



Wednesday 23rd September 2020

Commercial Real Estate Auction

Live Stream Auction

Auction/Wednesday/ 23.09.20/1.00pm

Upcoming auctions

Wednesday
28th October 2020

Thursday
10th December 2020

Contents

| | |
|--|----|
| Welcome to the Acuitus Auction | 3 |
| Important Information for Bidders | 4 |
| Property Listings/(Town A-Z) | 8 |
| The Acuitus Auction Team/Meet the Team | 9 |
| Common Auction Conditions Relating to Properties/England & Wales | 67 |
| Memorandum of Sale | 73 |
| Remote Bidding | 75 |



Wednesday 23rd September 2020 Acuitus

Start 2.00 pm prompt

14 St. Christopher's Place
London W1U 1NH

Venue

Live Stream Auction

+44 (0)20 7034 4850
info@acuitus.co.uk

We know how difficult it is to arrange finance quickly between the auction day and completion for the purchases you make in the auction room. This is the reason why Acuitus Finance can arrange bridging loans for all properties over £0.5m bought in the auction room.

How can Acuitus Finance help you with bridging finance?

Each property bought in the auction room for £0.5m or above is offered with a pre-approved loan from leading specialist finance provider, Octopus Property. There is no requirement for a valuation and completion is subject only to title insurance and satisfactory credit and AML checks. If you are intending to bid, please contact Acuitus Finance:

Stuart Buchanan

+44 (0)20 7034 4850

M: +(0)7879 432868

E: stuart.buchanan@acuitus.co.uk

www.acuitus.co.uk


acuitus
Real Estate Auctioneering & Investment

octopus
property

Gaining Momentum

Welcome to the catalogue for our September auction.

The continued easing of social restrictions; the imminent reopening of schools; and an anticipated post-holiday season return of more and more people to their place of work have all led to better levels of business confidence recently.

In our sector, buyers and sellers have quickly become familiar - and adept - at accessing the market through our live-streamed auctions. This, combined with the growing 'back to work' attitude, is seeing a greater level of investments coming to market - a trend which is reflected in the scope of this catalogue.

While it has been good to see how quickly people have adapted to digital auctions, the vast majority of feedback that we have had indicates a continued preference for room auctions. Our plan is to return to the auction room as soon we are permitted, and continue complementing this - as we had been doing prior to Lockdown - with online, telephone and proxy bidding.

For the present, it was the ability to quickly organise a live-streamed auction that enabled us to schedule this September auction which was not part of our original 2020 programme. So we hope you find properties that meet your investment criteria in this catalogue, and if this will be the first time you are participating in a live-streamed sale, please do not hesitate to contact any of our team for guidance.

Stuart Buchanan of Acuitus Finance is also available to assist with accessing funding. In this respect, our unique fast-track bridging finance facility provided by Octopus Real Estate is extremely helpful in enabling buyers to complete purchases. It is automatically available for all properties which sell for more than £500,000 at our auctions. There is no valuation or full title review required, and for buyers it means that, once the hammer falls, they have guaranteed finance for 50% of the purchase price.

We remain committed to providing a bespoke service for buyers and sellers and are here to help you with your auction strategy and any queries you may have.



Richard H Auterac

A handwritten signature in dark ink that reads "Richard Auterac". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Richard H Auterac
Chairman

Important Information for bidders

Please take note of the advice given below.
This is a brief resume and you should refer to our website for further information

Knowing the property

The information on each property in this catalogue has been provided and checked by the seller and the seller's solicitor. We can only give a short overview of what is being sold and the photographs and plans are for identification only.

You must inspect the building inside and outside. You may need professional advice to survey the condition of the building and the boundaries. As most of the properties are occupied, you will need to make an appointment to inspect through us. We will contact the tenant and make the arrangements, but please be aware that access is not always possible for security or other reasons.

The Legal Pack

The information we provide in the catalogue is only a brief description and you are buying what is set out in the legal documents. These include the legal title, plan and tenancy documents and the special conditions of sale which are provided by the seller's solicitor and are made available on our website free of charge.

The contract

You must read the Common Auction Conditions of Sale (CAC) which are in this catalogue and on our website. These are published by the Royal Institution of Chartered Surveyors and regulate the conduct of the bidders at the auction and also the duties and obligations of the seller and buyer after the auctioneer's hammer falls. The CAC is an important document and along with the Special Conditions of Sale, any addendum and the Memorandum of Sale, it is your contract of purchase.

You should consult your legal adviser before bidding and also your financial adviser regarding the impact of VAT, if applicable, on the sale price.

Pre-auction changes

Sometimes properties are sold or withdrawn prior to auction or information with which we have been supplied requires updating as the marketing period progresses. This may include the information in the catalogue as well as the legal documentation that the seller's solicitor provides. We publicise these changes on our website as well as in "The Addendum" which is available on the auction day. The Addendum is part of the contract of sale and therefore you must make sure you have checked on the website beforehand and obtained a copy at the auction. Sometimes we are informed of changes at the last moment and therefore please make sure you arrive at the auction at the start to hear any pre-sale announcements by the auctioneer.

Responsibilities of the bidder

If you are intending to bid for yourself or another, please read the Conduct of the Auction section of the CAC carefully before arrival. As the bidder, you are entering into obligations to the seller and the auctioneer. If you need help in understanding them please consult your legal adviser.

Absentee bidding

If you would like to bid, pre-register to bid online
Details of this service can be found online or in this catalogue.
If you would like to follow the auction live online on the day of the auction you can do so on our website once the auction starts.

Register your interest

We are here to help you. If you register your interest in a particular property with us this will help us keep in touch with you if there are changes.

Guide price and reserve

The guide price is an indication of the current minimum price at which, or if a guide price range is given, within which, the seller may be prepared to sell at the date the guide price is published.
The reserve price is the minimum price acceptable to the seller and the price below which the auctioneer cannot sell. Both the guide price and the reserve price may be subject to change up to the time of the auction. The guide price does not include either VAT which may apply to the sale or other amounts the seller may charge including the buyer's administration charge. The seller's Special Conditions of Sale and addendum if any, will state whether there are other seller's charges and whether the seller has elected to charge VAT on the sale price.

Money Laundering Regulations

By law we are required to prevent our services being used for money laundering or terrorist financing purposes.
The Regulations require us to carry out customer due diligence. This includes the identification of:

- the Buyer;
- the bidder (if different from the Buyer); and
- the person providing funds for the deposit

If you bid as agent or representative for the Buyer, you will also need to provide us with written evidence of your authority to do so from the Buyer.

You can start the registration process before the auction by downloading and completing the Acuitus Customer Due Diligence form for each lot and returning it to the Acuitus contact for that lot.

We want your auction day to be rewarding and run smoothly for you, so here is a brief outline of what to expect.

Auction day assistance

If you have any questions we usually have the sellers' solicitors standing by. Our team on the information desk can help you with last minute queries and they can provide you with access to the seller's legal documents. If you have any special needs regarding access or seating or disabilities where you require our assistance, please let us know. We will do our utmost to be of service.

Auction day amendments

Sellers and their solicitors may amend details up to the time of auction. Don't forget to get a copy of the final version of the Addendum which is available in the auction room and ensure that you understand any addendum relating to the property for which you are bidding. Guide prices may also change during the marketing period. An up to date list is available in the auction room.

Auctioneer's announcements

Our auctioneer starts the auction promptly with preliminary announcements which may affect the property you wish to buy. You should arrive promptly even though the lot you may be interested in may be towards the end of the auction.

Bidding

- Please bid clearly, and please do not wait to the last moment before the hammer comes down to bid. You are important to us and we don't want to miss your bid.
- If you are the highest accepted bidder when the auctioneer's hammer falls you are under a binding contract to purchase the property. An Acuitus team member will approach you and obtain your details as the bidder, details of the buyer if the legal buyer is different from you and details of the solicitor who is acting for the buyer. This information is used by us to complete the memorandum of sale.
- Unless the seller's special conditions of sale state otherwise, we ask for a deposit cheque for 10% of the purchase price drawn on a UK Approved Financial Institution (please see the CAC) and payable to Acuitus Ltd.
- You will be asked for two original forms of identification. Further details are on our website but usually the identification is a passport or driving licence and a utility bill giving your address. Further checks under the Money Laundering Regulations may be required if the buyer is not an individual such as a company, partnership or trustee.
- Our Acuitus team member will guide you to our contracts table in the auction room to sign the memorandum of sale and any other relevant documents. We will give you copies of the signed documents which you should pass to your solicitor after the auction.

Buyer's Administration Charge

There will be an additional administration charge required by the buyer of each lot payable to Acuitus Limited details of which appear on each lot page on the website.

When you buy a property from us it's essential you have the proper insurance in place from a source you can trust.

That's why Acuitus works with and can recommend Aquilla Insurance Brokers who are authorised and regulated by the FCA (496582) to offer our clients professional advice and access to the insurance cover that best suits their property investment requirements.

Need insurance protection you can trust for your property?

Whether you are intending to make your first purchase or already own a property portfolio take advantage of the extensive insurance expertise of Aquilla by contacting:

Julian Mungo

+44 (0)20 3159 4315

+(0)7545 208 760

julianm@aquillaib.co.uk

www.acuitus.co.uk

www.aquillainsurance.co.uk


acuitus
Real Estate Auctioneering & Investment


aquilla

Requirements for bidders and buyers under the Money Laundering Regulations

By law we are required to prevent our services being used for money laundering or terrorist financing purposes. The obligations are set out in the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("The Regulations").

The Regulations require us to carry out customer due diligence. This includes the identification of:

- the Buyer;
- the bidder (if different from the Buyer); and
- the person providing funds for the deposit

If you bid as agent or representative for the Buyer, you will also need to provide us with written evidence of your authority to do so from the Buyer.

The table below shows the identification documents usually required. If the capacity in which you propose to purchase is not shown, please discuss with an Acuitus director as soon as possible **before** the auction.

We may also undertake further identification checks through third party sources.

Any personal data obtained for the purposes of complying with The Regulations may only be processed by us for the prevention of money laundering or terrorist financing.

It is important that you are aware that under clause A6.5 of the Auction Conduct Conditions the sale contract can be ended by us if, in our absolute discretion, we are not fully satisfied with compliance under The Regulations.

| Who | Minimum Requirements | |
|--|--|--|
| Bidder (the individual who has made the successful bid for the lot) | <ul style="list-style-type: none">• ID for the bidder• Written proof of authority to act as agent for the Buyer | |
| AND | | |
| Buyer (company, individual(s) or other body who will be the owner of the lot) | Individual(s) (unless the individual is the bidder) | ID relating to all the Buyer(s) |
| | UK registered limited company or limited liability partnership (LLP) | <ul style="list-style-type: none">• Registration Number• Certificate of Incorporation• Proof of Registered Office Address• Full Names of Board of Directors• ID for the individual(s) controlling the transaction• ID for the individual(s) who (directly or indirectly) hold more than 25% of the capital profits or voting rights• For an LLP, ID for 2 designated members |
| | Unincorporated business or partnership | <ul style="list-style-type: none">• ID for the individual(s) controlling the transaction• ID for the individual(s) who (directly or indirectly) hold more than 25% of the capital profits or voting rights |
| | Trusts | <ul style="list-style-type: none">• Copy of the Trust Deed• ID for 2 trustees, including the trustee controlling the transaction• ID for any beneficiary with an interest of more than 25% in the trust |
| | Foreign registered companies | <ul style="list-style-type: none">• Certificate of incorporation• Memorandum of association and evidence of the registered office• Register of shareholders, including those for parent companies and group structure if applicable• ID for the individual(s) who (directly or indirectly) hold more than 25% of the capital profits or voting rights and for the controlling party, if different |
| AND | | |
| Provider of funds for deposit | <ul style="list-style-type: none">• The deposit must be paid from a bank or building society that is regulated by a Competent UK Regulatory Authority• Documentary evidence of the link between the bidder/Buyer and the funds provider | |

ID means the originals of

- Photo ID issued by a government authority with full name, and date of birth. Passport or Driving Licence
- Proof of residential address such as a utility company or council tax bill or bank statement within the last three months

We may accept photo copies of these documents providing each document page has an original certification by an appropriate person such as a bank, financial institution, solicitor or chartered accountant.

In certain circumstance we can rely on others to apply customer due diligence for us including a UK business which is itself subject to The Regulations.

You can start the registration process before the auction by completing the Acuitus Customer Due Diligence form found in the auction catalogue for each lot and returning it to the Acuitus contact for that lot. The Acuitus Customer Due Diligence form can also be downloaded from our website.



octopus property
A brighter way

When you bid, we back you

Get pre-approved finance on
any property bought at auction
over £0.5m automatically

At an Acuitus auction you can bid with certainty, knowing that bridging finance of up to 50% of the purchase price is guaranteed. The leading specialist finance provider, Octopus Property, will provide pre-approved loans for every property over £0.5m bought in the auction room.

No valuation, no full title review and no rush to secure funding before completion. Just the finance you need, guaranteed the moment the hammer falls.

Finance is subject only to title insurance, satisfactory credit and AML checks.

For more information please
contact Acuitus Finance.

Stuart Buchanan

+44 (0)20 7034 4850

M: +(0)7879 432868

E: stuart.buchanan@acuitus.co.uk


acuitus
Real Estate Auctioneering & Investment

Property listings/(Town A-Z)

**A Lot 50
Aberdeen**
KDM Business Centre,
Wellington Circle,
Aberdeen AB12 3JG

**Lot 51
Aberdeen**
Pavilion 1, Aspect 32,
Arnhall Business park,
Westhill AB32 6FE

**Lot 40
Andover**
Eagle House,
Joule Road, Hampshire
SP10 3UX

**Lot 4
Arundel**
Old Bank House,
1-3 High Street, West Sussex
BN18 9AD

**Lot 39
Ashford**
4 Middle Row, Kent
TN24 8SQ

**Lot 21
Ayr**
15 River Street,
South Ayrshire KA8 0AX

**B Lot 44
Bedford**
22 London Road,
Bedfordshire MK42 0NS

**Lot 1
Benfleet**
197 High Road,
Essex SS7 5HY

**Lot 8
Beverley**
47 Saturday Market,
East Riding of Yorkshire
HU17 8AA

**Lot 36
Birmingham**
100 Tyburn Rd,
West Midlands B24 8LD

**Lot 37
Bolton**
McColls,
257 St Helens Road (A579)
Greater Manchester
BL3 3QA

**Lot 38
Bridlington**
22 & 24 King Street,
North Yorkshire YO15 2DQ

**C Lot 27
Cambridge**
34 Petty Cury,
Cambridgeshire CB2 3NB

**Lot 9
Chichester**
14 North Street,
West Sussex PO19 1LB

**Lot 30
Cwmbran**
Avondale Business Park,
Avondale Way,
Monmouthshire NP44 1XE

**D Lot 22
Deeside**
Unit 26B Deeside Industrial
Estate (Zone 1),
Flintshire CH5 2LR

**Lot 7
Dudley**
SIG Roofing, Pedmore Road,
West Midlands DY2 0RN

**E Lot 52
East Kilbride**
River House, G75 0RT

**G Lot 54
Galashiels**
48 / 50 Channel Street,
Borders TD1 1BA

**Lot 55
Girvan**
35 - 37 Dalrymple Street,
South Ayrshire KA26 9EU

**Lot 29
Glasgow**
1265/1179 Gallowgate,
G31 4EB

**Lot 15
Guildford**
125 High Street, Surrey
GU1 3AA

**H Lot 33
Hartlepool**
Tranquility House,
Harbour Walk,
County Durham TS24 0UX

**Lot 49
Hawick**
74 High Street,
Borders TD9 9HR

**Lot 11
Huntingdon**
Victory House,
Central Avenue,
Brampton, Cambridgeshire
PE28 4BZ

**Lot 2
Ilchester**
The Ilchester Surgery,
17 Church Street,
Near Yeovil, Somerset
BA22 8LN

**Lot 3
Ilford**
12 Goodmayes Road (A118),
Goodmayes, Greater London
IG3 9UN

**L Lot 28
Leeds**
Unit 1 Pavilion Business Park,
West Yorkshire
LS12 6AJ

**Lot 32
London N22**
10 & 10A/C Cheapside,
Wood Green, N22 6HH

**Lot 14
London N22**
12 & 12A/C Cheapside,
Wood Green, N22 6HH

**Lot 26
London N22**
13 & 13A/B Cheapside,
Wood Green, N22 6HH

**Lot 19
London N22**
9 & 9A/D Cheapside,
Wood Green, N22 6HH

**Lot 10
London NW11**
105 Golders Green Road,
Golders Green, NW11 8HR

**Lot 5
London NW7**
31, 31a and 31b The
Broadway, Mill Hill,
NW7 3DA

**Lot 6
London SW20**
46-50 Coombe Lane,
Raynes Park,
Wimbledon, SW20 0LA

**N Lot 42
Nairn**
63 High Street,
Highland IV12 4BW

**Lot 18
Nottingham**
21 St Peters Gate,
Nottinghamshire
NG1 2JF

**Lot 24
Nottingham**
41 Staindale Drive,
Nottinghamshire
NG8 5FU

**Lot 34
Nottingham**
8-10 Bridlesmith Gate,
Nottinghamshire NG1 2GS

**P Lot 41
Peebles**
42 - 44 High Street,
Borders EH45 8SD

**Lot 23
Plymouth**
6 Richmond Walk,
Devon PL1 4LL

**Lot 31
Poole**
Units 17-21 Factory Road,
Upton Industrial Estate,
Dorset BH16 5SN

**R Lot 25
Royal Leamington Spa**
49 The Parade,
Warwickshire
CV32 4BA

**Lot 13
Royal Leamington Spa**
51 The Parade,
Warwickshire CV32 4BA

**S Lot 47
Saltcoats**
44 - 46 Dockhead Street,
South Ayrshire KA21 5EH

**Lot 12
Sheffield**
44 - 62 Pinstone Street,
South Yorkshire
S1 2HN

**Lot 17
St Ives**
SIG Roofing,
5 Harding Way,
Cambridgeshire PE27 3WR

**T Lot 43
Thurso,12 Rotterdam
Street,**
Caithness, KW14 8EN

**Lot 45
Torquay**
53 Union Street,
Devon TQ1 1ET

**W Lot 46
Wallasey**
1-11 Liscard Village,
Liscard,
Wirral CH45 4JG

**Lot 20
Wallingford**
2 Market Place,
Oxfordshire OX10 0EJ

**Lot 16
Weymouth**
41 - 43 St. Thomas Street,
Dorset DT4 8EH

**Lot 48
Wick**
78 High Street,
Caithness KW1 4NB

**Lot 53
Wishaw**
62 Main Street,
Lanarkshire
ML2 7AB

**Lot 35
Wrentham**
The Original Factory Shop,
London Road,
Suffolk NR34 7HJ

Meet The Acuitus Auction Team



Richard H Auterac
Chairman & Auctioneer

+44 (0)20 7034 4851
richard.auterac@acuitus.co.uk



Charlie Powter
Director

+44 (0)20 7034 4853
charlie.powter@acuitus.co.uk



John Mehtab
Investment Director

+44 (0)20 7034 4855
john.mehtab@acuitus.co.uk



David Margolis
Investment Director & Auctioneer

+44 (0)20 7034 4862
david.margolis@acuitus.co.uk



Peter Mayo
Investment Director

+44 (0)20 7034 4864
peter.mayo@acuitus.co.uk



Billy Struth
Graduate Surveyor

+44 (0)20 7034 4854
billy.struth@acuitus.co.uk



George Goucher
Graduate Surveyor

+44 (0)20 7034 4860
george.goucher@acuitus.co.uk



Mhairi Archibald
Acuitus Scotland

+44 (0)7718 899341
mhairi.archibald@acuitus.co.uk



Peter Cunliffe
Director & Auctioneer

**Contact a member of the auction team to
discuss the lots in which you are interested;
they will be pleased to help you.**

Acuitus
14 St Christopher's Place
London W1U 1NH

+44 (0)20 7034 4850
info@acuitus.co.uk

Lot 1

£7,500 Per Annum
Exclusive

197 High Road, Benfleet, Essex SS7 5HY

Freehold Retail Investment with Active Management Potential



Rear Parking



Key Details

- Let to Countrywide Estate Agents T/A Bairstow Eves
- Residential development potential (subject to consents)
- Active Management Potential
- Includes Car parking to the rear
- Nearby occupiers include Greggs, Pizza Hut delivery, Subway, TSB Bank and Sainsbury's.

Location

Miles: 35 miles east of Central London
7 miles west of Southend-on-Sea
15 miles south of Chelmsford

Roads: High Road (B1006), A13, A127, A130, M25

Rail: Benfleet Rail Station

Air: London Southend Airport,
London Stansted Airport,
London City Airport

Situation

The property is situated in a prominently residential area on the west side of the busy High Road (B1006), less than a mile north of Benfleet railway station. Nearby occupiers include Co-op Food, Greggs, Pizza Hut delivery, Subway, TSB Bank and Sainsbury's.

Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first floor. The property benefits from on site car parking at the rear. The property may be suitable for residential conversion of the upper parts and additional development to the rear of the property (subject to consents).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

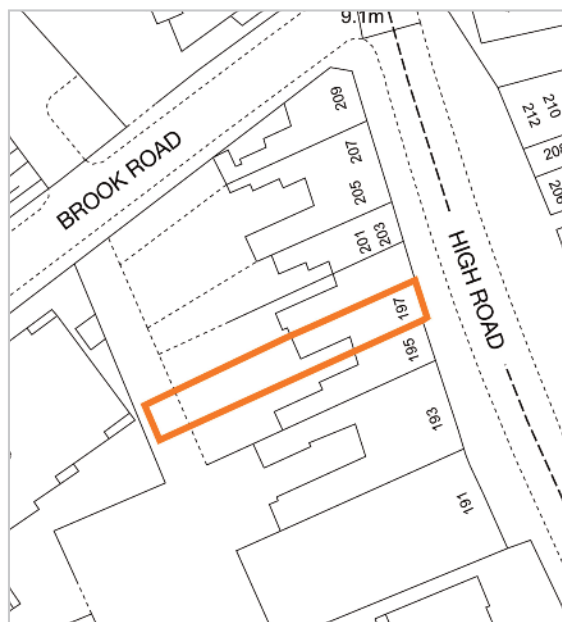
Energy Performance Certificate

See legal pack.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Reversion |
|--------------|-----------|-------------------------|--------------------|--|--|---------------|--------------|
| Ground | Retail | 53.80 sq m | (579 sq ft) | COUNTRYWIDE ESTATE AGENTS (1) t/a Bairstow Eves | 5 years from 08/03/2014 on a full repairing and insuring lease. (2) | £7,500 | Holding Over |
| First | Ancillary | 38.7 sq m | (416 sq ft) | | | | |
| Total | | 92.50 sq m | (995 sq ft) | | | £7,500 | |

- (1) Countrywide is the UK's largest and most successful estate agency and property services group with 850+ branches across the UK (Source: www.countrywide.co.uk 30/07/2020).
- (2) The tenant has been in occupation of the property since at least 1999.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 100020449. For identification purposes only.

