouham & G. Singh (Convenience Store/Pet Products)** for a term of 7 years (less 16 days) from 26th October 2026 at a current rent of **£12,480 per annum** exclusive.

Note 1: The Vendor has completed Agreements for the installation of a Royal Mail branded external locker at a rent of £1,100 p.a. and a Yeep! branded external locker at a rent of £900 p.a. One locker will be positioned in the recess in front of the right shop window and the other locker will be positioned in front of the window to the side of the property.
The costs for installation will be paid by each locker provider. The rent for each locker will be paid once each installation has taken place – refer to the legal pack for copies of the Agreements.

Note 2: On completion of the external locker installations, the total rent will increase to £14,480 p.a.

£12,480 p.a. (see Notes 1 & 2)

Vendor's Solicitors
Lanyon Bowdler
Tel: 01952 924 264 Ref: Praveen Chaudhari
Email: praveen.chaudhari@lblaw.co.uk

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'**


Alldays
PETS & MORE

Lot 12

32/33 Broad Street, Welshpool, Powys SY21 7RR

***Guide: £300,000+**
Large Shop & 13 Room Flat
Gross Yield 12.8%
6 week completion



SITUATION

Located at the junction with New Street and occupying a prominent trading position, diagonally opposite **Greggs** and amongst such other multiples as **Coral, Boots Pharmacy, Costa Coffee** and **British Heart Foundation.**

Welshpool is a prosperous Welsh market town situated approximately 20 miles west of Shrewsbury which and enjoys easy access to the A458 and A483.

PROPERTY

An end of terrace Grade II Listed building comprising a **Large Ground Floor Double Shop** with separate rear access via a service road/yard to a **Large Self-Contained 13 Room Flat** on the first, second and third floors.

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage	33'4"
Internal Width	30'11"
Shop Depth	44'9"
Built Depth	90'1"
Net Area	Approx. 1,922 sq ft[1]
WC	

First & Second & Third Floor Flat

13 Rooms, Kitchen, Bathroom/WC

GIA	Approx. 3,122 sq ft

[1]Area taken from VOA.

VAT is applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **D R Investment Group Limited (guaranteed by Mr T. Singh) trading as a Premier Convenience Store with Post Office** for a term of 15 years from 13th May 2020 at a current rent of **£38,500 per annum** exclusive. **(see Note 1).**

Rent Review 2030

Note 1: The current rent of £38,500 p.a. was agreed at the 2025 Rent Review from a previous rent of £31,000 p.a.

Note 2: The Tenant did not operate their 2025 Break Clause.

Note 3: An employee of the tenant currently occupies the flat.

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

£38,500 per annum

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

Vendor's Solicitors
Hamlins
Tel: 020 7355 6000 Ref: Joseph Holder
Email: joseph.holder@hamlins.com

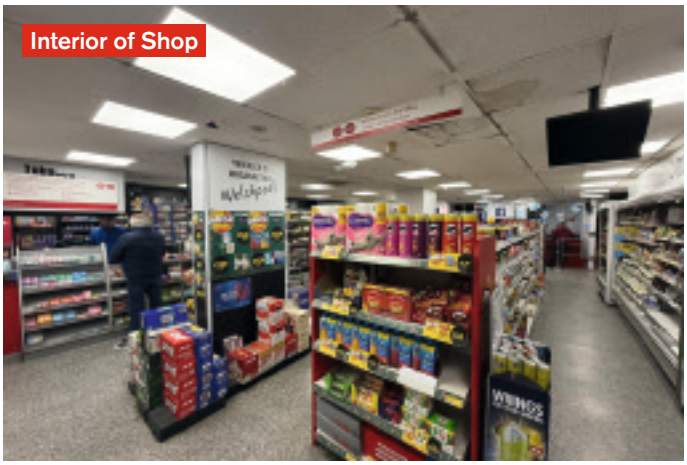
The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**













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Lot 13

10 Front Street, Hetton-le-Hole, Houghton-le-Spring, Tyne & Wear DH5 9PF

***Guide: £125,000**
Gross Yield 14.2%
In same ownership for over 25 years
6 week completion



SITUATION

At the junction with Richard Street in the heart of the town centre, amongst multiple retailers such as **Tesco Express**, **Heron Foods**, **Coral**, **Greggs** and a variety of independent traders.
Hetton-le-Hole is located approximately 7 miles north-east of Durham and approximately 8 miles south-west of Sunderland, enjoying easy access to the A1M (Junction 62) via the A690.

PROPERTY

A semi-detached building comprising a **Ground Floor Double Shop** together with a **First Floor** (which currently has no access). The property includes a **Rear Yard**.

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage		40'0"
Built Depth		40'6"
Area	Approx.	1,340 sq ft
WCs		

First Floor
Not inspected

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 over 1,300 branches) (T/O for Y/E 29/03/2026 £526m, Pre-Tax Profit £9m and Shareholders' Funds £47.9m)** for a term of 5 years from 6th October 2023 (see Note) at a current rent of **£17,750 per annum** exclusive.

Note: The premises have traded as a Bookmakers for over 20 years.

£17,750 per annum

The Surveyors dealing with this property are **John Barnett** and **Jonathan Ross**

Vendor's Solicitors
Keystone Law
Tel: 020 3319 3700 Ref: Dagmara Selwyn-Kuczera
Email: dagmara.selwyn-kuczera@keystonelaw.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 14

22 Market Street, Longton, Stoke-on-Trent, Staffordshire ST3 1BX

***Guide: £50,000**
Vacant Shop & Uppers
In same family ownership for over 30 years
6 week completion



SITUATION

Close to the junction with Anchor Road in the town centre, amongst a variety of independent traders.
Longton is one of the five Pottery Towns, located approximately 5 miles south of Hanley and enjoying good road access to the M6 (Junction 15).

PROPERTY

An attractive mid terrace building comprising a **Ground Floor Shop** with separate front access to **Ancillary Accommodation** on first and second floors.

ACCOMMODATION

Ground Floor Shop		
Gross Frontage		23'0"
Internal Width		15'3"
widening to		20'3"
Shop Depth		45'6"
Built Depth		67'6"
Area	Approx.	1,115 sq ft
First Floor		
Storage/Kitchen Area	Approx.	400 sq ft
WC		
Second Floor		
Office/Storage Area	Approx.	480 sq ft
Total Area	**Approx.**	**1,995 sq ft**

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant Shop & Uppers

Vendor's Solicitors
Keystone Law
Tel: 020 3319 3700 Ref: Dagmara Selwyn-Kuczera
Email: dagmara.selwyn-kuczera@keystonelaw.co.uk

The Surveyors dealing with this property are **John Barnett** and **Jonathan Ross**

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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Barnett Ross

Auctioneers

Barnett Ross

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