Acuitus
John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)207 034 4854
+44 (0)7824 705 955
billy.struth@acuitus.co.uk

Seller's Solicitors: Sabeer Stone Green
Layla Khoebe
+44 (0)203 205 7088
layla@sabeers.co.uk

Lot 2

£20,250 Per Annum
Exclusive

The Ilchester Surgery, 17 Church Street, Ilchester, Near Yeovil, Somerset BA22 8LN

Freehold Doctors Surgery Investment



Key Details

- Let as Doctors Surgery with guarantee from Yeovil District Hospital NHS Trust
- 15 year lease expiring April 2031 (subject to option)
- 3 yearly Rent Reviews (rent increased from £19,000 pa in 2019)
- Future change of use potential
- VAT-free investment
- Historic Somerset Centre

Location

Miles: 5 miles north of Yeovil
24 miles east of Taunton
Roads: A37, A303, A327
Air: Bristol International Airport

Situation

Ilchester is an attractive and historic Somerset town, approximately 5 miles north of Yeovil and 24 miles east of Taunton. The property is located on the south side of Church Street, close to High Street and adjacent to the Ilchester Arms Hotel. Various independent shops, pubs and restaurants are located nearby.

Description

The property comprises a doctors surgery, arranged on the ground and part first floors. Part of the first floor has been let on a long lease to a Dental Surgery. The property includes on-site parking to the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion Available

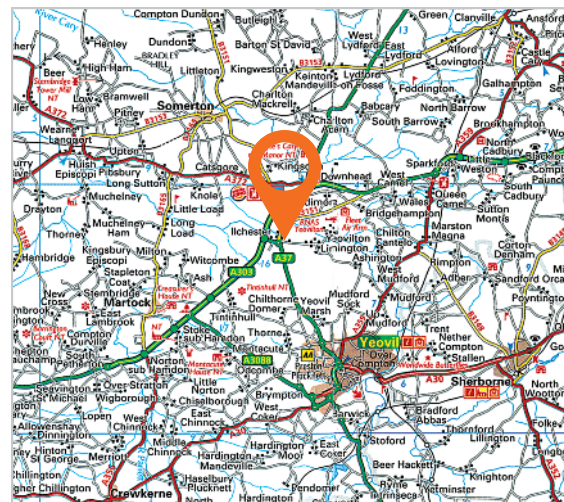
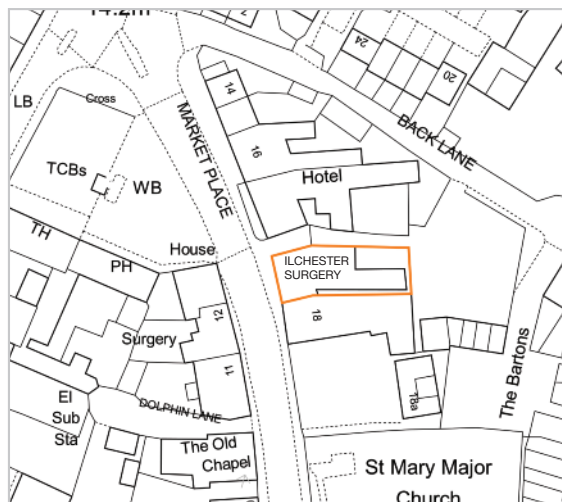
Energy Performance Certificate

Band C. See legal pack at www.acuitus.co.uk

Tenancy and accommodation

| Floor | Use | Gross Internal Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Reviews |
|-----------------------|-----------------|-------------------------------------|---------------|--|---|-------------|--|
| Ground Part First | Doctors Surgery | 163.23 sq m | (1,757 sq ft) | THE YEOVIL PROPERTY OPERATING COMPANY LIMITED (t/a Ilchester Surgery) with a guarantee from YEOVIL DISTRICT HOSPITAL NHS TRUST (1) | 15 years from 07/04/2016 until 06/04/2031 (2) | £20,200 | 07/04/2022 07/04/2025 07/04/2028 |
| | | 33.44 sq m | (360 sq ft) | | | | |
| Part First | Dental Surgery | 97.55 sq m | (1,050 sq ft) | ROWANMOOR TRUSTEES LIMITED AND PAULA RICHARDSON | 999 years from 03/09/1980 (3) | £50 | - |
| Total Commercial Area | | 393.34 sq m | (3,167 sq ft) | | | £20,250 | |

- (1) The lease is excluded from the provision of the 1954 Landlord & Tenant Act.
- (2) The lease is subject to a tenant option to determine on 07/04/2024 subject to 9 months notice.
- (3) Part of the first floor is held on two leases, each let to the same tenant on the same terms, each at £25 pa, totalling £50pa.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 100020449. For identification purposes only.

Acuitus
David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Acuitus
George Goucher
+44 (0)20 7034 4860
+44 (0)7513 610710
george.goucher@acuitus.co.uk

Seller's Solicitors: Churchers Solicitors
Nick Eve
+44 (0)1329 822 333
neve@churchers.co.uk

Lot 3

£24,000 Per Annum
Exclusive

12 Goodmayes Road (A118), Goodmayes, Ilford, Greater London IG3 9UN

Freehold Retail and Residential Investment



Key Details

- Includes a shop and a self contained Maisonette
- Retail rent reviewed 3 yearly to greater of Open Market rent or a 10% increase.
- 11 miles east of Central London
- 100 metres from Goodmayes Crossrail Station
- Neighboring occupiers include, Tesco Extra, Costa Coffee, Wickes, Curry's PC World, B&M Bargains and Carpetright

Location

Miles: 11 miles east of Central London
4 miles east of Stratford and the Olympic Park
4 miles west of Romford

Roads: B177, A118, A12, M25

Rail: Goodmayes Cross rail Station

Air: London City Airport (4 Miles),
London Southend,
London Stansted, London Heathrow

Situation

Goodmayes is located in east London, approximately 1.5 miles east of Ilford and 4 miles west of Romford. The property is prominently located on the west side of the busy Goodmayes Lane approximately 100 metres from Goodmayes Railway Station. Nearby occupiers include, Tesco Extra, Costa Coffee, Wickes, Curry's PC World, B&M Bargains, Carpetright and an eclectic mix of local retailers.

Description

The property comprises a ground floor retail accommodation and a self contained one bedroom maisonette on the first and second floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

See legal pack.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Review |
|-----------------|---------------|-------------------------|--------------------|------------------------------------|--|----------------|----------------------------------|
| Ground | Retail | 27.44 sq m | (295 sq ft) | INDIVIDUAL T/A Yummy Chicken | 25 years from 14/07/2008 until 2033 | £14,400 (1) | 2023 and every 3 years (1) |
| First Second | 1x Maisonette | 17.36 sq m | (187 sq ft) | INDIVIDUAL | Assured Shorthold Tenancy for a term of 4 years from 1st June 2018 until June 2022 | £9,600 (2) | |
| Total | | 62.16 sq m | (669 sq ft) | | | £24,000 | |

- (1) The lease provides for the rent to be reviewed to the higher of Open Market rental value or the current rent plus 10%
- (2) As to the Assured Shorthold Tenancy agreement, the rent shown above has been annualised.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus

John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060 519

john.mehtab@acuitus.co.uk

Acuitus

Billy Struth

+44 (0)20 7034 4854

+44 (0)7824 705 955

billy.struth@acuitus.co.uk

Associate Auctioneer:

+44 (0)7449 425 952

simon@simonmellishauctioneer.com



Seller's Solicitors:

Pinney Talfourd Solicitors

Ben Hersom

+44 (0)1277 249 392

Ben.hersom@pinneytalfourd.co.uk

Lot 4

£26,649 Per Annum
with 86% of the
property to be let.

Old Bank House, 1-3 High Street, Arundel, West Sussex BN18 9AD

Freehold Office Investment with Residential Redevelopment Potential.



Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Rent (gross) |
|-------------------------------------|---------|-------------------------|----------------------|-------------------|----------------|
| Basement | Storage | 126.50 sq m | (1362 sq ft) | VACANT POSSESSION | |
| Ground (Part) | Office | 59.92 sq m | (645 sq ft) | | |
| First (Part) | Office | 80.54 sq m | (867 sq ft) | | |
| Second (Part) | Office | 65.77 sq m | (708 sq ft) | | |
| Third (Part) | Office | 50.17 sq m | (540 sq ft) | | |
| Ground (Part) - Duke | Office | 26.94 sq m | (290 sq ft) | INDIVIDUAL (1) | £10,800 |
| First (Part) - Bury | Office | 10.87 sq m | (117 sq ft) | INDIVIDUAL (1) | £5,760 |
| Second (Part) - Fitzalan | Office | 14.68 sq m | (158 sq ft) | INDIVIDUAL (1) | £6,768 |
| Third (Part) - Abbey | Office | 7.52 sq m | (81 sq ft) | INDIVIDUAL (1) | £3,321 |
| Total Approximate Floor Area | | 442.91 sq m | (4,768 sq ft) | | £26,649 |

(1) Rooms occupied individually on Licences with a 3 month notice period. The serviced office operator also provides printing and photocopying services to members of the public.



Lot 4

£26,649 Per Annum
with 86% of the
property to be let.

Key Details

- **Highly Attractive and Affluent historic Town**
- **Includes two Riverside office buildings.**
- **Residential conversion potential (Subject to Consents).**
- **Approximately 200 metres from Arundel Castle.**

Location

Miles: 48 miles south of London
9 miles east of Chichester
18 miles west of Brighton

Roads: A27, A24, A23

Rail: Arundel Railway Station

Air: London Gatwick

Situation

Arundel is a highly attractive and affluent historic town on the River Arun, as well as a popular tourist town on the edge of the South Downs National Park. The property is situated in a prominent corner position on the north side of High Street over looking the River Arun and some 200 metres south of Arundel Castle. Nearby occupiers include McColls, Pizza Express and an eclectic mix of local occupiers and riverside residential properties.

Description

The property comprises two interconnecting attractive office buildings currently used as services offices with office accommodation on the ground , first, second and third floors and ancillary accommodation in the basement. No 1 High Street is grade 2 listed.

The property may be suitable for residential conversion subject to consents.

Tenure

Freehold.

Six Week Completion

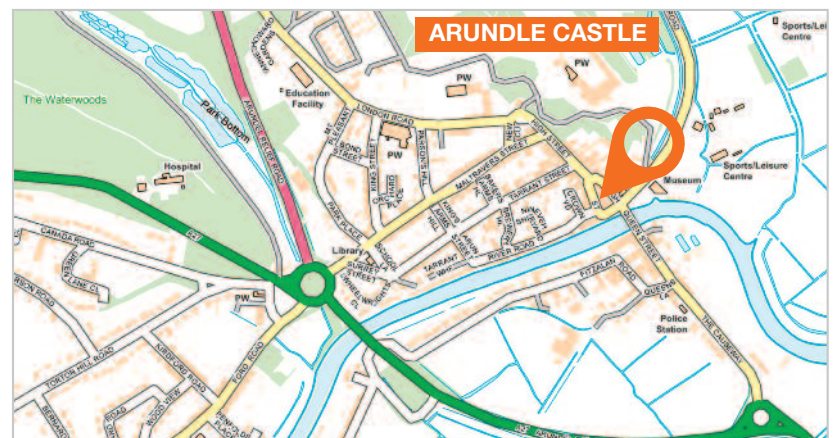
Planning

The property may be suitable for residential conversion subject to consents.

A certificate of lawfulness for a change of use of the upper floors to residential flats has been obtained from Arun District Council under reference AB/9/15/CLP.

Energy Performance Certificate

See legal pack.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only

Acuitus
John Mehtab
+44 (0)207 034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)207 034 4854
+44 (0)7824 705 955
billy.struth@acuitus.co.uk

Seller's Solicitors: Harold Benjamin Solicitors
Varsha Sood
 +44 (0)20 8872 3028
 varsha.sood@haroldbenjamin.com

Lot 5

£60,000 Per Annum
Exclusive

31, 31a and 31b The Broadway, Mill Hill,
London, NW7 3DA

Freehold Chemist and Residential Investment



Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Review |
|-------------|--------------|-------------------------|---------------|---|---|-------------|----------------|
| Ground | Chemist | 139.35 sq m | (1,500 sq ft) | D. N. SHARPE LIMITED t/a Care Chemist (1) | 10 years from September 2020 (2) | £30,000 | September 2025 |
| First | 1 bed flat | 34.71 sq m | (374 sq ft) | INDIVIDUAL | 6 month AST from 23/05/2020 at £1,150 pcm | £13,800 | |
| First/Attic | 2 bed duplex | 60.03 sq m | (646 sq ft) | INDIVIDUAL (3) | 6 month AST from September 2020 at £1,350 pcm | £16,200 | |
| Total | | 234.09 sq m | (2,520 sq ft) | | | £60,000 | |

- (1) Care Chemist are a very well established pharmacy who have been trading on The Broadway for over 20 years. D. N. Sharpe Limited trade from one other Chemist in Golders Green.
(2) The lease is subject to a tenant option to determine in August 2025.
(3) The tenant has been in occupation for about 4 years. The AST is being renewed.

Lot 5

£60,000 Per Annum
Exclusive

Key Details

- Shop trading as Care Chemist (trading here for over 20 years)
- New 10 year shop lease from September 2020 (subject to option)
- Two separately accessed flats above, let separately on AST's
- Approximately 200 metres from Mill Hill Thameslink & Bus Station
- Nearby occupiers include Marks & Spencer Simply Food, Iceland, Tesco Express, Costa and a number of restaurants and coffee shops
- Affluent North-West London suburb
- VAT-free Investment

Location

Miles: 10 miles north-west of Central London
Roads: A1, M1
Rail: Mill Hill Broadway (Thameslink)
Air: London Luton, London Heathrow

Situation

Mill Hill, a popular London suburb is located approximately 10 miles north-west of the Central London. The property is prominently located on the north side of The Broadway, Mill Hill's main shopping destination, less than 200 metres from Mill Hill Broadway Train and Bus Station. Nearby occupiers include M&S Simply Food, Costa, Tesco Express, Iceland and various independent cafes, shops and restaurants.

Description

The property, comprises a ground floor chemist with a pharmacy and separately accessed residential accommodation above (1 x two bed duplex and 1 x one bed flat). The one bed flat (31b The Broadway) has been recently refurbished.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion Available

Energy Performance Certificate

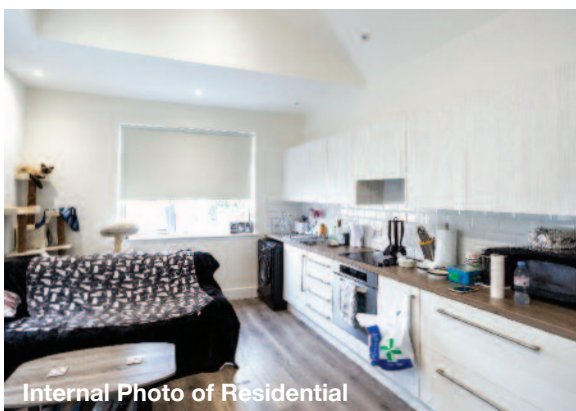
Band C (shop). See legal pack at www.acuitus.co.uk.

Viewings

There will be one accompanied block viewing leading up to the auction. Please email your request to view to george.goucher@acuitus.co.uk who will confirm the time and date.



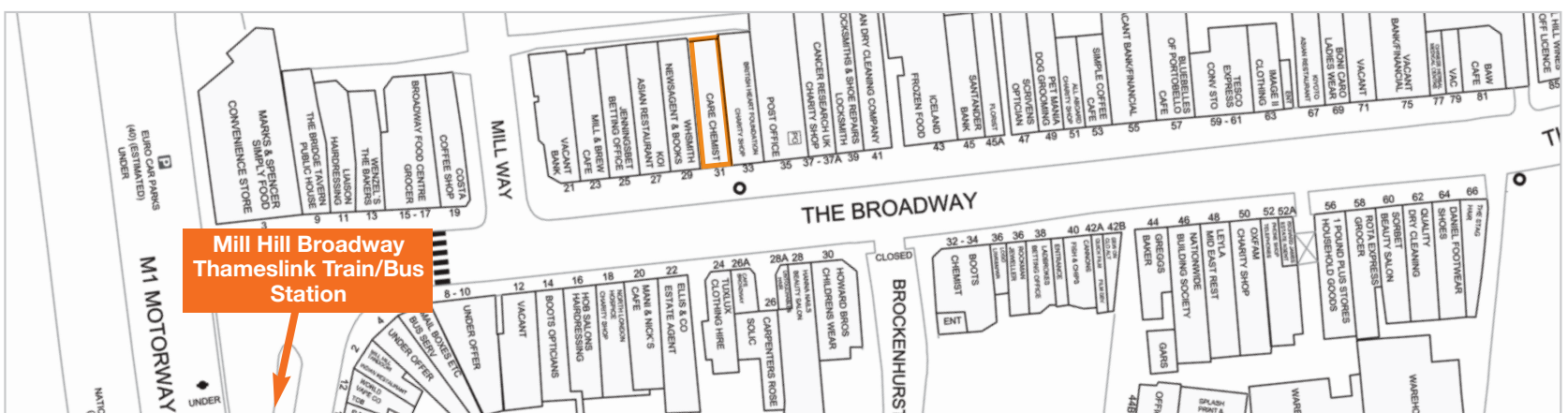
Internal Photo of Residential



Internal Photo of Residential



Internal Photo of Residential



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Acuitus
George Goucher
+44 (0)20 7034 4860
+44 (0)7513 610 710
george.goucher@acuitus.co.uk

Seller's Solicitors: PDT Solicitors
James Clewlow
+44 (0)1403 831229
jclewlow@pdt.co.uk

Lot 6

£122,700 Per Annum
Exclusive

46-50 Coombe Lane, Raynes Park, Wimbledon,
London, SW20 0LA

Freehold Retail and Residential Investment with Asset Management and Development Opportunities



Tenancy and accommodation

| | Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. |
|------------------------------|--------------|------------------------------|----------------------------------|---------------|---|--|---|
| 46 | Ground First | Deli/Coffee Shop Residential | 82.25 sq m | (885 sq ft) | A. PATEL t/a Raw Deli (Deli/Coffee Shop) | 15 years from 28/11/2006 | £35,500 |
| 48 | Ground First | Restaurant Residential | 102.69 sq m | (1,105 sq ft) | A. PATEL t/a The Olive Garden (Italian Restaurant) | 15 years from 28/11/2006 | £37,000 |
| 50 | Ground | Retail | 72.82 sq m | (784 sq ft) | LITTLE LIVES UK (1) (Charity Shop) | 15 years from 15/03/2013 with a rent review on 15/03/2023 | £34,000 (rising to £35,500 on 20/03/2021) |
| 50a | First | Residential | 2 bedroom flat | | TWO INDIVIDUALS | 1 year Assured Shorthold Tenancy from 08/04/2020 at £1,350 pcm | £16,200 |
| Total Commercial Area | | | 257.76 sq m (2,774 sq ft) | | | | £122,700 |

(1) Little Lives UK are a children's charity, with three shops in Raynes Park, Fulham Broadway and Tooting Broadway (www.littlelives.org.uk).

Planning

Pre-application approval has been granted by Merton Council to add a second floor comprising three additional flats - Merton Council - www.merton.gov.uk - planning@merton.gov.uk - 020 8545 3777

Lot 6

£122,700 Per Annum Exclusive

Key Details

- Comprises a Deli/Coffee Shop, a Restaurant, a Charity Shop and three separately accessed 2 bed flats
- Opposite Raynes Park Railway Station
- Asset management opportunities including break up potential
- Pre-application approval to add additional floor for 3 additional flats (circa 2,000 sq ft)
- Change of use potential without planning permission (Subject to leases)
- Nearby retailers include Waitrose, Co-operative Food, Greggs, Starbucks, Boots and a number of independent restaurants and pubs
- Fashionable and Affluent South-West London Suburb

Location

- Miles:** 3 miles east of Kingston upon Thames, 5 miles south-east of Richmond, 8 miles south-west of Central London
- Roads:** A3, A24, M25
- Rail:** Raynes Park Rail Station (21 mins direct to London Waterloo)
- Air:** London Heathrow Airport, London Gatwick Airport

Situation

Raynes Park is an affluent south-west London suburb approximately one mile south-west of Wimbledon Town Centre and Wimbledon Common. The property is prominently located on the north side of the busy Coombe Lane, directly opposite Raynes Park Railway Station. Neighbouring retailers include Waitrose, Co-operative Food, Greggs, Starbucks, Boots and numerous independent restaurants and pubs.

Description

The property comprises a Deli/Coffee Shop, a Restaurant and a Charity Shop on the ground floor and three separately accessed two bed flats on the first floor. The two flats above the Deli and Restaurant are both within each lease and the flat above the charity shop is separately let.

Tenure

Freehold.

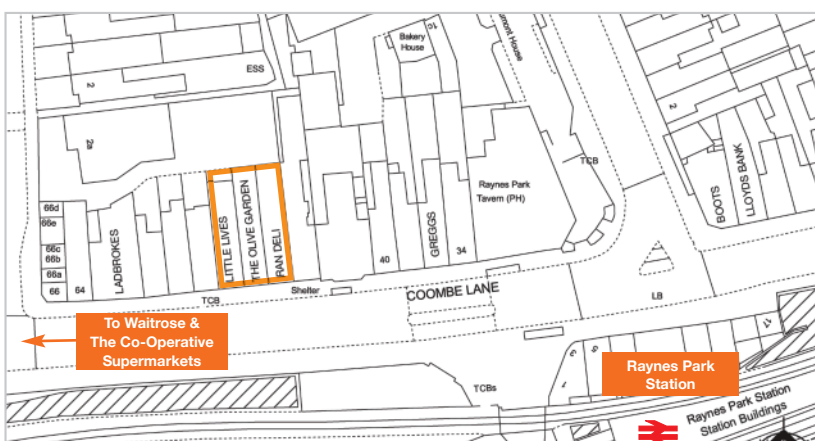
VAT

VAT is applicable to this lot.

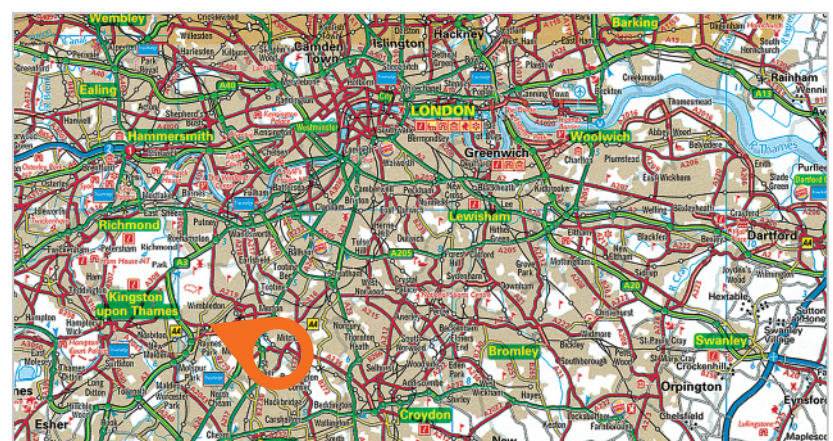
Six Week Completion

Energy Performance Certificate

See legal pack.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.



Acuitus
David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Acuitus
George Goucher
+44 (0)20 7034 4860
+44 (0)7513 610710
george.goucher@acuitus.co.uk

Seller's Solicitors: Goodman Derrick LLP
Greg Hamlen
+44 (0)207 421 7911
ghamlen@gdlaw.co.uk

Lot 7

£135,000 Per Annum
Exclusive

SIG Roofing, Pedmore Road, Dudley, West Midlands DY2 0RN

Prominent Roadside Freehold Builders Merchant Investment Opportunity on 3.9 Acres



Tenancy and accommodation

Lot 7

£135,000 Per Annum
Exclusive

| Floor | Use | Gross Internal Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Reversion |
|--------|-------------|--|----------------|----------------------------|---|-------------|------------|
| Ground | Warehouse | 3,884 sq m | (41,812 sq ft) | SIG TRADING LIMITED (1) | 12 years from 08/03/2011 expiring 07/03/2023 on a full repairing and insuring lease subject to a schedule of condition | £135,000 | 07/03/2023 |
| | Office | 281 sq m | (3,030 sq ft) | | | | |
| | Warehouse 2 | 520 sq m | (5,592 sq ft) | | | | |
| Total | | 4,685.49 sq m | (50,436 sq ft) | | | £135,000 | |

(1) For the year ending 31st December 2018, SIG Trading Limited reported a turnover of £1,112,000,000, pre-tax profits of £2,000,000 and shareholders funds of £260,000,000 (source: SmartSearch 06/08/2020). SIG trades from 425 trading sites across the UK and Ireland and Mainland Europe. (Source: www.sigplc.com)

Key Details

- Prominent Roadside Location on A4036
- Let to SIG trading Limited
- Site area 3.9 Acres with 30% site coverage
- Comprises 50,436 sq ft Warehouse & Office Accommodation
- Nearby occupiers include Jewson, Travis Perkins, Screwfix and SSE Pipefittings

Location

Miles: 3 miles north of Stourbridge
7 miles south of Wolverhampton
13 miles west of Central Birmingham

Roads: A4036 (Merry Hill), A458, M5

Rail: Cradley Heath

Air: Birmingham International Airport

Situation

Dudley is a large industrialised market town and the administrative centre of the West Midlands, approximately 13 miles west of central Birmingham. The property is located in a prominent position on the east side of the busy A4036 opposite its junction with The Gateway, in a predominantly industrial area. The M5 motorway is 5 miles to the east. Nearby occupiers include Jewson, Travis Perkins, Screwfix and SSE Pipefittings amongst others.

Description

The property comprises a large ground floor warehouse, together with office accommodation as well as a secondary, smaller warehouse on a site of 3.9 acres.

Tenure

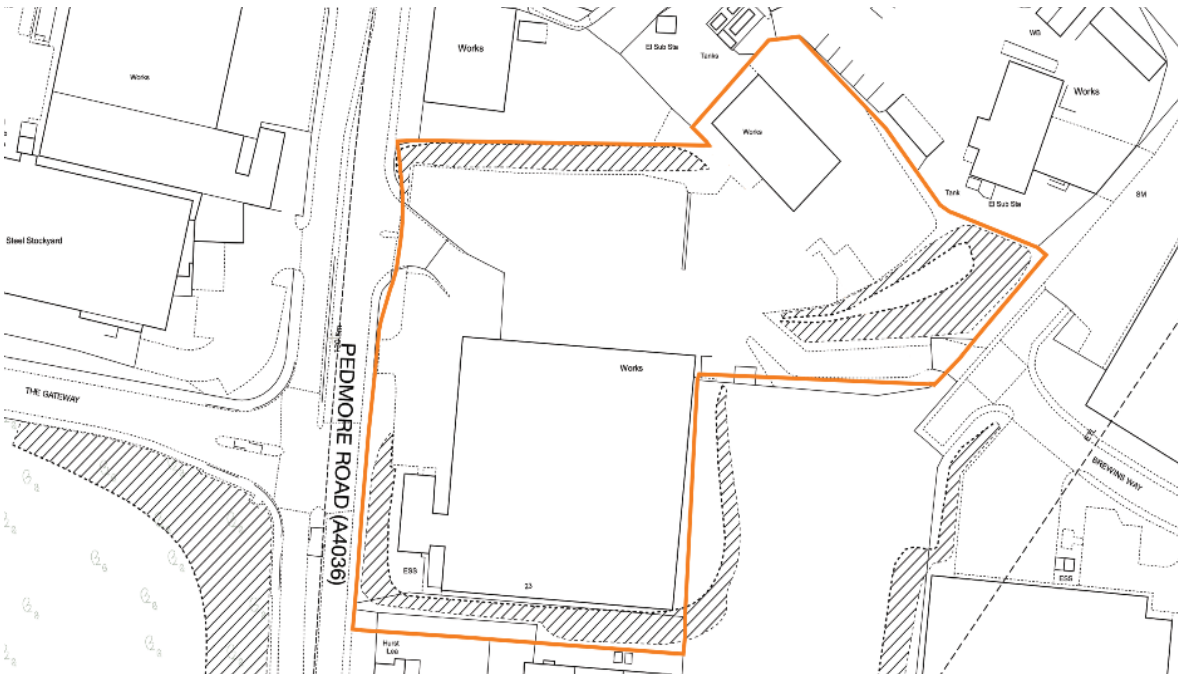
Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Band C. See legal pack at www.acuitus.co.uk



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
Peter Mayo
+44 (0)20 7034 4864
+44 (0)7833 459 318
Peter.mayo@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
+44 (0)7824 705 955
billy.struth@acuitus.co.uk

Seller's Solicitors: Machins Solicitors LLP
Jon Alvarez
+44 (0)1582 514 310
jon.alvarez@machins.co.uk

Lot 8

£62,500 Per Annum
Exclusive (2)

47 Saturday Market, Beverley, East Riding of Yorkshire HU17 8AA Freehold Retail Investment



Key Details

- Entirely let to Space NK Limited
- 10 year lease from April 2019 (no breaks)
- Highly affluent, attractive and historic market town
- Nearby retailers include, Jack Wills, Jo Malone, White Stuff, Caffe Nero, Seasalt Cornwall, Browns and Barbour

Location

Miles: 35 miles east of York
Roads: A164, A1035, M62
Rail: Beverley
Air: Humberside Airport

Situation

Beverley is an attractive and historic market town in the East Riding of Yorkshire, approximately 35 miles east of York. The property is situated in a prominent location on the west side of Saturday Market, close to Toll Gavel, Beverley's primary retailing thoroughfares. Other retailers nearby include Mint Velvet, Jack Wills, Jo Malone, White Stuff, Caffe Nero, Seasalt Cornwall, Browns and Barbour.

Description

The property comprises a three storey building arranged as a ground floor shop with two flats above (part sublet), on the first and second floors, accessed separately from Saturday Market.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Available from the legal pack at www.acuitus.co.uk.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Review |
|-----------------------|------------------|---------------------------|----------------------|--|-------------|------------|
| Ground | Retail/Ancillary | 110.81 sq m (1,193 sq ft) | SPACE NK LIMITED (1) | 10 years from 22/04/2019 until 21/04/2029 on a full repairing and insuring lease | £62,500 (2) | 22/04/2024 |
| First | Residential | - | | | | |
| Second | Residential | - | | | | |
| Total Commercial Area | | 110.81 sq m (1,193 sq ft) | | | £62,500 | |

- (1) For the year ending 30th March 2019, Space NK Limited reported a total turnover of £108,938,970, pre-tax profits of £3,027,523 and shareholders funds of £32,481,557 (source: SmartSearch 20/08/2020). Founded in 1991, Space NK first opened its doors in Covent Garden in 1993. Today there are 72 stores and a further 29 in the US (source: spacenk.com 20/08/2020). The flat on the first floor is sublet on a regulated tenancy at a rent of £3,384 pa (£282 pcm).
- (2) Under the terms of the lease, the current rent is £60,000 pa, rising to £62,500 pa on 22/04/2021. The Vendor has agreed to adjust the completion monies so that the property effectively produces £62,500 pa from completion of the sale until the fixed rental increase on 22/04/2021.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Acuitus
George Goucher
+44 (0)20 7034 4860
+44 (0)7513 610710
george.goucher@acuitus.co.uk

Seller's Solicitors: Debenhams Ottaway LLP
Ruth Boulton
+44 (0)1923 857 171
rlb@debenhamsottaway.co.uk

Lot 9

£87,500 Per Annum
Exclusive

14 North Street, Chichester, West Sussex PO19 1LB Freehold Retail Investment



Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. |
|--------------|------------------|----------------------|----------------------|--|--|--------------------|
| Ground | Retail/Ancillary | 151.98 sq m | (1,636 sq ft) | PAPERCHASE PRODUCTS LIMITED (1) t/a Paperchase | 5 years from 24/06/2020 on a full repairing and insuring lease | £87,500 (2) |
| First | Ancillary | 50.63 sq m | (545 sq ft) | | | |
| Second | Not used | 56.94 sq m | (613) | | | |
| Total | | 193.51 sq m | (2,083 sq ft) | | | £87,500 (2) |

- (1) Established over 50 years ago, Paperchase is the UK's number 1 retailer for exciting and innovative design-led stationery. Paperchase operates from over 130 stores in the UK, with over 30 sites across Ireland, Netherlands, Denmark, France, Germany and the Middle East (www.paperchase.com).
- (2) The tenant will benefit from 3 months rent free from 01/10/2020, however the Vendor has agreed to adjust the completion monies, so that the property effectively produces £87,500 pa from completion of the sale until the expiry of the rent free period.

Lot 9

£87,500 Per Annum
Exclusive

Key Details

- Let to Paperchase Products Limited (t/a Paperchase)
- New 5 year Lease Renewal from June 2020 (no breaks) at a re-based rent
- Future potential to convert uppers to residential (subject to lease)
- Highly affluent and historic South East Cathedral City
- Nearby occupiers include Marks & Spencer, Greggs, Holland & Barrett, H. Samuel, Boots the Chemist, The White Company and various banks

On Behalf of a Major Fund

Location

Miles: 16 miles east of Portsmouth
30 miles west of Brighton
32 miles east of Southampton

Roads: A3 (M), A27, M27

Rail: Chichester Station

Air: London Gatwick, Southampton Airport

Situation

Chichester is an historic Cathedral City and popular retail centre, approximately 30 miles west of Brighton. The property is located in a prominent position on the west side of the pedestrianised North Street, one of Chichester's primary retailing thoroughfares. Nearby occupiers on North Street include Marks & Spencer, Greggs, Holland & Barrett, H. Samuel, Boots the Chemist, The White Company and various banks.

Description

The property comprises a three storey building, arranged as a ground floor shop with first floor ancillary accommodation, which is separately accessed from the rear. The second floor is accessed via a hatch and is currently sealed off.

Tenure

Freehold.

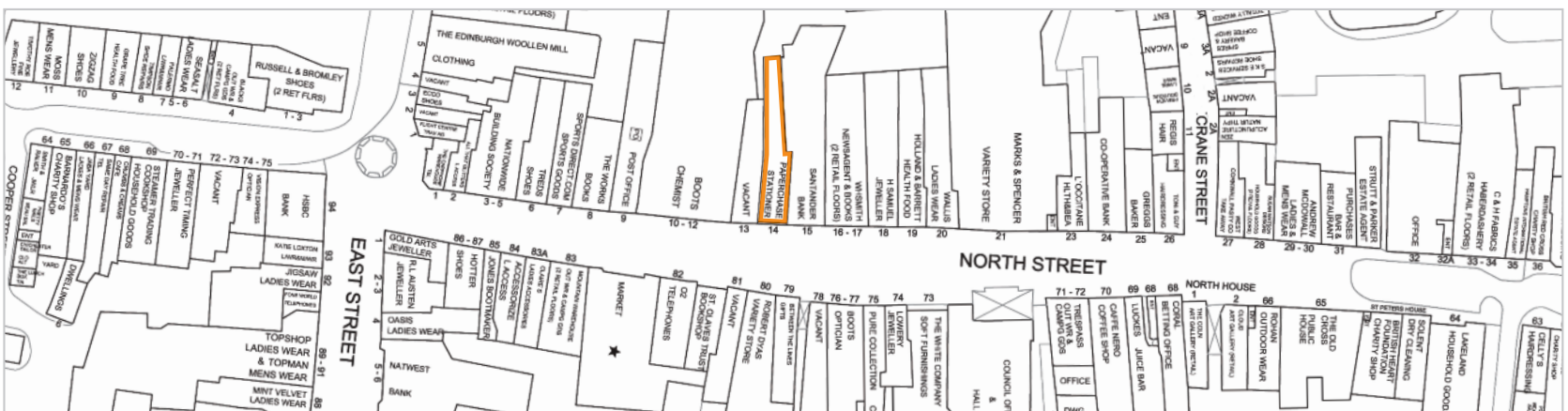
VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band C. See legal pack at www.acuitus.co.uk.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
Peter mayo
+44 (0)7833 459 318
+44 (0)20 7034 4864
peter.mayo@acuitus.co.uk

Acuitus
George Goucher
+44 (0)7513 610 710
+44 (0)20 7034 4860
george.goucher@acuitus.co.uk

Seller's Solicitors: Addleshaw Goddard LLP
Luke Harvey
+44 (0)207 788 5060
Luke.Harvey@addleshawgoddard.com

Lot 10

£42,500 Per Annum
Exclusive (Plus 4
newly-developed flats
with Vacant Possession)

105 Golders Green Road, Golders Green,
London, NW11 8HR

Recently Let Freehold Retail Investment with Newly Developed Residential Above

Bakery
To Start Shop-Fitting
Shortly



Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Reviews |
|--------------|----------------------|----------------------|----------------------|---|---|----------------|--|
| Ground | Retail/Bakery | 124.11 sq m | (1,336 sq ft) | TABOON LONDON LIMITED t/a Taboon Bakery (1) | 15 years from 27/07/2020 until 26/07/2035 | £42,500 | 27/07/2025 27/07/2030 25/07/2035 |
| First | Residential - Flat 1 | 1 bed - 46.73 sq m | (503 sq ft) | | - | - | - |
| | Residential - Flat 2 | 1 bed - 50.21 sq m | (540 sq ft) | | | | |
| Second | Residential - Flat 3 | 1 bed - 37.84 sq m | (407 sq ft) | VACANT | | | |
| | Residential - Flat 4 | 2 beds - 58.60 sq m | (631 sq ft) | | | | |
| Total | | 317.49 sq m | (3,417 sq ft) | | | £42,500 | |

(1) A rent deposit of £31,875 is currently held by the landlord.

Viewings

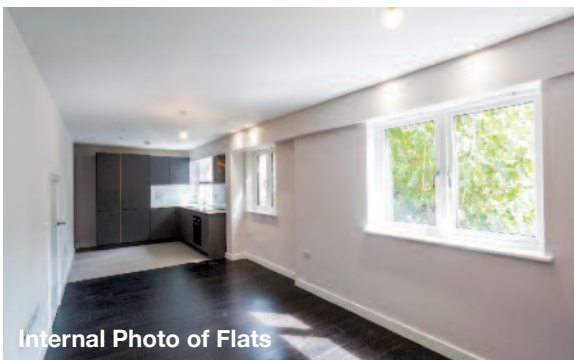
There will be one accompanied block viewing leading up to the auction. Please email your request to view to george.goucher@acuitus.co.uk who will confirm the time and date.

Energy Performance Certificate

Band D (shop). See legal pack at www.acuitus.co.uk.



Internal Photo of Flats



Internal Photo of Flats



Internal Photo of Flats

Lot 10

£42,500 Per Annum
Exclusive (Plus 4
newly-developed flats
with Vacant Possession)

Key Details

- **Shop/Bakery recently let to Taboon London Limited t/a Taboon**
- **New 15 year shop lease from July 2020 (no breaks)**
- **Four newly developed separately accessed flats on upper floors ready to be let (1 x 2 bed and 3 x 1 bed)**
- **Prominent corner position in the heart of Golders Green, within very close proximity to Golders Green Tube and Bus Station**
- **Nearby occupiers include Tesco Express, Boots the Chemist, Holland & Barrett and various restaurants and coffee shops**
- **Immediate Asset Management potential**
- **Affluent and popular North-West London suburb**

Location

Miles: 6 miles north-west of Central London

Roads: A406 (North Circular), A41 (Finchley Road), M1

Rail: Golders Green Tube Station (Northern Line)

Air: London Luton, London Heathrow

Situation

Golders Green is an affluent North West London suburb, 5 miles north-west of London's West End. The location benefits from excellent communications being close to the A406 (North Circular Road) and M1. The property is situated on a prominent corner position on the south side of Golders Green Road, at its junction with Armitage Road. Nearby occupiers include Tesco Express, Boots the Chemist, Holland & Barrett and various restaurants and coffee shops. Golders Green Tube and Bus Station is located a short walk away with various bus routes serving Golders Green Road.

Description

The property comprises a recently let ground floor bakery, with shop fitting to commence imminently and newly developed residential accommodation (3x one bed flats and 1x two bed flats) on the first and second floors. The residential accommodation benefits from separate access via Armitage Road, as well as a roof terrace.

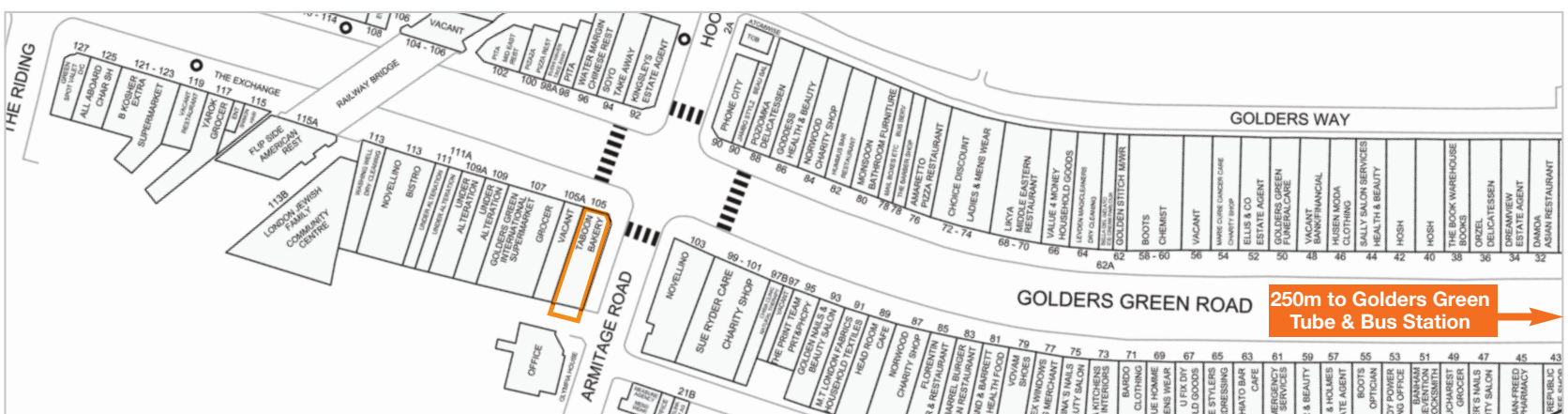
Tenure

Freehold

VAT

VAT is not applicable to this lot

Eight Week Completion



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Acuitus
George Goucher
+44 (0)20 7034 4860
+44 (0)7513 610 710
george.goucher@acuitus.co.uk

Seller's Solicitors: Peter Brown & Co Solicitors LLP
Paul Braham
+44 (0)20 8447 3286
paul@peterbrown-solicitors.com

Lot 11

£185,100 Per Annum
Exclusive
Plus 2 Vacant Shops

Victory House, Central Avenue, Brompton, Huntingdon, Cambridgeshire PE28 4BZ

Modern Purpose Built Freehold Convenience Store, Residential Investment with Car Parking & 2 Vacant Shops



Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Reviews |
|---|---------------------|----------------------|-----------------------|--|----------------------------|-----------------|--|
| Ground Unit 1 | Retail | 371.10 sq m | (3,995 sq ft) | Central England Co-Operative Limited (2) | 15 years from 5/11/2018 | £60,000 | 2023 and 5 yearly, linked to RPI, capped at 4% |
| Ground Unit 2 | Retail | 46.70 sq m | (503 sq ft) | Vacant | | | |
| Ground Unit 3 | Retail | 75.90 sq m | (817 sq ft) | Vacant | | | |
| First Floor Apartment 1 | Residential - 1 bed | 47.93 sq m | (516 sq ft) | Individual | 12 month AST from 12/06/20 | £7,800 | |
| First Floor Apartment 2 | Residential - 2 bed | 60 sq m | (646 sq ft) | Individual | 6 month AST from 12/06/20 | £10,200 | |
| First Floor Apartment 3 | Residential - 2 bed | 60 sq m | (646 sq ft) | Individual | 12 month AST from 01/09/20 | £10,200 | |
| First Floor Apartment 4 | Residential - 1 bed | 47.93 sq m | (516 sq ft) | Individual | 12 month AST from 1/07/20 | £7,800 | |
| First Floor Apartment 5 | Residential - 1 bed | 47.93 sq m | (516 sq ft) | Individual | 12 month AST from 1/07/20 | £7,800 | |
| First Floor Apartment 6 | Residential - 1 bed | 44.96 sq m | (484 sq ft) | Individual | 6 month AST from 6/06/20 | £7,500 | |
| First & Second Floor Duplex Apartment 7 | Residential - 2 bed | 121 sq m | (1,302 sq ft) | Individual | 12 month AST from 14/08/20 | £11,940 | |
| First & Second Floor Duplex Apartment 8 | Residential - 2 bed | 98 sq m | (1,055 sq ft) | Individual | 12 month AST from 1/09/20 | £11,940 | |
| First Floor Apartment 9 | Residential - 2 bed | 71.16 sq m | (796 sq ft) | Individual | 12 month AST from 25/07/20 | £10,500 | |
| Second Floor Apartment 10 | Residential - 2 bed | 69.95 sq m | (753 sq ft) | Individual | 6 month AST from 19/06/20 | £10,500 | |
| Second Floor Apartment 11 | Residential - 2 bed | 69.95 sq m | (753 sq ft) | Individual | 6 month AST from 17/06/20 | £10,500 | |
| Second Floor Apartment 12 | Residential - 2 bed | 67 sq m | (721 sq ft) | Individual | 6 month AST from 1/07/20 | £10,200 | |
| Second Floor Apartment 13 | Residential - 1 bed | 52 sq m | (560 sq ft) | Individual | 12 month AST from 1/07/20 | £8,220 | |
| Total Net Internal Area | | 1,350.67 sq m | (14,539 sq ft) | | | £185,100 | |
| Total Gross Internal Area | | 1,434 sq m | (15,435 sq ft) | | | | |

(2) Formed by the merger of Midlands and Anglia Co-operatives, Central England Co-operative is one of the largest independent retailers in the UK, with over 400 trading outlets, a family of around 8,600 colleagues and more than 330,000 regular trading members. (www.centralengland.coop) For the year ended 26th January 2019 Central England Co-Operative Limited reported a Total Turnover of £827,804,000, Pre-tax profit of £2,007,000 and Shareholders funds of £216,083,000. (source : Smart Search 11/08/2020)

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

See legal pack at www.acuitus.co.uk

Lot 11

£185,100 Per Annum
Exclusive
Plus 2 Vacant Shops

Key Details

- Modern Purpose Built Freehold Convenience Store, 2 shops, 13 Apartments and Car Parking
- On the newly developed strategically located Bampton Park development, near Huntingdon close to A1/A14 interchange
- Convenience Store let to Central England Cooperative Limited (t/a Co-Op) on a lease expiring 2033 (NO BREAKS)
- 13 Purpose Built Apartments let on AST's
- Two vacant shops with opportunity to immediately increase rental income
- Total Gross Internal Floor Area 1,434 sq m (15,435 sq ft)

Location

Miles: 2 miles south west of Huntingdon
17 miles north west of Cambridge
19 miles south of Peterborough

Roads: A1, A14, B1514

Rail: 1.5 miles to Huntingdon Railway Station (to London Kings Cross in 48 minutes)

Air: London Stansted (40 miles south)
Luton Airport (43 miles south)

Situation

Bampton is a predominately residential area 2 miles south west of Huntingdon and 17 miles north west of Cambridge located on the B1514 which provide direct links to the A1/A14 junction.

Huntingdon Railway station is 1.5 miles to the north east, with a fastest journey time to London Kings Cross of 48 minutes. Huntingdon racecourse is 1 mile to the north, Grafham Water is 3 miles to the west and Bampton Golf course within walking distance.

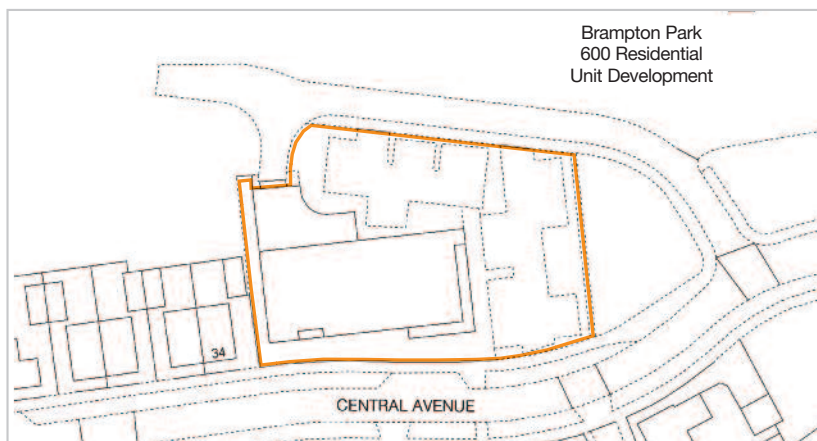
Bampton Park is a new 600 residential unit development with associated amenities and is being built out by Linden Homes, Crest Nicholson, Campbell Buchanan and Winborough Homes. The property is located on Central Avenue close to its junction with Buckden Road (B1514) in a newly developed residential area.

Description

Completed in 2019 the building comprises a ground floor convenience store, two ground floor shops and 13 new purpose built apartments on the first and second floors. The property benefits from 30 car parking spaces. There are 13 apartments, on two floors, consisting of 5 x 1 bed and 8 x 2 bed. Flats 7 & 8 are Duplex over first & second floors. Each flat has an allocated parking space. (see legal pack at www.acuitus.co.uk for details of the apartment fit out)

Tenure

Freehold.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
Peter Mayo
+44 (0)7833 459 318
+44 (0)20 7034 4864
peter.mayo@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)7824 705 955
+44 (0)207 034 4854
billy.struth@acuitus.co.uk

Associate Auctioneer: Rapleys
Angus Irvine
+44 (0)7767 463884
Angus.Irvine@rapleys.com



Seller's Solicitors: Hewitsons LLP
Bryan Guest
+44 (0)1604 463 146
+44 (0)7741 311 591
BryanGuest@hewitsons.com



Lot 12

£186,030 Per Annum
Exclusive

44 - 62 Pinstone Street,
Sheffield, South Yorkshire S1 2HN
Freehold City Centre Retail Parade Investment



Tenancy and accommodation

Lot 12

£186,030 Per Annum
Exclusive

Key Details

- Let to tenants including The Co-Operative Bank Plc, Skipton Building Society and Toni&Guy
- Includes new letting in February 2020 to Skipton Building Society
- September 2020 (Toni&Guy) and July 2021 (Co-Op Bank) break options recently removed
- Prominent position in heart of Sheffield City Centre's "Redevelopment Quarter" (Heart of the City II)
- Nearby occupiers include John Lewis, Browns, Caffè Nero, Bill's & JD Sports, and adjacent to the proposed Radisson Blu Hotel

On Behalf of a Major Fund

Location

Miles: 37 miles south of Leeds
38 miles east of Manchester
Roads: A61, M1
Rail: Sheffield
Air: Doncaster Sheffield Airport

Situation

The property is situated on the west side of Pinstone Street, in a prominent location opposite Peace Gardens, a central and popular open public space in the heart of Sheffield City Centre, which hosts farmers markets, food festivals and winter gardens. Nearby retailers include John Lewis (100 metres to the west) Browns, Caffè Nero, Bill's & JD Sports.

Description

The property comprises three well configured retail units, situated over ground floor and basement. The units have all been recently re-fitted. The upper floors have been let on a long lease.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Available from the legal pack at www.acutis.co.uk.

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Review |
|-----------------------------------|------------------------|----------------------|---------------|-------------------------------|---|-------------|------------|
| Ground Basement | Banking Hall Ancillary | 155.70 sq m | (1,676 sq ft) | THE CO-OPERATIVE BANK PLC (1) | 10 years from 20/07/2016 | £80,000 | 20/07/2021 |
| Ground Basement | Retail Ancillary | 61.13 sq m | (658 sq ft) | TONI & GUY | 10 years from 07/09/2015 (2) | £33,000 | 07/09/2020 |
| Ground Basement | Retail Ancillary | 147.53 sq m | (1,588 sq ft) | SKIPTON BUILDING SOCIETY (3) | 10 years from 11/02/2020 until 10/02/2030 (4) | £72,500 | 11/02/2025 |
| Part Ground to Residential Fourth | | - | | (-) ELMDON REAL ESTATE | 150 years from 01/08/2003 | Peppercorn | - |
| Substation | - | - | | (-) NORTHERN POWER | 20 years from 29/09/2002 | £530 | - |
| Total | | 598.39 sq m | (6,441 sq ft) | £186,030 | | | |

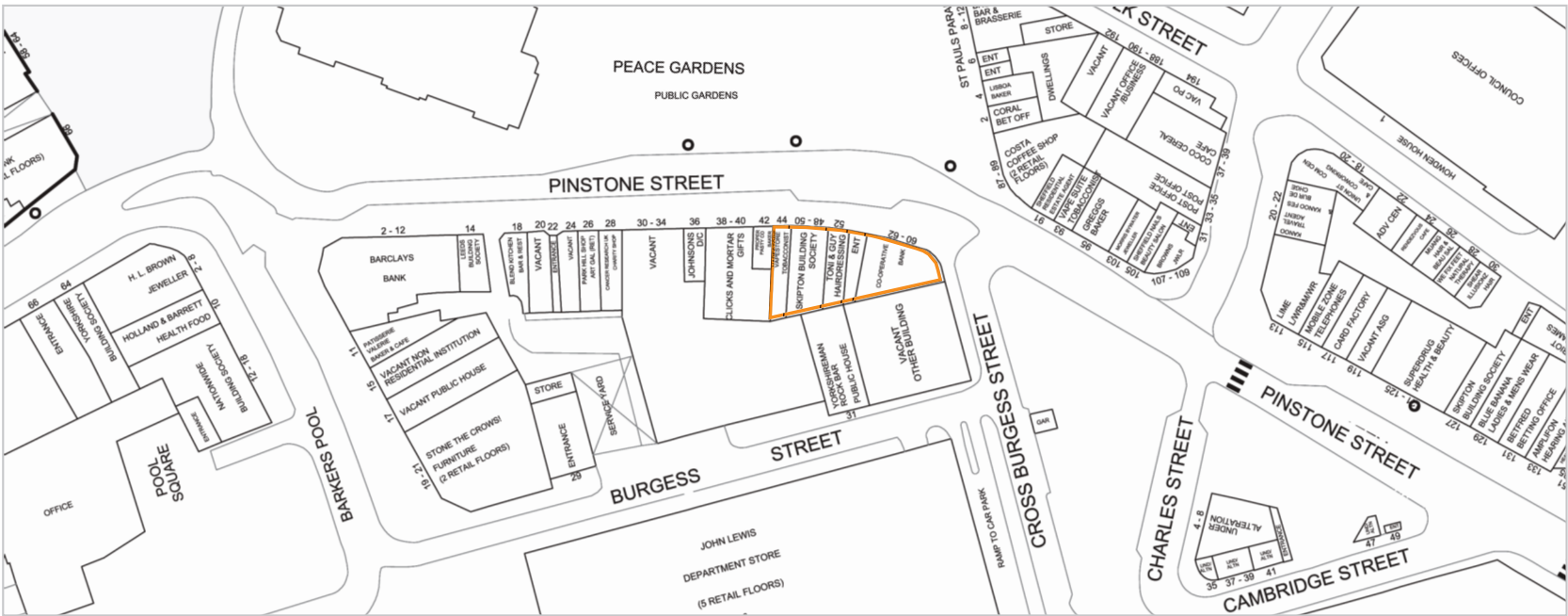
- (1) Co-Operative Bank Plc was originally founded in November 1872 and now operates from over 60 branches throughout the UK (www.co-operativebank.co.uk). The July 2021 tenant break option was recently removed in return for a rent free period which has now expired.
- (2) TONI&GUY was founded in 1963 and now operates from more than 475 salons across 48 countries (www.toniandguy.com). The September 2020 tenant break option was recently removed in return for a rent free period which expires in March 2021. The Vendor has agreed to adjust the completion monies so that the lease will effectively produce £33,000 pa from completion.
- (3) Skipton Building Society was founded in 1853 and now operates from over 100 branches throughout the UK (www.skipton.co.uk).
- (4) The lease is subject to a tenant option to determine on 11/02/2025.



Toni&Guy



Co-Operative Bank



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acutis
Peter Mayo
+44 (0)20 7034 4864
+44 (0)7833 459318
Peter.mayo@acutis.co.uk

Acutis
George Goucher
+44 (0)20 7034 4860
+44 (0)7513 610710
george.goucher@acutis.co.uk

Associate Auctioneer: JLL
Frankie Maddox
+44 (0)20 7399 5744
frankie.maddox@eu.jll.com

Seller's Solicitors: Forsters LLP
Grace Cassidy
+44 (0)20 3872 1174
grace.cassidy@forsters.co.uk

Lot 13

£66,500 Per Annum
Exclusive

51 The Parade, Royal Leamington Spa, Warwickshire CV32 4BA Virtual Freehold Retail Investment



Key Details

- Let to Vodafone Limited until 2025
- No Arrears
- 2020 break option not exercised
- Located in an attractive and affluent Spa Town
- Prime retail pitch opposite Marks & Spencer
- Neighbouring occupiers include Barclays Bank, White Stuff, Costa Coffee, The Body Shop, H&M, Santander and Lloyds Bank

Location

Miles: 2 miles east of Warwick
8 miles south of Coventry
18 miles south-east of Birmingham

Roads: M40, A46, A452, A445, A425

Rail: Leamington Spa Rail

Air: Birmingham International Airport

Situation

Royal Leamington Spa is an attractive and affluent Warwickshire town. The property is situated in a prime retailing position on Parade opposite Marks & Spencer and close to the main entrance to the Royal Priors Shopping Centre. Neighbouring occupiers include Barclays Bank, White Stuff, Costa Coffee, The Body Shop, H&M, Santander and Lloyds Bank.

Description

The property comprises self contained ground floor retail accommodation which forms part of a larger attractive Grade two listed period building.

Tenure

Virtual Freehold. Held for a term of 999 years from completion of the sale at a peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band C. See legal pack.

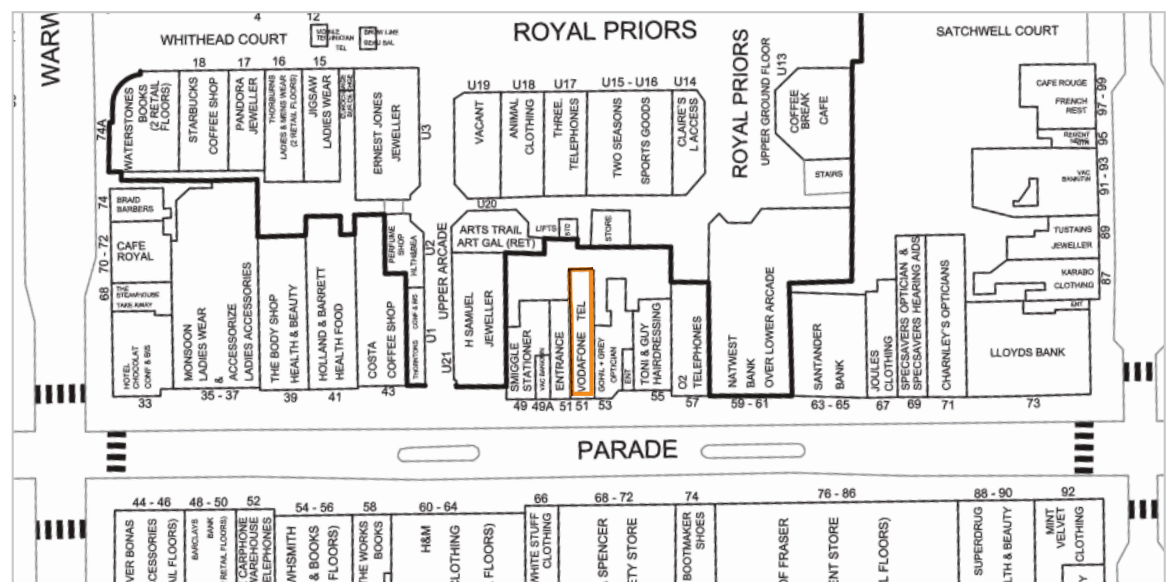
Note

The neighbouring property which is let to Smiggle Retail Limited is being offered as lot 25

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Reversion |
|---------------|--------|----------------------------------|----------------------|---|----------------|------------|
| Ground | Retail | 108.41 sq m (1,167 sq ft) | VODAFONE LIMITED (1) | 10 years from 12/06/2015 until 2025 (2) | £66,500 | 11/06/2025 |
| Totals | | 108.41 sq m (1,167 sq ft) | | | £66,500 | |

- (1) For the year ending 31st March 2019, Vodafone Limited reported a turnover of £5,512,900,000, pre-tax profits of negative £679,500,000 and shareholders funds of £5,848,400,000 (Source: SmartSearch 24/08/2020).
- (2) The tenant did NOT exercise the June 2020 option to determine the lease.



Copyright and confidentiality Experian, 2013. © Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus

John Mehtab

+44 (0)207 034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Acuitus

Billy Struth

+44 (0)207 034 4854
+44 (0)7824 705 955
billy.struth@acuitus.co.uk

Seller's Solicitors: Progeny Corporate Law

Julie Evans

+44 (0)113 4682448
Julie.Evans@theprogenygroup.com

Lot 14

£125,700 Per Annum
Exclusive

12 & 12A/C Cheapside, Wood Green,
London, N22 6HH

Freehold Retail and Residential Investment



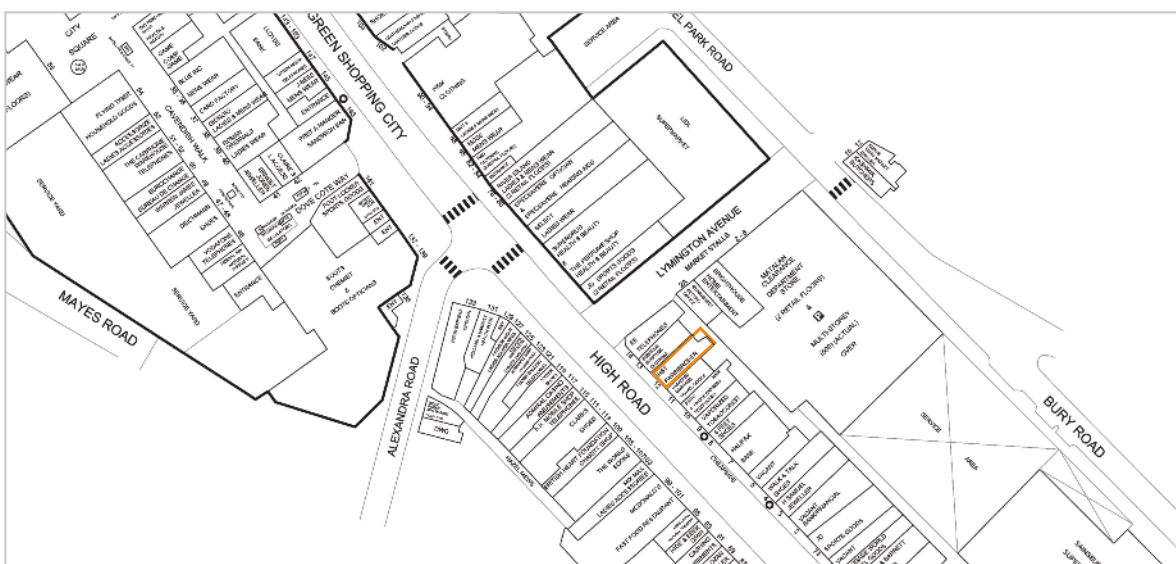
Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. |
|--------------|---------------------------|----------------------|----------------------|--|---|-----------------|
| Ground | Retail | 101.26 sq m | (1,090 sq ft) | HARVEY AND THOMPSON LIMITED (1) t/a H&T Pawnbrokers | 20 years from 24/06/2003 | £75,000 (2) |
| First (12A) | Residential - 4 bed flat | 81.01 sq m | (872 sq ft) | INDIVIDUALS | 1 year AST from 06/01/2020 at £1,675 pcm | £20,100 |
| Second (12B) | Residential - 3 bed flat | 47.00 sq m | (506 sq ft) | INDIVIDUAL | 1 year AST from 29/08/2020 at £1,500 pcm | £18,000 (3) |
| Second (12C) | Residential - Studio flat | 37.99 sq m | (409 sq ft) | INDIVIDUAL | 2 year from AST from 20/03/2020 at £1,050 pcm | £12,600 (3) |
| Total | | 267.26 sq m | (2,877 sq ft) | | | £125,700 |

(1) For the year ending 31st December 2019, Harvey & Thompson Limited reported a total turnover of £160,213,000, pre-tax profits of £20,295,000 and shareholder's funds of £120,959,000 (source: SmartSearch 25/08/2020).

(2) Rent increased at 2018 rent review from £72,000 pa.

(3) Rents inclusive of utilities.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484440
david.margolis@acuitus.co.uk

Acuitus
George Goucher
+44 (0)20 7034 4860
+44 (0)7513 610710
george.goucher@acuitus.co.uk

Associate Auctioneer: CWM
John Miles
+44 (0)20 7494 6922
+44 (0)7789 243 998
jhm@cwm.co.uk



Lot 14

£125,700 Per Annum
Exclusive

Key Details

- Shop let to Harvey and Thompson Limited (trading as H&T Pawnbrokers)
- Shop lease expires June 2023
- Three fully let separately accessed flats above (1 x four bed, 1 x three bed and studio)
- Nearby occupiers include McDonald's, Superdrug, H&M, Sainsbury's, Sports Direct, Boots the Chemist, JD Sports, The Works, Body Shop, Primark, WHSmith, Lidl, Cineworld and branches of Lloyds and Barclays Banks
- Part of Proposed Crossrail 2 Route and Bunting North London suburb

Location

Miles: 7 miles north of Central London
Roads: A406 (North Circular), A10, M1
Rail: Wood Green and Turnpike Lane Underground Stations (Piccadilly Line)
Air: London Heathrow, London Luton

Situation

Wood Green is a busy and popular commercial centre, located approximately seven miles north of Central London. Wood Green has excellent road and rail communications being two miles south of the North Circular Road (A406) and on London Underground's Piccadilly Line, as well as numerous bus routes. The property is situated in a prominent location on the east side of Cheapside, High Road, Wood Green's primary retailing thoroughfare, midway between Wood Green and Turnpike Lane Underground Stations. Nearby retailers include McDonald's, Superdrug, H&M, Sainsbury's, Sports Direct, Boots the Chemist, JD Sports, The Works, Body Shop. The property is a short walk from Wood Green Shopping Centre (The Mall) with further retailers including Primark, Argos, WH Smith, Lidl and Cineworld.

Description

The property comprises a three storey building, arranged as a ground floor shop, with 1 x four bed flat, 1 x three bed flat and a studio arranged on the first and second floors, all of which are accessed separately from the rear, except the 3 bed flat (12B) which is accessed separately from the front.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Viewings

There will be one accompanied block viewing leading up to the auction. Please email your request to view to george.goucher@acuitus.co.uk who will confirm the time and date.

Energy Performance Certificate

Band D (shop). See legal pack at www.acuitus.co.uk.



Seller's Solicitors: Knights Plc
Edwina Hewson
+44 (0)113 207 0187
edwina.hewson@knightsplc.com

Lot 15

£105,000 Per Annum
Exclusive

125 High Street, Guildford, Surrey GU1 3AA

Pedestrianised Freehold Retail Investment In Affluent Surrey Town



Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Reversion |
|--------|-----------|-------------------------|-------------|---|---|-------------|------------|
| Ground | Retail | 38.64 sq m | (416 sq ft) | ESTÉE LAUDER COSMETICS LIMITED t/a Jo Malone (1) | 10 years from 29/09/2017 on a full repairing and insuring lease (2) | £105,000 | 28/09/2027 |
| First | Ancillary | 35.11 sq m | (378 sq ft) | | | | |
| Total | | 73.75 sq m (794 sq ft) | | | | £105,000 | |

(1) For the year ending 30th June 2019, Estée Lauder Cosmetics Ltd reported a turnover of £575,867,000, pre-tax profits of £239,092,000 and shareholders funds of £308,920,000 (Source: SmartSearch 14/08/2020). The Estée Lauder Companies UK & Ireland is the number one prestige beauty company in the UK, with their brands sold in more than 4,000 stores. Estée Lauder has 25+ UK prestige brands including Jo Malone, Clinique and Bobbi Brown (Source: www.elcompanies.co.uk 14/08/2020). Founded in 1994, Jo Malone London is a British fragrance and lifestyle brand (Source: www.jomalone.co.uk 14/08/2020).

(2) The lease provides an option to determine on 28/09/2022, subject to 6 months notice. A break penalty of £8,750 is payable if the tenant exercises their break.



Lot 15

£105,000 Per Annum
Exclusive

Key Details

- Let to Estée Lauder Cosmetics Ltd (t/a Jo Malone) until 2027 (subject to option)
- Prominent position on busy and historic pedestrianised High Street
- Affluent commuter town
- Diagonally opposite the newly developed Tunsagate Quarter
- Nearby occupiers include House of Fraser, Superdrug, Hobbs and Anthropology

Location

Miles: 6 miles south of Woking
30 miles south-west of London
Roads: A3001, A25 & A3
Rail: Guildford Rail (38 mins to London Waterloo)
Air: London Gatwick & London Heathrow Airport

Situation

Guildford is a historic and affluent London commuter town located 30 miles south-west of London and is Surrey's main administrative centre. The town is home to the University of Surrey, as well as being a popular tourist destination. The property occupies a prominent position on the northern side of the attractive pedestrianised High Street, close to its junction with Market Street. Diagonally opposite the property is the newly developed Tunsagate Quarter, which houses occupiers including Oka and Lululemon. Other nearby occupiers include House of Fraser, Hobbs, Superdrug, Office, Anthropology and Le Creuset.

Description

The property comprises an attractive Grade II listed building comprising a ground floor retail unit with first floor ancillary accommodation.

Tenure

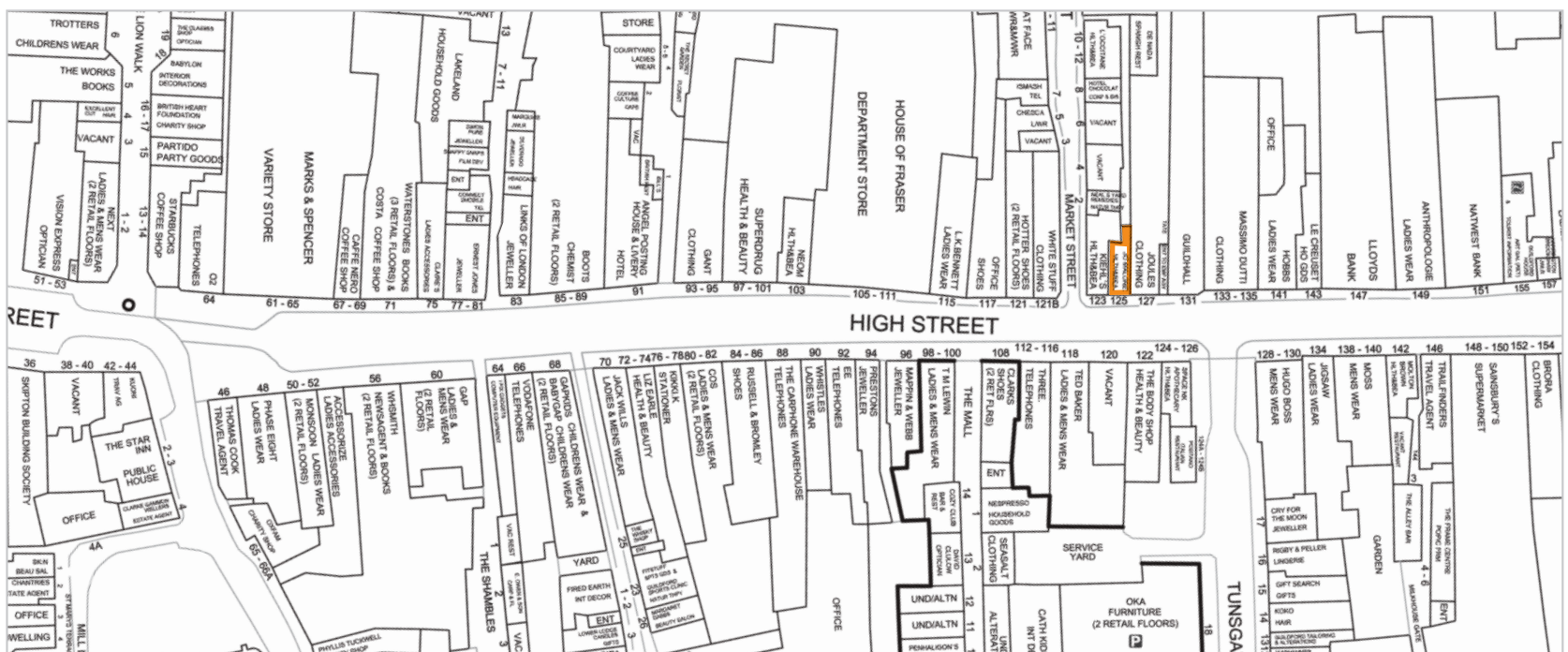
Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Band D. See legal pack.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
Peter Mayo
+44 (0)7833 459 318
+44 (0)20 7034 4864
Peter.mayo@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)7824 705 955
+44 (0)20 7034 4854
billy.struth@acuitus.co.uk

Associate Auctioneer:
Lucy Young
+44 (0)7880 005 802
+44 (0)20 7297 6278
lucy.young@bidwells.co.uk

BIDWELLS

Seller's Solicitors: Coole Bevis LLP
Oliver Maxwell-Jones
+44 (0)1273 716626
Oliver.Maxwell-Jones@coolebevisllp.com

Lot 16

£80,000 Per Annum
Exclusive

41 - 43 St. Thomas Street,
Weymouth, Dorset DT4 8EH

Freehold Public House Investment and Vacant Office Opportunity



Tenancy and accommodation

Lot 16

£80,000 Per Annum
Exclusive

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Reviews/ (Reversion) |
|--------|--------------|-------------------------|----------------|------------------------------|---|-------------|--|
| Ground | Public House | 513.00 sq m | (5522 sq ft) | JD WETHERSPOON PLC (1) | 39 years and 51 weeks from 05/01/1999 until 28/12/2038 | £80,000 | 05/01/2019 and 5 yearly (28/12/2038) |
| First | Office | 336.40 sq m | (3,621 sq ft) | (2) | | | |
| Second | Office | 338.00 sq m | (3,638 sq ft) | | | | |
| Total | | 1,187.40 sq m | (12,781 sq ft) | | | £80,000 | |

- (1) For the year ending 28th July 2019, J D Wetherspoon plc reported a turnover of £1,818,793,000, pre-tax profits of £95,419,000 and shareholders funds of £316,812,000 (Source: SmartSearch 25/08/2020).
- (2) The mortgagee is aware of a lease dated 2 July 2005 in respect of the upper floors at the property granted to an individual for a term of 25 years at a peppercorn rent. The lease is not registered and as far as the mortgagee is aware, the Individual was not in occupation at the date of the mortgage (i.e. 1 February 2007). Accordingly the individual did not have an overriding interest and it is considered that the mortgagee is not bound by the lease. It is proposed that the Seller will execute the transfer deed for the property by way of a TR2. The buyer is however to make his own enquiries and satisfy himself as to his legal position.

Key Details

- Ground floor let to J D Wetherspoon Plc until Dec. 2038 (no breaks)
- Prominent town centre location
- Busy and popular Dorset tourist destination
- Residential redevelopment potential on the upper floors (subject to consents)

On Behalf of Receivers A B Hughes and J P Smith

Location

Miles: 37 miles south-west of Bournemouth
30 miles south of Yeovil
56 miles east of Exeter

Roads: A30, A354, A37

Rail: Weymouth Railway Station

Air: Bournemouth International Airport

Situation

Weymouth is a busy and popular Dorset tourist destination. The property is prominently located on the east side of St. Thomas Street in the heart of the town centre, equidistant between Weymouth Marina and Weymouth Beach. Nearby occupiers include Tesco Metro, Slug & Lettuce, Ladbrokes, Betfred and Iceland Foods.

Description

The property comprises a substantial building with a public house on the ground floor with a beer garden to the rear and self contained office accommodation on the first and second floors. The first and second floor offices may be suitable for residential redevelopment (subject to consents).

Tenure

Freehold.

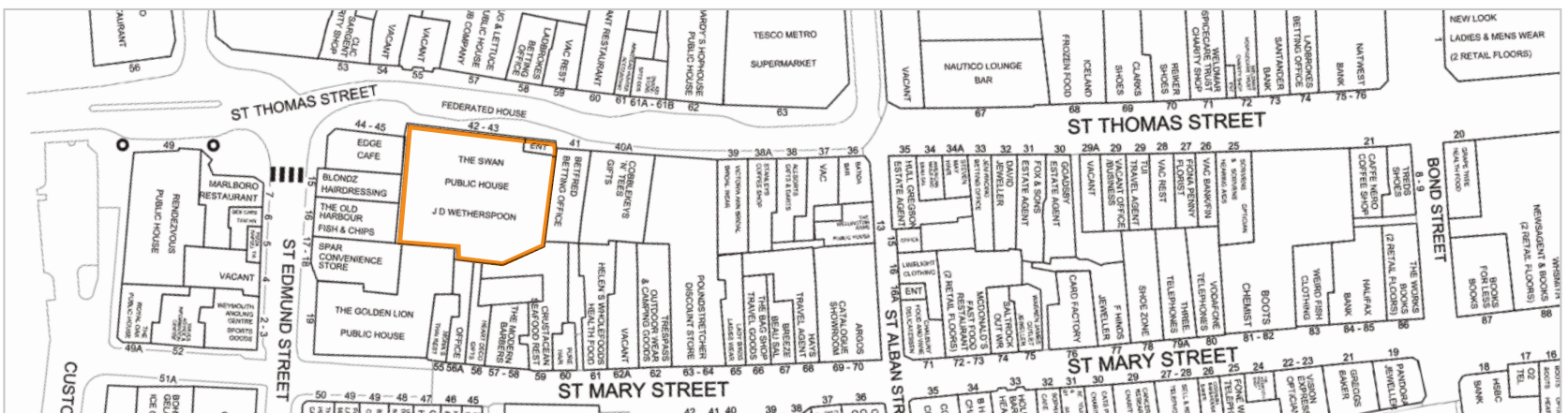
Six Week Completion

Energy Performance Certificate

Band C. See legal pack.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
John Mehtab
+44 (0)20 7034 4855
+44(0)7899 060 519
john.mehtab@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
+44 (0)7824 705 955
billy.struth@acuitus.co.uk

Seller's Solicitors: JCP Solicitors
Eleri Roebuck
+44 (0)1792 525 472
eler.roebuck@jcpsolicitors.co.uk

Lot 17

£241,750 Per Annum
Exclusive Plus Vacant
Office

SIG Roofing, 5 Harding Way,
St Ives, Cambridgeshire PE27 3WR

Major Builders Merchants/Distribution Warehouse Investment



Tenancy and accommodation

Lot 17

£241,750 Per Annum
Exclusive Plus Vacant
Office

Key Details

- Prominent location in well established trade counter/industrial location
- Majority let to SIG Trading Limited
- Warehouse & Office of 61,539 sq ft
- Site Area of 4 Acres with 30% site coverage
- 6 miles from the A1/A14 interchange
- VAT-free investment

Location

Miles: 1 mile north of St Ives Town Centre
6 miles east of Huntingdon
6 miles from the A1/A14 interchange
14 miles north-west of Cambridge
39 miles east of Northampton and the M1 Motorway
Roads: A1 (M), A14, A141, A10
Rail: Swavesey & Huntingdon Railway Stations
Air: London Stansted, Heathrow and Gatwick

Situation

St Ives is an affluent market town in Cambridgeshire, 6 miles east of Huntingdon and 14 miles north-west of Cambridge. The town benefits from good road links being 6 miles east of the A1/A14 interchange and 39 miles from the M1 motorway. The property is located on Harding Way close to its junction with Somersham Road and the A1123. The A1123 connects Huntingdon to the west with Ely in the east. The property is in a predominantly industrial area approximately 1 mile north of St Ives town centre. Nearby occupiers include HSS Hire, Screwfix and a number of local traders.

Description

The property comprises ground and first floor office accommodation together with warehouses, in total providing over 60,000 sq ft, on a site of 4 Acres with an approximate site coverage of 30%. There is on site car parking and a large yard. Unit 5A comprises office accommodation on ground and first floors together with 2 ground floor warehouses. Unit 5B comprises 3 ground floor warehouses with mezzanine. Unit 5C comprises ground floor office accommodation.

Tenure

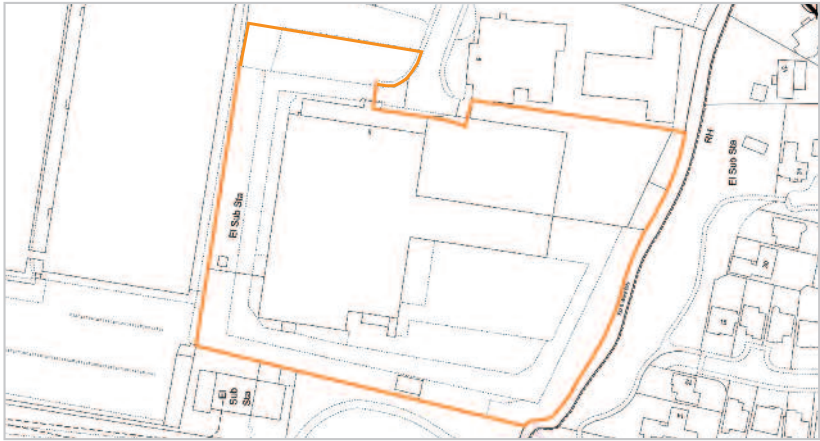
Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Band D. See legal pack.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
Peter Mayo
+44 (0)7833 459 318
+44 (0)20 7034 4864
peter.mayo@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)7824 705 955
+44 (0)207 034 4854
billy.struth@acuitus.co.uk

Seller's Solicitors: Machins Solicitors LLP
Jon Alvarez
+44 (0)1582 514 310
jon.alvarez@machins.co.uk

Lot 18

£65,000 Per Annum
Exclusive

21 St Peters Gate, Nottingham, Nottinghamshire NG1 2JF Virtual Freehold Retail Investment



Key Details

- Let to Molton Brown Limited on a recently renewed lease
- 6 year lease expiring January 2026 (subject to option)
- No Arrears
- Nearby retailers include Jack Wills, The White Company, Waterstones, L'Occitane, Jules, The Body Shop, Ted Baker & Hugo Boss

Location

Miles: 17 miles east of Derby
52 miles north-east of Birmingham
Roads: A52, A60, M1
Rail: Nottingham Train Station
Air: Birmingham International Airport

Situation

Nottingham, a city located in the East Midlands, is approximately 17 miles east of Derby and 52 miles north-east of Birmingham. The city benefits from excellent road links, being less than 10 miles from Junction 25 of the M1 motorway. The property is situated in a prominent corner position on Bridlesmith Gate, at its junction with Peters Gate. Nearby retailers include Jack Wills, The White Company, Waterstones, L'Occitane, Jules, The Body Shop, Ted Baker & Hugo Boss.

Description

The property comprises a self contained ground floor retail unit, with ancillary accommodation in the basement. The property forms part of a larger attractive Grade II listed period building.

Tenure

Virtual Freehold.

Held for a term of 999 years from completion of the sale at a peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band D. See legal pack.

Note

The adjoining property let to The Body Shop is being offered for sale as Lot 34.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. |
|--------------|-----------|--------------------------------------|--------------|--------------------------|----------------|
| Ground | Retail | 71.81 sq m (773 sq ft) | MOLTON BROWN | 6 years from 01/02/2020? | £65,000 (3) |
| Basement | Ancillary | 55.65 sq m (599 sq ft) | LIMITED (1) | (2) | |
| Total | | 127.46 sq m (1,372 sq ft) | | | £65,000 |

- (1) Molton Brown Limited (CRN 02414997) were incorporated in 1989 and are wholly owned by the Kao Corporation of Japan. Molton Brown currently operate from over 50 stores nationwide and are a global brand.
- (2) The lease is subject to a tenant option to determine the lease on 31/01/2024.
- (3) There is a side letter allowing the tenant to pay the annual rent on the first day of each month and reducing the annual rent to £32,500 during the mandatory measure imposed by the government which has the effect of preventing the tenant from using, operating or trading from the property.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus

John Mehtab

+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Acuitus

Billy Struth

+44 (0)207 034 4854
+44 (0)7824 705 955
billy.struth@acuitus.co.uk

Seller's Solicitors: Progeny Corporate Law

Julie Evans

+44 (0)113 4682448
Julie.Evans@theprogenygroup.com

Lot 19

£129,580 Per Annum
Exclusive

9 & 9A/D Cheapside, Wood Green,
London, N22 6HH

Freehold Retail and Residential Investment



Tenancy and accommodation

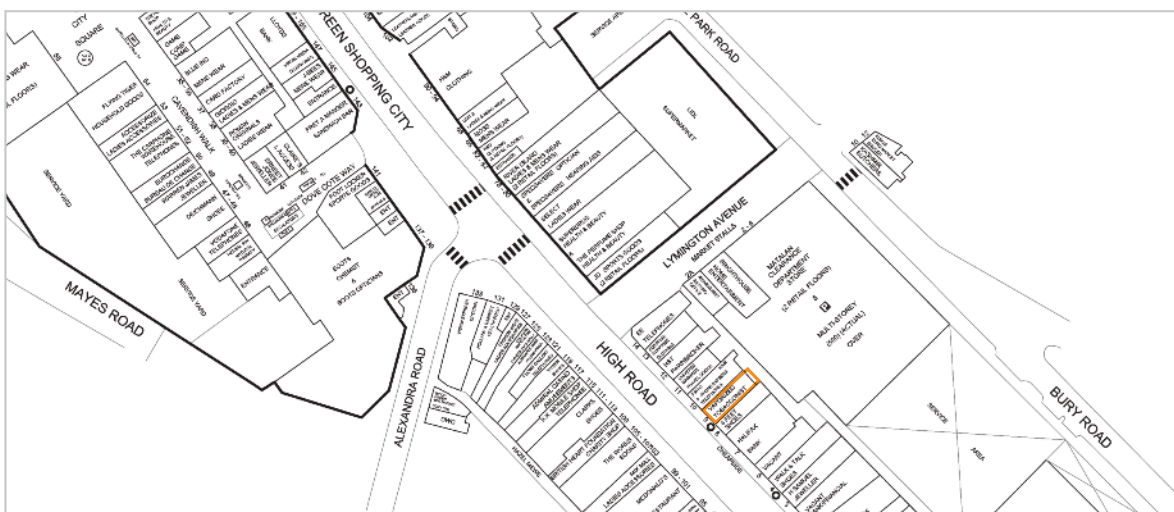
| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Review |
|--------------|-------------|----------------------|----------------------|-----------------------------|---|-----------------|------------|
| Ground | Retail | 82.13 sq m | (884 sq ft) | CCHG LIMITED (1) t/a VPZ | 10 years from 29/08/2017 until 28/08/2027 (2) | £75,000 | 29/08/2022 |
| First (9A) | Studio Flat | 35.02 sq m | (377 sq ft) | INDIVIDUALS | 2 year AST from 27/05/2020 | £13,800 | - |
| First (9B) | Studio Flat | 41.53 sq m | (447 sq ft) | INDIVIDUALS | 3 year AST from 04/10/2018 | £13,200 | - |
| Second (9C) | Studio Flat | 39.86 sq m | (429 sq ft) | INDIVIDUALS | 1 year AST from 10/10/2020 | £13,780 | - |
| Second (9D) | Studio Flat | 44.69 sq m | (481 sq ft) | INDIVIDUALS | 3 year AST from 02/03/2018 | £13,800 | - |
| Total | | 243.23 sq m | (2,618 sq ft) | | | £129,580 | |

(1) For the year ending 31st December 2018, CCHG Ltd reported a turnover of £26,397,173, pre-tax profits of £1,441,487 and shareholder's funds of £4,781,750 (source: SmartSearch 25/08/2020). VPZ is the UK's leading E-Cigarette retailer. Established in 2012, VPZ now has over 150 shops nationwide and were recently named as the 24th fastest growing business in the UK (www.vpz.co.uk).

(2) The lease is subject to a tenant option to determine on 28/08/2023.

Viewings

There will be one accompanied block viewing leading up to the auction. Please email your request to view to george.goucher@acuitus.co.uk who will confirm the time and date.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484440
david.margolis@acuitus.co.uk

Acuitus
George Goucher
+44 (0)20 7034 4860
+44 (0)7513 610710
george.goucher@acuitus.co.uk

Associate Auctioneer: CWM
John Miles
+44 (0)20 7494 6922
+44 (0)7789 243 998
jhm@cwm.co.uk



Lot 19

£129,580 Per Annum
Exclusive

Key Details

- Shop let to tenant trading as VPZ (the UK's leading E-Cigarette retailer)
- 10 year lease from August 2017 (subject to option)
- Four fully let studio flats above
- Nearby occupiers include McDonald's, Superdrug, H&M, Sainsbury's, Sports Direct, Boots the Chemist, JD Sports, The Works, Body Shop, Primark, WHSmith, Lidl, Cineworld and branches of Lloyds and Barclays Banks
- Part of Proposed Crossrail 2 Route
- Bustling North London suburb

Location

Miles: 7 miles north of Central London
Roads: A406 (North Circular), A10, M1
Rail: Wood Green and Turnpike Lane Underground Stations (Piccadilly Line)
Air: London Heathrow, London Luton

Situation

Wood Green is a busy and popular commercial centre, located approximately seven miles north of Central London. Wood Green has excellent road and rail communications being two miles south of the North Circular Road (A406) and on London Underground's Piccadilly Line, as well as numerous bus routes. The property is situated in a prominent location on the east side of Cheapside, High Road, Wood Green's primary retailing thoroughfare, midway between Wood Green and Turnpike Lane Underground Stations. Nearby retailers include McDonald's, Superdrug, H&M, Sainsbury's, Sports Direct, Boots the Chemist, JD Sports, The Works, Body Shop. The property is a short walk from Wood Green Shopping Centre (The Mall) with further retailers including Primark, Argos, WH Smith, Lidl and Cineworld.

Description

The property comprises a three storey building, arranged as a ground floor shop, with four studio flats arranged on the first and second floors, accessed separately from the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band C. See legal pack at www.acuitus.co.uk.



Seller's Solicitors: Knights Plc
Edwina Hewson
+44 (0)113 207 0187
edwina.hewson@knightsplc.com

Lot 20

£52,150 Per Annum
Exclusive

2 Market Place, Wallingford, Oxfordshire OX10 0EJ

Freehold Bank Investment



Key Details

- Majority let to Barclays Bank Plc
- Lease expires April 2027 (subject to option)
- Prominent town centre location on principal pedestrianised thoroughfare
- Affluent Oxfordshire Market Town
- Nearby occupiers include Waitrose, Boots the Chemist, Lloyds Pharmacy, Costa Coffee, Greggs, and various national banks
- VAT-free investment

Location

Miles: 13 miles south-east of Oxford
15 miles north-west Reading
Roads: A34, M4, M40
Rail: Cholsey
Air: London Heathrow

Situation

Wallingford is an attractive town surrounded by the North Wessex Downs, approximately 13 miles south-east of Oxford and 15 miles north-west of Reading. The property is situated in a prominent location on the east side of Market Place, which forms part of the principal pedestrianised thoroughfare with St Mary's Street, in the heart of Wallingford. Nearby occupiers include Waitrose, Boots the Chemist, Lloyds Pharmacy, Costa Coffee, Greggs, and various national banks.

Description

The property comprises a ground floor banking hall with ancillary accommodation on the basement. The first and second floors comprise four self-contained flats which have been let on long leases.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

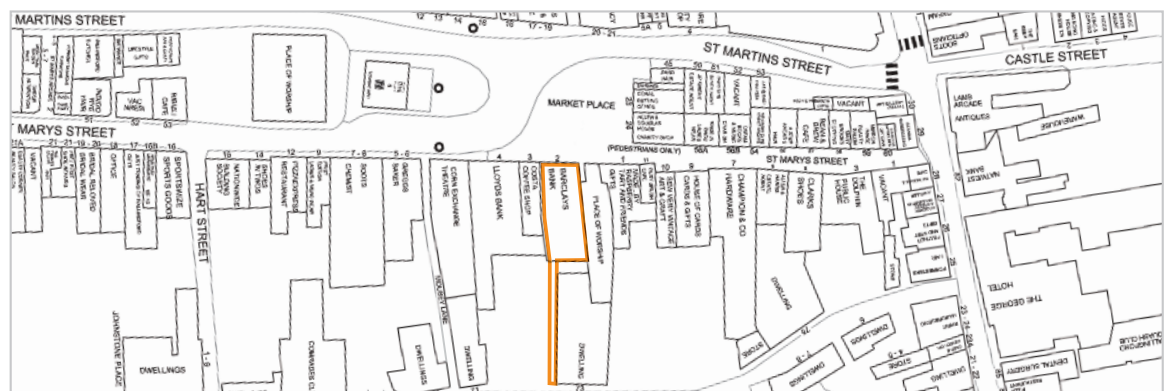
Energy Performance Certificate

Available from the legal pack at www.acuitus.co.uk

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Reviews |
|--------------|--------------|-------------------------|----------------------|---------------|----------------|----------------|--|
| Ground | Banking Hall | 234.57 sq m | (2,524 sq ft) | BARCLAYS BANK | 20 years from | £51,750 (3) | 29/09/2022 |
| Basement | Ancillary | 50.84 sq m | (547 sq ft) | PLC (1) | 27/04/2007 (2) | | |
| First/Second | 4 flats | 118.12 sq m | (1,271 sq ft) | VARIOUS (4) | 125 years from | £400 (total) | Fixed rental uplift to £800 (total) on 23/05/2033 and a further £400 (total) every 25 years thereafter |
| Total | | 403.53 sq m | (4,342 sq ft) | | | £52,150 | |

- (1) For the year ending 31st December 2019, Barclays Bank Plc did not report a turnover, but reported a pre-tax profit of £3,112,000,000 and shareholders funds of £50,615,000,000 (source: SmartSearch 18/08/2020).
- (2) The lease is subject to a tenant only option to determine on 27/04/2022.
- (3) The property was originally let in 2007 at £40,100 pa. The rent increased at the September 2012 Rent Review to £48,500 pa and then again at the September 2017 Rent Review to £51,750 pa.
- (4) The four flats above are let on separate leases, all on the same terms. Please see legal pack for individual leases.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Acuitus

George Goucher
44 (0)20 7034 4860
+44 (0)7513 610710
george.goucher@acuitus.co.uk

Seller's Solicitors: Aston Bond Solicitors

Duncan Thomson
+44 (0)1753 486 777
dthomson@astonbond.co.uk

Lot 21

£300,000 Per Annum
Exclusive

15 River Street,
Ayr, South Ayrshire KA8 0AX
Heritable Retail Investment



Tenancy and accommodation

Lot 21

£300,000 Per Annum
Exclusive

Key Details

- Highly prominent site at main roundabout in Ayr town centre
- Large site with c. 300 car parking spaces
- Nearby occupiers include Aldi, Police Scotland and within a five minute walk of Ayr High Street
- Currently producing £300,000p.a.x.

Location

- Miles:** 15 miles west of Kilmarnock
37 miles south-west of Glasgow
- Roads:** M77, A71, M74
- Rail:** Ayr Railway Station (mainline)
- Air:** Prestwick International Airport (4 miles north)

Situation

Located at the major roundabout at the junction of John Street(A79) leading from the M77 to Ayr town centre. The property occupies a large site with retail access off River Street with the site stretching along John Street to the roundabout. The site includes the large retail shop and a large surface car park

Description

The property, a former supermarket, comprises a modern two storey brick building with rooftop car parking together with further ground level carparking on an adjacent site. There are a total of c. 300 car parking spaces.

Tenure

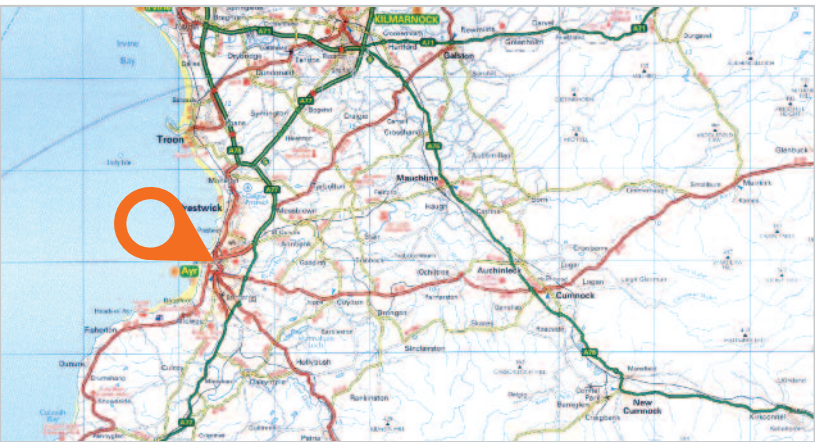
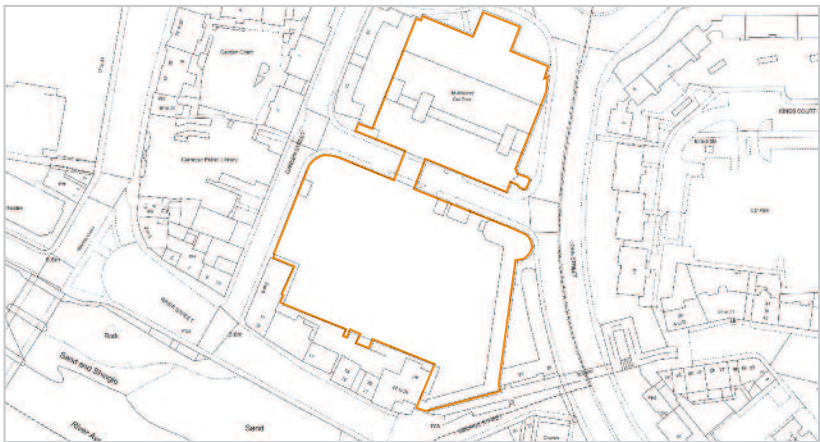
Heritable.

VAT

VAT is applicable to this lot.

Viewings

Please contact Mhairi Archibald (07718 899341)



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

Acuitus
Peter Mayo
+44 (0)7833 459 318
+44 (0)20 7034 4864
Peter.mayo@acuitus.co.uk

Seller's Solicitors: Dentons UKMEA LLP
Rachel Dunn
+44 (0)XXXXXXXXXX
RACHEL.DUNN@DENTONS.COM

Lot 22

£65,000 Per Annum
Exclusive

Unit 26B Deeside Industrial Estate,(Zone 1), Deeside, Flintshire CH5 2LR

Freehold Warehouse/Industrial Investment on 1.45 Acres



Key Details

- Freehold Warehouse/Industrial Investment on 1.45 acres
- Let to WBS Limited on a renewed 10 year lease from 2019
- Comprises over 20,000 sq ft & a large yard
- Located in the well established Deeside Industrial Estate
- Near to Deeside Park Junction (A548/A494)

On Instructions of a Major Fund

Location

Miles: 6 miles north east of Chester
18 miles south of Liverpool
11 miles north of Wrexham

Roads: A548, A494, M53, M6

Rail: Hawarden Bridge & Shotton Railway Stations

Air: Liverpool John Lennon Airport

Situation

Deeside Industrial Park is located on the English/Welsh border, 6 miles north east of Chester, 18 miles south of Liverpool and 11 miles north of Wrexham. The area benefits from good road communications being located at the junction of the A548/A494, which in turn connects to the M53 (3 miles to the east) and M6 (25 miles to the east). The property is located on Drome Road, 700 metres from the Deeside Park Junction A548/A494. Nearby occupiers include FTS Hatswell, Convatec, CP Witter and Econpro, amongst a number of other trade counter, industrial and warehouse occupiers.

Description

The property comprises a ground floor warehouse/industrial unit together with a separate 2 storey office building, with an extensive yard on a site of 1.45 acres. The property is locally Listed.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

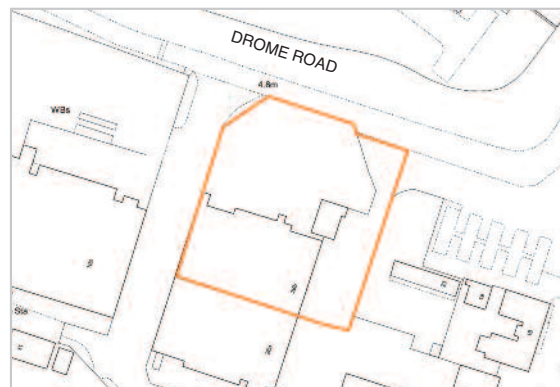
Energy Performance Certificate

See legal Pack at www.acuitus.co.uk

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Review/ (Reversion) |
|--------------|-----------|-------------------------|-----------------------|-----------------|--|----------------|----------------------------|
| Ground | Warehouse | 1,669 sq m | (17,965sq ft) | WBS Limited (1) | 10 years from 11/09/2019 on a full repairing & insuring lease subject to a schedule of condition | £65,000 | 11/09/2024 (10/09/2029) |
| Ground | Office | 123 sq m | (1,324 sq ft) | | | | |
| First | Office | 123 sq m | (1,324 sq ft) | | | | |
| Total | | 1,915 sq m | (20,613 sq ft) | | | £65,000 | |

(1) The company was established in 1967, delivering heavy side building materials in the Northwest and North Wales areas.....and has over 20,000 square feet of warehouse space and large paved area. (Source: www.wbsltd.uk)



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationary Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
Peter Mayo
+44 (0)7833 459 318
+44 (0)20 7034 4864
Peter.mayo@acuitus.co.uk

Acuitus
George Goucher
+44 (0)7513 610 710
+44 (0)20 7034 4860
george.goucher@acuitus.co.uk

Seller's Solicitors: Macfarlanes LLP
Robert Malaney
+44 (0)20 7791 4151
Robert.Malaney@macfarlanes.com

Lot 23

£63,220 Per Annum
Exclusive

6 Richmond Walk, Plymouth, Devon PL1 4LL

Freehold Builders Merchant and Motor Trade Investment with Development Potential (1)



Key Details

- Warehouse, Office and Motor Trade Units of 14,599 sq ft
- Majority let to SIG Trading Limited
- Site area of 0.77 Acres
- 1 mile from Plymouth City Centre and 1.5 miles from Plymouth Rail Station close to Mayflower Marina
- Neighbouring occupiers include Jewson, Malvern Tyres and a number of local traders
- VAT-free Investment

Location

Miles: 1 mile from Plymouth City Centre
7 miles south-west of Dartmoor National Park
40 miles south-west of Exeter

Roads: A38, A386, A388

Rail: Plymouth Railway Station

Air: Exeter International Airport,
Cornwall Airport Newquay

Situation

The property is prominently located just 1 mile from Plymouth City Centre and approximately 1.5 miles from Plymouth Train station in a mixed trade and residential area adjacent to Mayflower Marina. The property is situated on Richmond Walk close to its junction with the A374 Devonport Hill/Stonehouse Bridge. Nearby occupiers include Jewson, Malvern Tyres and a number of local traders.

Description

The property comprises two ground floor warehouse units and an office building over ground and first floors. A shared yard and entrance to Richmond Walk. The total site area is 0.77 Acres

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

See legal Pack.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Review/ (Reversion) |
|---------------|-------------|----------------------------------|-------------------------|--|----------------|----------------------------|
| Ground | Office | 91.76 sq m (987 sq ft) | SIG TRADING LIMITED (2) | 12 years from 23/12/2010 expiring 22/12/2022 | £49,220 | (22/12/2022) |
| First | Office | 94.72 sq m (1,019 sq ft) | | | | |
| Ground | Warehouse | 833.13 sq m (8,968 sq ft) | | | | |
| Ground | Motor Trade | 336.60 sq m (3,623 sq ft) | WEST HOE GARAGE LIMITED | 10 years from 01/07/2016 expiring 30/06/2026 (3) | £14,000 | 1/07/2021 (30/06/2026) (3) |
| Totals | | 1,356 sq m (14,599 sq ft) | | | £63,220 | |

(2) For the year ending 31st December 2018, SIG Trading Limited reported a turnover of £1,112,000,000, a pre-tax profit of £2,000,000 and shareholder funds of £260,000,000 (Source: SmartSearch 05/08/2020). SIG trades from 425 trading sites across the UK and Ireland and Mainland Europe. (Source: www.sigplc.com)

(3) The lease provides for a mutual option to determine on 22/12/2022 upon 6 months notice.

Planning

(1) The site may benefit from future redevelopment to residential use, subject to all necessary consents/permissions and current tenancies Interested Parties are referred to Plymouth Borough Council (www.plymouth.gov.uk)



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 100020449. For identification purposes only.

Acuitus
Peter mayo
+44 (0)7833 459 318
+44 (0)20 7034 4864
peter.mayo@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)7824 705 955
+44 (0)207 034 4854
billy.struth@acuitus.co.uk

Seller's Solicitors: Machins Solicitors LLP
Jon Alvarez
+44 (0)1582 514 310
jon.alvarez@machins.co.uk

Lot 24

£39,520 per annum
exclusive

41 Staindale Drive, Nottingham, Nottinghamshire NG8 5FU

Freehold Supported Living Investment



Key Details

- Let to Inclusion Housing Community Interest Company until 2042 (no breaks)
- Annual rental increases in line with Consumer Price Index from April 2021
- Held in a Single Purpose Vehicle (SPV) available under separate negotiation
- VAT free investment

Location

Miles: 2 miles north-west of Nottingham city centre
29 miles north of Leicester
38 miles south-east of Sheffield

Roads: A610, A52, M1

Rail: Nottingham Railway Station, Bulwell Railway Station

Air: East Midlands Airport

Situation

The property is situated in a predominantly residential suburb some 1.5 miles south-west of Nottingham University Hospital. Nearby occupiers include Greggs, Esso petrol station, Halfords and Domino's Pizza.

Description

The property is a substantial specialist supported living care home comprising 4 bedrooms. The property benefits from a garden at the rear and off street parking at the front.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band C. See legal pack.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Reviews/ (Reversion) |
|------------------|-----------------|----------------------------------|--|---|----------------|--|
| Ground and First | 4 bedroom house | 105.20 sq m (1,132 sq ft) | INCLUSION HOUSING COMMUNITY INTEREST COMPANY (1) | 22 years from 31/01/2020 on a full repairing and insuring lease | £39,520 | Annually from April 2021. Linked to CPI (2) (30/01/2042) |
| Total | | 105.20 sq m (1,132 sq ft) | | | £39,520 | |

- (1) Inclusion Housing Community Interest Company (CRN 061 69583) was incorporated in March 2007 and, for the year ending 31st March 2019, reported a turnover of £28,287,000, pre-tax profits of £1,882,000 and a total net worth of £4,269,000 (Source: Experian Group 14/01/2020).
- (2) The lease provides for annual Consumer Price Index (CPI) linked rent reviews with the first on the first Monday in April 2021.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationary Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
+44(0)7824 705 955
billy.struth@acuitus.co.uk

Seller's Solicitors: Howes Percival Solicitors
Lisa Mantle
+44 (0)1908 247587
lisa.mantle@howespercival.com

Lot 25

£47,500 Per Annum
Exclusive

49 The Parade, Royal Leamington Spa, Warwickshire CV32 4BA Virtual Freehold Retail Investment



Key Details

- Let to Smiggle UK Ltd until 2026
- Attractive and affluent Spa Town
- Prime retail pitch opposite Marks & Spencer
- Adjacent to the entrance to The Royal Priors Shopping Centre
- Neighbouring occupiers include Barclays Bank, White Stuff, Costa Coffee, The Body Shop, H&M, Santander and Lloyds Bank

Location

Miles: 2 miles east of Warwick
8 miles south of Coventry
18 miles south-east of Birmingham

Roads: M40, A46, A452, A445, A425

Rail: Leamington Spa Rail

Air: Birmingham International Airport

Situation

Royal Leamington Spa is an attractive and affluent Warwickshire town. The property is situated in a prime retailing position on Parade opposite Marks & Spencer and close to the main entrance to the Royal Priors Shopping Centre. Neighbouring occupiers include Barclays Bank, White Stuff, Costa Coffee, The Body Shop, H&M, Santander and Lloyds Bank.

Description

The property comprises ground floor Retail accommodation and ancillary accommodation in the basement. The retail unit benefits from a return frontage. The property forms part of a larger attractive Grade 2 listed period building.

Tenure

Virtual Freehold. Held for a term of 999 years from completion of the sale at a peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band D See legal pack.

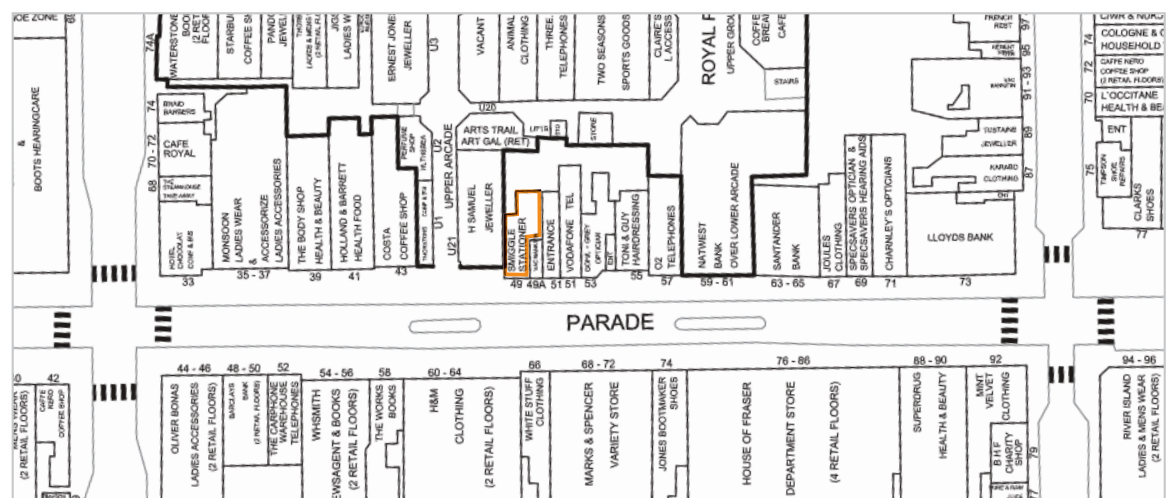
Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Reviews/ (Reversion) |
|---------------|-----------|----------------------------------|-------------|----------------|----------------|-------------------------|
| Ground | Retail | 47.47 sq m (511 sq ft) | SMIGGLE UK | 10 years from | £47,500 | 10/08/2021 |
| Basement | Ancillary | 56.30 sq m (606 sq ft) | LIMITED (1) | 10/08/2016 (2) | | (09/08/2026) |
| Totals | | 103.77 sq m (1,117 sq ft) | | | £47,500 | |

- (1) Smiggle UK Limited (CRN 06720710) was incorporated in 2008 and are wholly owned by Just UK international limited. For the year ending 28th July 2018 Smiggle UK Limited reported a Turnover of £69,641,000., Pre tax profit of £7,061,000 and Sharehold Funds of £20,736,000 (Experian 28/08/2020)
- (2) The lease provides for a tenant option to determine the lease on 10/08/2021. The tenant is obliged to pay a fee of £11,876 plus VAT.

Note

The neighbouring property which is let to Vodafone is being offered as lot 13



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus

John Mehtab
+44 (0)207 034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Acuitus

Billy Struth
+44 (0)207 034 4854
+44 (0)7824 705 955
billy.struth@acuitus.co.uk

Seller's Solicitors: Progeny Corporate Law

Julie Evans
+44(0)113 4682448
Julie.Evans@theprogenygroup.com

Lot 26

£100,000 Per Annum
Exclusive

13 & 13A/B Cheapside, Wood Green,
London, N22 6HH

Freehold Retail/ Residential Investment



Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. |
|------------------------------|--------------------------|-------------------------|--------------------|-------------------|---------------|-----------------|
| Ground | Retail | 89.65 sq m | (965 sq ft) | TOWERSTONE | 20 years from | £100,000 |
| First (13A) | Residential - 1 bed flat | - | (-) | LIMITED t/a | 25/12/2003 | |
| Second (13B) | Residential - 2 bed flat | - | (-) | Surprise Surprise | | |
| Total Commercial Area | | 89.65 sq m | (965 sq ft) | | | £100,000 |



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
David Margolis
+44 (0)20 7034 4862
+44 (0) 7930 484 440
david.margolis@acuitus.co.uk

Acuitus
George Goucher
+44 (0)20 7034 4860
+44 (0)7513 610 710
george.goucher@acuitus.co.uk

Associate Auctioneer: CWM
John Miles
+44 (0)20 7494 6922
+44 (0)7789 243 998
jhm@cwm.co.uk



Lot 26

£100,000 Per Annum
Exclusive

Key Details

- Entirely let to Towerstone Limited (shop trading as Surprise Surprise)
- Lease expires December 2023
- Nearby occupiers include McDonald's, Superdrug, H&M, Sainsbury's, Sports Direct, Boots the Chemist, JD Sports, The Works, Body Shop, Primark, WHSmith, Lidl, Cineworld and branches of Lloyds and Barclays Banks
- Part of Proposed Crossrail 2 Route and Bunting North London suburb

Location

Miles: 7 miles north of Central London
Roads: A406 (North Circular), A10, M1
Rail: Wood Green and Turnpike Lane Underground Stations (Piccadilly Line)
Air: London Heathrow, London Luton

Situation

Wood Green is a busy and popular commercial centre, located approximately seven miles north of Central London. Wood Green has excellent road and rail communications being two miles south of the North Circular Road (A406) and on London Underground's Piccadilly Line, as well as numerous bus routes. The property is situated in a prominent location on the east side of Cheapside, High Road, Wood Green's primary retailing thoroughfare, midway between Wood Green and Turnpike Lane Underground Stations. Nearby retailers include McDonald's, Superdrug, H&M, Sainsbury's, Sports Direct, Boots the Chemist, JD Sports, The Works, Body Shop. The property is a short walk from Wood Green Shopping Centre (The Mall) with further retailers including Primark, Argos, WH Smith, Lidl and Cineworld.

Description

The property comprises a three storey building, arranged as a ground floor shop, with two flats (1 x one bed and 1 x two bed) arranged on the first and second floors, accessed separately from the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Viewings

There will be one accompanied block viewing leading up to the auction. Please email your request to view to george.goucher@acuitus.co.uk who will confirm the time and date.

Energy Performance Certificate

Band C. See legal pack at www.acuitus.co.uk.



Seller's Solicitors: Knights Plc
Edwina Hewson
+44 (0)113 207 0187
edwina.hewson@knightsplc.com

Lot 27

£96,000 per annum
exclusive

34 Petty Cury,
Cambridge, Cambridgeshire CB2 3NB
Freehold Retail Investment Let to a Bank, in Historic City Centre



Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Review |
|----------|-----------|-------------------------|-------------------|---|--|-------------|---------------|
| Ground | Retail | 55.18 sq m (3) | (594 sq ft) (3) | BANK OF | 25 years from | £96,000 | 08/06/2019 |
| Basement | Ancillary | 42.92 sq m | (462 sq ft) | SCOTLAND | 08/06/1999 | | (outstanding) |
| First | Office | 42.55 sq m (3) | (458 sq ft) (3) | PLC (1) part | until | | |
| Second | Office | 56.11 sq m | (604 sq ft) | sublet to Gadgets4UK Enterprises Limited (2) | 07/06/2024 on a full repairing and insuring lease | | |
| Total | | 196.76 sq m (3) | (2,118 sq ft) (3) | | | £96,000 | |

- (1) For the year ending 31st December 2018, Bank of Scotland Plc reported profit before tax of £2,231,000,000 and total assets of £343,926,000,000 (Source: Companies House 20/01/2020). Bank of Scotland is part of Lloyds Banking Group, the UK's leading financial services company that serves around 27 million customers. The group also has some of the most well known brands on the high street, including Lloyds Bank, Halifax and Scottish Widows (Source: www.lloydsbankinggroup.com 16/01/2020).
- (2) The ground and basement floors have recently been sublet to Gadgets4UK Enterprises Limited t/a Fone World, for a term of years expiring 30/05/2024 at a passing rent of £80,000 p.a.x. A copy of the sub-lease is available in the legal pack.
- (3) Under the terms of the rent review clause, it is assumed there is an internal staircase access between ground floor and basement and ground and first floors. As such 26 sq ft is deducted from the ground floor (Zone B) and 26 sq ft from the first floor for rent review purposes. Therefore the total area for rent review purposes is 191.93 sq m (2,066 sq ft).

Description

This attractive property is currently arranged to provide a ground floor retail unit with basement storage accommodation together with first and second floor office accommodation which is occupied by Halifax. Halifax also occupies the adjoining unit and under a Licence for Alterations dated 17th July 2000, the tenant had consent to remove the staircase from the ground floor to the first floor of 34 Petty Cury and link the first and second floors of the property with its adjacent retail unit at 32-33 Petty Cury. The tenant is responsible for reinstating all works permitted under this licence. The basement is accessed via a hatch.

Lot 27

£96,000 per annum
exclusive

Key Details

- Rare investment opportunity in historic city centre
- Entirely let to Bank of Scotland Plc t/a Halifax until June 2024 (no breaks)
- Halifax in occupation of first and second floor office accommodation and occupy adjacent unit
- Ground and basement recently sublet at £80,000 p.a.x
- Opposite Lion Yard Shopping Centre on busy retailing pitch

Location

Miles: 13 miles west of Newmarket
60 miles north of Central London
Roads: A14, A1303, A603, M11 (J12)
Rail: Cambridge
Air: London Stansted

Situation

Cambridge is a highly affluent and historic university city and is the county town of Cambridgeshire. Cambridge is a popular tourist destination with its 31 colleges, River Cam and other notable and historic attractions. The property occupies a prominent position on the pedestrianised Petty Cury opposite the Lion Yard Shopping Centre, which houses occupiers including Flying Tiger, Holland & Barrett, JD Sports and Sport Direct. Other nearby occupiers include Boots, Marks & Spencer, Superdrug and Gap.

Tenure

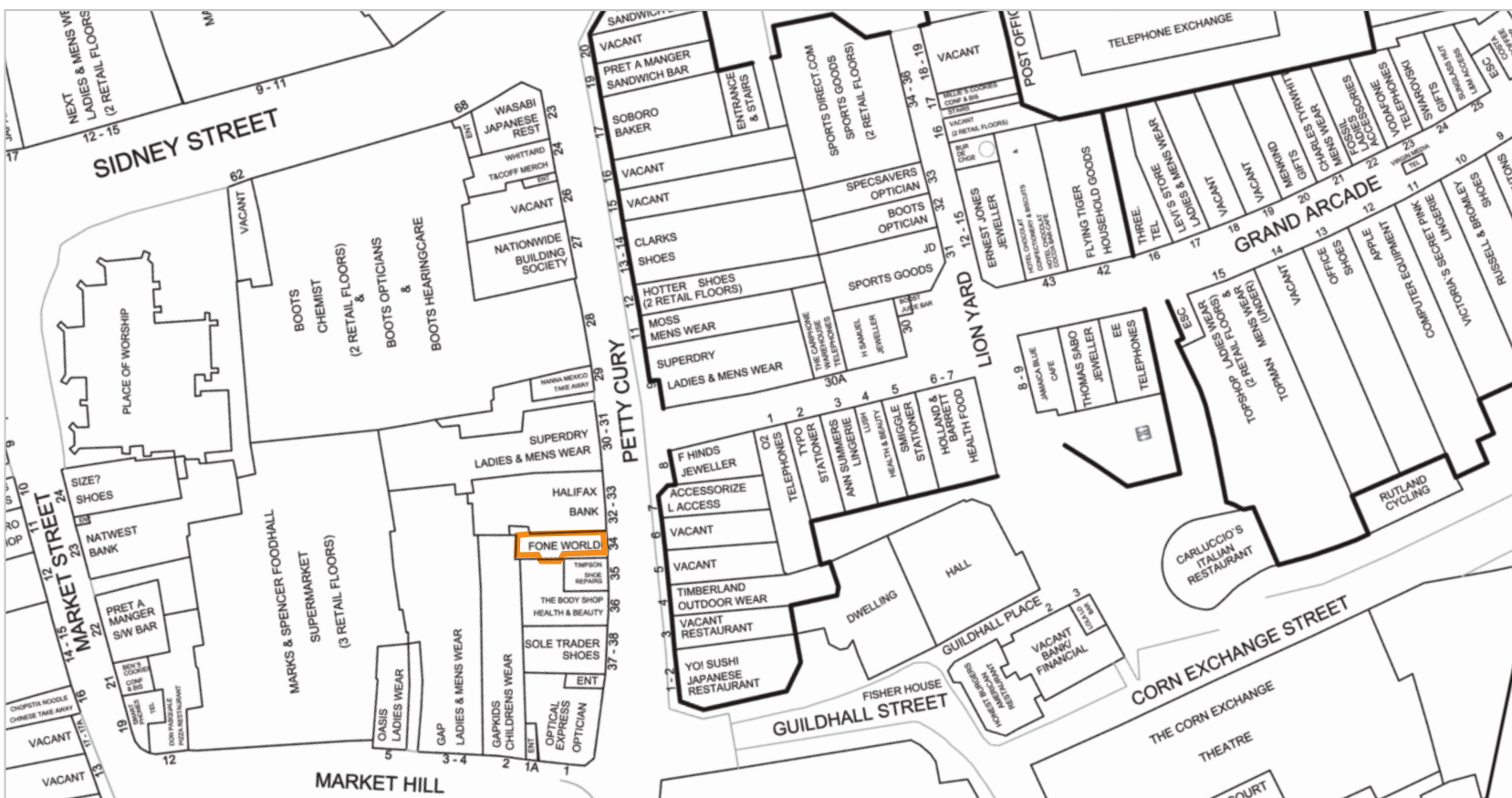
Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Available at acuitus.co.uk



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
Peter Mayo
+44 (0)7833 459318
+44 (0)20 7034 4864
peter.mayo@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)7824 705 955
+44 (0)20 7034 4854
billy.struth@acuitus.co.uk

Associate Auctioneer: Bidwells LLP
Lucy Young
+44 (0)20 7297 6278
+44 07880 005 802
lucy.young@bidwells.co.uk



Seller's Solicitors: Coole Bevis LLP
Oliver Maxwell-Jones
+44 (0)1273 716626
oliver.maxwell-jones@coolebevisllp.com

Lot 28

Vacant Possession

Unit 1 Pavilion Business Park, Leeds, West Yorkshire LS12 6AJ

Modern Office Building with Potential



Key Details

- Modern office building within established business park
- Located on Leeds outer ring road just off Junction 1 of the M621
- Refurbished unit with 16 car parking spaces
- Nearby occupiers include IBSECAD, Rodley Interiors, Barnardos, Swiis (UK) and Coram Children's Legal Centre

On behalf of a major Fund Manager

Location

Miles: 2.5 miles south-west of Leeds city centre
Roads: A6110, A643, M621 (Junction 1)
Rail: Leeds Rail Station
Air: Leeds Bradford Airport

Situation

Pavilion is a well established out of town business park located 2.5 miles from Leeds city centre. The property benefits from excellent road connections, located on the A6610, just off Junction 1 of the M621. The park comprises 16 modern office buildings with occupiers including IBSECAD, Rodley Interiors, Barnardos, Swiis (UK) and Coram Children's Legal Centre. The Junction 1 Retail Park and White Rose Shopping Centre are also both within close proximity to the park.

Description

The property comprises a two storey, purpose built office building which has been recently refurbished. The specification includes modern suspended ceilings, Cat II fluorescent lighting and three compartment perimeter trunking. The property benefits from 16 allocated parking spaces on the estate.

Tenure

Virtual Freehold.

VAT

VAT is applicable to this lot.

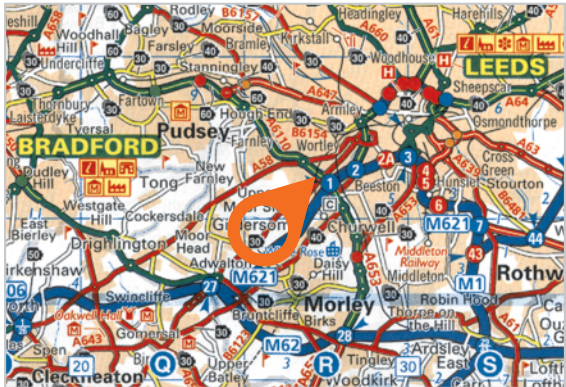
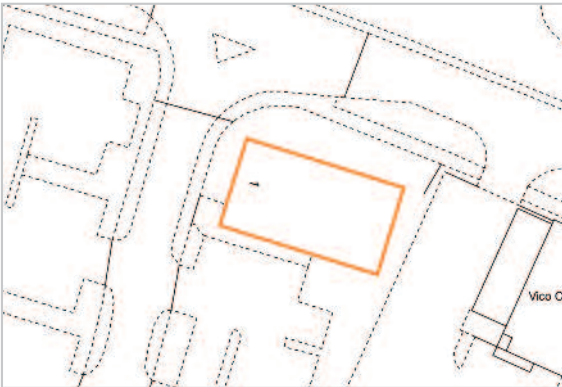
Six Week Completion

Energy Performance Certificate

Band B. See legal pack.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant |
|--------------|--------|----------------------|----------------------|-------------------|
| Ground | Office | 232.90 sq m | (2,507 sq ft) | VACANT POSSESSION |
| First | Office | 232.90 sq m | (2,507 sq ft) | |
| Total | | 465.80 sq m | (5,014 sq ft) | |



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationary Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
Peter Mayo
+44 (0)7833 459 318
+44 (0)20 7034 4864
Peter.mayo@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)7824 705 955
+44 (0)20 7034 4854
billy.struth@acuitus.co.uk

Seller's Solicitors: Birketts LLP
Cameron Barlow
+44 (0)1603 756 563
cameron-barlow@birketts.co.uk

Lot 29

£47,690 Per Annum
Exclusive

1265/1179 Gallowgate,
Glasgow, G31 4EB

Freehold Industrial Investment



Key Details

- Includes a car wash with a small warehouse and a larger separately accessed warehouse building
- Prominent location adjacent to Parkhead Forge Shopping Centre and Forge Retail Park
- Nearby occupiers include B&M Home Store, Pets at Home, Tesco Extra, B&Q, Next, McDonald's and Asda Superstore.

Location

Miles: 2 miles east of Glasgow City Centre

Roads: A728, A74, M8, M74

Rail: Duke Street Rail Station

Air: Glasgow Airport

Situation

The property is prominently situated in a predominantly industrial and retail area on the north side of Gallowgate Road, adjacent to the popular Parkhead Forge Shopping Centre and Forge Retail Park. Nearby occupiers include B&M Home Store, Pets at Home, Tesco Extra, B&Q, Next, McDonald's and Asda Superstore.

Description

The property comprises a car dealership and small warehouse with a separately accessed warehouse building at the rear. The warehouse at the rear is a single storey industrial building of brick construction with a steel portal frame, with a roller shutter door and an eaves height of 3.25 metres.

Tenure

Heritable.

VAT

VAT is applicable to part of the property (See Special Conditions of Sale).

Six Week Completion

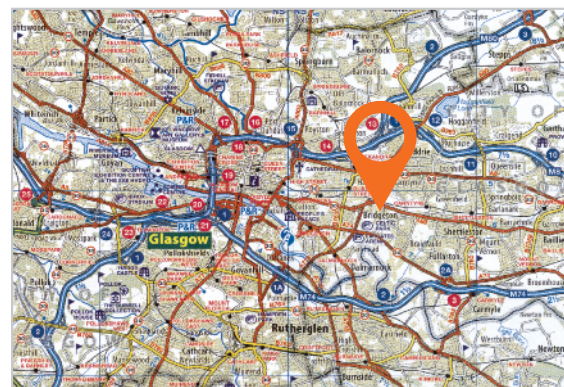
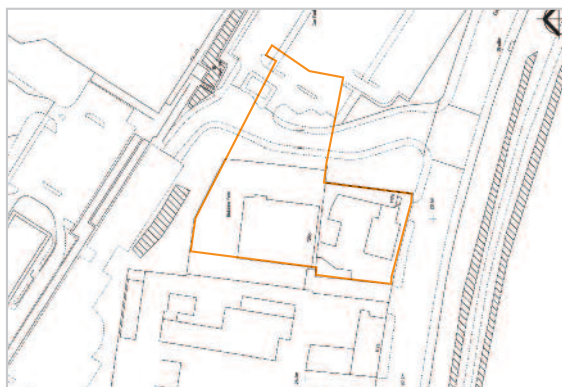
Energy Performance Certificate

See legal pack.

Tenancy and accommodation

| Accommodation | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Reviews/ (Reversion) |
|----------------------|-----------|-------------------------|-----------------------|----------------------------------|---|----------------|---|
| 1265 Gallowgate | Warehouse | 792.53 sq m | (8,531 sq ft) | SIG TRADING LIMITED (1)(2)(3) | 13 years from 29/09/2010 to 28/09/2023 on FRI terms | £29,190 | 28/09/2023 |
| 1179-1195 Gallowgate | Warehouse | 344.38 sq m | (3,707 sq ft) | STAR FIT LIMITED(4) | From 01/05/2019 to 27/03/2029 on FRI terms | £18,500 | 28/09/2023(5) 28/09/2023, 28/09/2026 (6) |
| Totals | | 1,136.91 sq m | (12,238 sq ft) | | | £47,690 | |

- (1) For the year ending 31st December 2018, SIG Trading Limited reported a turnover of £1,112,000,000, a pre-tax profit of £2,000,000 and shareholder funds of £260,000,000 (Source: SmartSearch 05/08/2020).
- (2) There is a sublease in place to Changeworks Recycling Ltd from 29/09/2010 until 23/07/2023. This sublease is subject to a schedule of condition between the head tenant and subtenant
- (3) This is an FRI lease but subject to a photo schedule of condition
- (4) A personal guarantee of all payments and obligations of the tenant company under the lease has been provided by a director of Star Fit Limited
- (5) There is a landlord only break option on 28th September 2023
- (6) There will be a rent review on 28/09/2023 and 28/09/2026



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationary Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus

Mhairi Archibald

+44 (0)7718 899 341

Mhairi.archibald@acuitus.co.uk

Acuitus

Peter Mayo

+44 (0)7833 459 318

+44 (0)20 7034 4864

Peter.mayo@acuitus.co.uk

Seller's Solicitors:

Raeside Chisholm Solicitors Limited

Malcolm Goddard

+44 (0)141 248 3456

m.goddard@raesidechisholm.co.uk

Lot 30

£129,650 Per Annum

Avondale Business Park, Avondale Way,
Cwmbran, Monmouthshire NP44 1XE
Substantial Freehold Industrial Estate Investment



Tenancy and accommodation

Lot 30

£129,650 Per Annum

| Unit | Use | Gross Internal Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. |
|--------------------|-------------------|--|-----------------------|---|--------------------------|-----------------|
| Unit B1a | Industrial | 1,164.53 sq m | (12,535 sq ft) | SOLAR MEDICAL & CHEMICAL LIMITED (1) | 4 years from 05/04/2017 | £35,000 |
| Unit B1b & Unit B4 | Industrial | 1,444.63 sq m | (15,550 sq ft) | CONSTRUCTION FORMS INC and CON FORMS EUROPE t/a Con Forms (2) (4) | 6 years from 17/02/2015 | £42,650 |
| Unit B2 & Yard C4 | Industrial/Yard | 508.64 sq m | (5,475 sq ft) | CONSTRUCTION FORMS INC and CON FORMS EUROPE t/a Con Forms (2) (4) | 6 years from 17/02/2015 | £28,000 |
| Unit B3 | Industrial | 238.29 sq m | (2,565 sq ft) | VACANT | | |
| Unit C | Industrial | 69.68 sq m | (750 sq ft) | | | |
| Yard C6 | Yard | 202.53 sq m | (2,180 sq ft) | | | |
| Unit D | Industrial | 116.13 sq m | (1,250 sq ft) | | | |
| Unit E | Veterinary/Office | 168.15 sq m | (1,810 sq ft) | SUMMERHILL VETERINARY CENTRE LIMITED (3) (4) | 10 years from 25/05/2012 | £11,000 |
| Yard C2 | Yard | 809.18 sq m | (8,715 sq ft) | SD MAINTENANCE SERVICES LIMITED | 3 years from 08/10/2018 | £5,500 (5) |
| Yard C3 | Yard | 809.64 sq m | (8,710 sq ft) | INDIVIDUAL | 2 years from 01/02/2019 | £7,500 |
| Total | | 5,531.40 sq m | (59,540 sq ft) | | | £129,650 |

- (1) Solar Medical & Chemical are suppliers of medical disposables, janitorial supplies and equipment to businesses and the general public. They supply over 4000 different products to nursing homes, domiciliary care, local government, hotels, veterinary practices, industry and many more. Solar also produce and manufacture a range of household cleaning products for the public and businesses throughout the UK (www.solarmedchem.co.uk).
- (2) Con Forms are suppliers of concrete pumping systems throughout the US, UK and around the world. For over 50 years, Construction Forms, Inc. has been a leader in the development and manufacturing of concrete pumping systems and accessories (www.conforms.com).
- (3) The Summerhill Group of veterinary practices was founded in the 1960's and now operates from 10 practices and provides dedicated pet care across the entire South Wales region (www.summerhillvets.com). The tenant has an option to take a lease on the land to the front of Unit E.
- (4) The tenant benefits from a service charge cap. Please see legal pack for further information.
- (5) There is a fixed rental uplift to £6,000 on 08/10/2020.



Key Details

- Comprises 8 industrial units with further 2 separately let yard areas
- Site Area - approximately 1.60 ha (3.95 acres)
- Total area approximately 5,531.40 sq m (59,540 sq ft) including yards
- Asset Management potential including letting of Units B3, C and D
- Established Industrial Location close to J25A and 26 of M4 motorway

Location

Miles: 7 miles north of Newport
19 miles north-east of Cardiff
Roads: A4042, M4
Rail: Cwmbran
Air: Cardiff Airport

Situation

Cwmbran is a well-established business location approximately 7 miles north of Newport and 19 miles north-east of Cardiff. Avondale Business Park is a well established business park situated to the north of Cwmbran town centre in a popular industrial area. The area benefits from good access to Junction 25A and Junction 26 of the M4 motorway, being less than six miles to the south. Nearby occupiers include Ford, Travis Perkins and ATS Euromaster.

Description

The property comprises eight industrial units of varying sizes, as well as four open yards, two of which are separately let.

Tenure

Freehold.

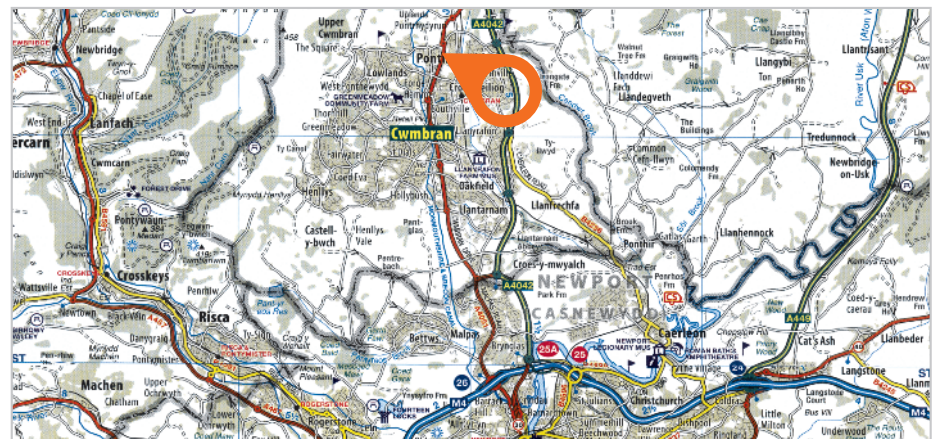
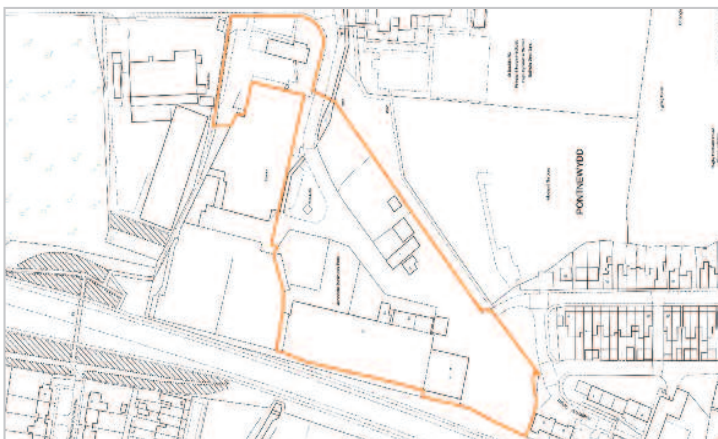
VAT

VAT is applicable to this lot.

Four week completion

Energy Performance Certificate

Available from the legal pack at www.acuitus.co.uk.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
Peter Mayo
+44 (0)20 7034 4864
+44 (0)7833 459318
Peter.mayo@acuitus.co.uk

Acuitus
George Goucher
+44 (0)20 7034 4860
+44 (0)7513 610710
george.goucher@acuitus.co.uk

Seller's Solicitors: Horsey Lightly Solicitors
Leslie Lawrenson
+44 (0)1635 580 858
llawrenson@horseylightly.com

Lot 31

Vacant Possession

Units 17-21 Factory Road, Upton Industrial Estate,
Poole, Dorset BH16 5SN

Freehold Industrial/Development/Refurbishment Opportunity



Tenancy and accommodation

Lot 31

Vacant Possession

| Unit | Use | Gross Internal Floor Areas (Approx) | | Possession |
|------------|-----------|--|-----------------|------------|
| Unit 17 | Warehouse | 3,804.00 sq m | (40,947 sq ft) | VACANT |
| | Office | 39.00 sq m | (15,215 sq ft) | |
| | Ancillary | 1,414.00 sq m | (424 sq ft) | |
| Unit 19 | Warehouse | 892.00 sq m | (9,598 sq ft) | VACANT |
| | Office | 277.00 sq m | (2,978 sq ft) | |
| | Ancillary | 238.00 sq m | (2,558 sq ft) | |
| Unit 21 | Warehouse | 3,232.00 sq m | (36,102 sq ft) | VACANT |
| | Office | 259.00 sq m | (3,650 sq ft) | |
| | Mezzanine | 255.00 sq m | (2,745 sq ft) | |
| | Ancillary | 628.00 sq m | (2,885 sq ft) | |
| Total Area | | 10,687.00 sq m | (114,927 sq ft) | |

Key Details

- Comprises three substantial industrial units totalling approximately 10,570.95 sq m (113,775 sq ft)
- Total site area approximately 1.82 ha (4.50 acres)
- Of interest to owner occupiers, investors and developers
- Asset management opportunities and Change of Use potential
- Established Industrial location close to A35 dual carriageway
- Occupiers in the area also include Upton Country Park, Poole Rugby Club, Travis Perkins & Lidl

Location

Miles: 2 miles north-west of Poole
24 miles east of Weymouth
Roads: A31, A35, A350
Rail: Hamworthy
Air: Bournemouth Airport

Situation

The property is located on Upton Industrial Estate, approximately 2 miles north-west of Poole, in a predominantly industrial area, off Factory Road. The area benefits from excellent access to the A35 and A350 dual carriageways which in turn leads to the M27 via A31. The property is also within close reach of Bournemouth Airport being just 10 miles to the east, and is immediately to the west of Upton Country Park with residential areas close by. Nearby occupiers include Travis Perkins, Lidl, Europlacer, Chillblast, Hydreco Hydraulics and J&B Plumbing & Heating Suppliers.

Description

The property comprises three large industrial units, each with adjoining office accommodation. Eaves height varies from 4.95m to 5.8m across the three units and there are a total of seven loading doors. The total site area extends to some 1.82 ha (4.50 acres).

Tenure

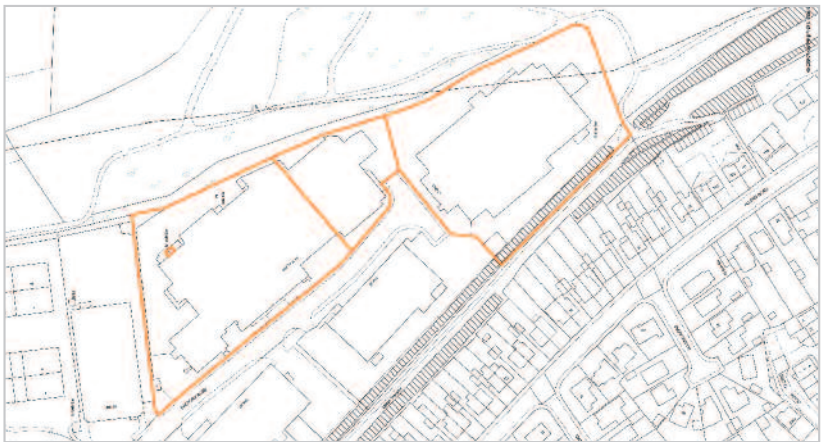
Freehold

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Available from the legal pack at www.acuitus.co.uk.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
Peter Mayo
+44 (0)20 7034 4864
+44 (0)7833 459 318
Peter.mayo@acuitus.co.uk

Acuitus
George Goucher
+44 (0)20 7034 4860
+44 (0)7513 610 710
george.goucher@acuitus.co.uk

Seller's Solicitors: Praxis Law
Mark Balmforth
+44 (0)161 830 8868
mark.balmforth@praxis-law.co.uk

Lot 32

£100,800 Per Annum
Exclusive

10 & 10A/C Cheapside, Wood Green,
London, N22 6HH

Freehold Retail and Residential Investment



Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Review |
|--------------|-------------|----------------------|----------------------|-------------------------------|---|-----------------|------------|
| Ground | Retail | 90.95 sq m | (979 sq ft) | TOWERSTONE LIMITED t/a Tigana | 10 years from 16/09/2019 until 15/09/2029 (1) | £60,000 | 16/09/2024 |
| First (10A) | Studio Flat | 30.00 sq m | (323 sq ft) | INDIVIDUALS | 1 year AST from 04/12/2019 at £900 pcm | £10,800 | - |
| First (10B) | 1 bed flat | 45.00 sq m | (484 sq ft) | INDIVIDUAL | 1 year AST from 09/07/2020 at £1,150 pcm | £13,800 | - |
| Second (10C) | 2 bed flat | 41.99 sq m | (452 sq ft) | INDIVIDUALS | 1 year AST from 11/10/2019 at £1,350 pcm | £16,200 | - |
| Total | | 207.94 sq m | (2,238 sq ft) | | | £100,800 | |

(1) The lease is subject to a tenant option to determine on 16/09/2024.

Lot 32

£100,800 Per Annum
Exclusive

Key Details

- Shop let to tenant trading as Tigana
- 10 year shop lease from September 2019 (subject to option)
- Three fully let flats above
- Nearby occupiers include McDonald's, Superdrug, H&M, Sainsbury's, Sports Direct, Boots the Chemist, JD Sports, The Works, Body Shop, Primark, WHSmith, Lidl, Cineworld and branches of Lloyds and Barclays Banks
- Part of Proposed Crossrail 2 Route and Busting North London suburb

Location

Miles: 7 miles north of Central London
Roads: A406 (North Circular), A10, M1
Rail: Wood Green and Turnpike Lane Underground Stations (Piccadilly Line)
Air: London Heathrow, London Luton

Situation

Wood Green is a busy and popular commercial centre, located approximately seven miles north of Central London. Wood Green has excellent road and rail communications being two miles south of the North Circular Road (A406) and on London Underground's Piccadilly Line, as well as numerous bus routes. The property is situated in a prominent location on the east side of Cheapside, High Road, Wood Green's primary retailing thoroughfare, midway between Wood Green and Turnpike Lane Underground Stations. Nearby retailers include McDonald's, Superdrug, H&M, Sainsbury's, Sports Direct, Boots the Chemist, JD Sports, The Works, Body Shop. The property is a short walk from Wood Green Shopping Centre (The Mall) with further retailers including Primark, Argos, WH Smith, Lidl and Cineworld.

Description

The property comprises a three storey building, arranged as a ground floor shop, with three flats (including one studio) arranged on the first and second floors, accessed separately from the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Viewings

There will be one accompanied block viewing leading up to the auction. Please email your request to view to george.goucher@acuitus.co.uk who will confirm the time and date.

Energy Performance Certificate

Band B (shop). See legal pack at www.acuitus.co.uk.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Acuitus
George Goucher
+44 (0)20 7034 4860
+44 (0)7513 610 710
george.goucher@acuitus.co.uk

Associate Auctioneer: CWM
John Miles
+44 (0)20 7494 6922
+44 (0)7789 243 998
jhm@cwm.co.uk



Seller's Solicitors: Knights Plc
Edwina Hewson
+44 (0)113 207 0187
edwina.hewson@knightsplc.com



Lot 33

£96,000 Per Annum
Exclusive

Tranquility House, Harbour Walk, Hartlepool, County Durham TS24 0UX

Substantial High Yielding Freehold Office Investment



Key Details

- Entirely let to Utility Alliance Enterprise Limited
- Substantial Headquarters office overlooking Hartlepool Marina
- Approximately 1,174.85 sq m (12,646 sq ft)
- Potential change of use and future residential conversion opportunity (subject to lease)

Location

Miles: 19 miles south-east of Durham,
34 miles south of Newcastle upon Tyne
Roads: A19, A179, A689
Rail: Hartlepool Train Station
Air: Newcastle International Airport

Situation

The property is situated on the north side of Harbour Walk, within Hartlepool Marina. The property fronts the marina and benefits from stunning views over the water. There are various bars, cafes and restaurants nearby along Harbour Walk, as well as other nearby retailers close by along Marina Way (A19) including TK Maxx, Costa Coffee, Argos, Marks & Spencer, Carphone Warehouse, Asda Superstore and McDonald's.

Description

The property comprises a detached office building arranged over ground and three upper floors. The property benefits from assigned parking, as well as potential for redevelopment, subject to necessary consents.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band C. See legal pack.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. |
|--------|--------|------------------------------|--------------------|------------------|-------------|
| Ground | Office | 357.63 sq m (3,850 sq ft) | UTILITY ALLIANCE | 5 years from | £96,000 |
| First | Office | 311.06 sq m (3,348 sq ft) | ENTERPRISE LIMITED | 13/12/2016 until | |
| Second | Office | 333.99 sq m (3,595 sq ft) | (1) | 12/12/2021 | |
| Third | Office | 172.17 sq m (1,853 sq ft) | | | |
| Total | | 1,174.85 sq m (12,646 sq ft) | | | £96,000 |

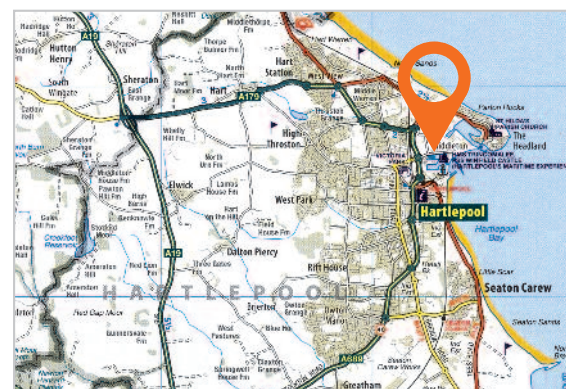
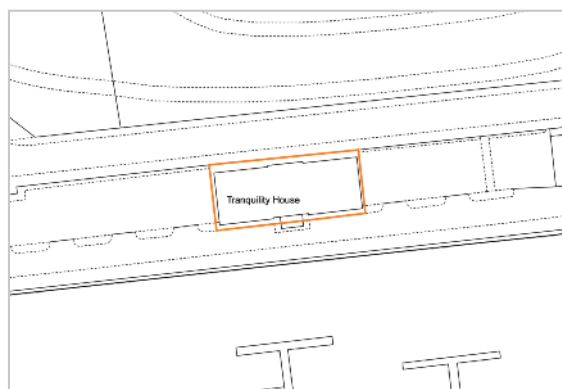
(1) Utility Alliance is an energy consultancy set up by a board of directors with more than 30 years experience behind them in the sector. The business has grown rapidly since inception in 2015, and now operates with a workforce of approximately 40 staff in their Hartlepool Headquarters. With offices also in Newcastle and Sheffield, the company is continuing its growth across the length and breadth of the country (Source: www.utility-alliance.com)

Note

Please note that the buyer will pay 1% +VAT of the purchase price towards the vendors costs in addition to the cost of searches. Please see Special Conditions of Sale.

Planning

Permitted development for change of use from office (B1) to residential (C3) was granted on 21st April 2016 (Ref: P/2016/0008).
Local planning authority: Hartlepool Borough Council
Tel: +44 (0)1429 268 522



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Acuitus

George Goucher
+44 (0)20 7034 4860
+44 (0)7513 610710
george.goucher@acuitus.co.uk

Seller's Solicitors: Pearl & Coutts

James Thomson
+44 (0)207 843 9196
james.t@pearl-coutts.co.uk

Lot 34

£80,500 Per Annum
Exclusive

8-10 Bridlesmith Gate, Nottingham, Nottinghamshire NG1 2GS

Virtual Freehold Retail Investment



Key Details

- Let to The Body Shop International Limited
- No Arrears
- City Centre Location
- Nearby retailers include Jack Wills, The White Company, Waterstones, L'Occitane, Jules, Molton Brown, Ted Baker & Hugo Boss

Location

Miles: 14 miles east of Derby
52 miles north-east of Birmingham
32 miles South of Sheffield

Roads: A52, A60, M1

Rail: Nottingham Train Station

Air: Birmingham International Airport

Situation

The property is situated in a strong retailing position on the west side of Bridlesmith Gate, at its junction with St Peters Gate. Neighbouring occupiers include Jack Wills, The White Company, Waterstones, L'Occitane, Jules, Molton Brown, Ted Baker & Hugo Boss.

Description

The property comprises a self contained ground floor retail accommodation with forms part of a larger attractive Grade II listed building.

Tenure

Virtual Freehold.

Held for a term of 999 years from completion of the sale at a peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band D. See legal pack.

Note

The adjoining retail unit let to Molton Brown Limited is being offered for sale as Lot 18.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. |
|--------------|-----------|--------------------------------------|-----------------------|-------------------------|----------------|
| Ground | Retail | 74.97 sq m (807 sq ft) | The Body Shop | 5 years from 12/04/2019 | £80,500 |
| Basement | Ancillary | 56.95 sq m (613 sq ft) | International Limited | | |
| Total | | 131.92 sq m (1,420 sq ft) | | | £80,500 |

(1) For the year ending 31st December 2018 The Body Shop International Limited (CRN 01284170) reported a Total Turnover of £806,000,000., Pre tax profits of £20,000,000 and Shareholder funds of £351,000,000 (Experian 26/8/20)



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus

John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060 519

john.mehtab@acuitus.co.uk

Acuitus

Billy Struth

+44 (0)207 034 4854

+44 (0)7824 705 955

billy.struth@acuitus.co.uk

Seller's Solicitors: Progeny Corporate Law

Julie Evans

+44 (0)113 4682448

Julie.Evans@theprogenygroup.com

Lot 35

£115,863 Per Annum
Exclusive

The Original Factory Shop, London Road, Wrentham, Suffolk NR34 7HJ

Freehold Retail Investment



Tenancy and accommodation

Lot 35

£115,863 Per Annum
Exclusive

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Reversion |
|-----------------|-------------------------------|------------------------------|---------------------------------|--|-----------------------------|-------------|------------|
| Ground First | Retail/Ancillary Ancillary | 1,122.55 sq m 627.65 sq m | (12,083 sq ft) (6,756 sq ft) | THE ORIGINAL FACTORY SHOP GROUP LIMITED (CRN 02882042) (1) | 25 years from 24/03/2000 | £115,863 | 24/03/2025 |
| Total | | 1,750.20 sq m (18,839 sq ft) | | | | £115,863 | |

(1) For the year ending 31st March 2019 The Original Factory Shop Group Limited (formerly The Factory Shop Group Limited) (CRN 02882042) reported Shareholder Funds of £2,736,000 (Experian 02/09/2020). The Original Factory Shop operate 166 outlets nationwide. (www.tofts.com).

Key Details

- Let to The Original Factory Shop Group Limited until 2025 (no breaks)
- Prominent position with extensive frontage to the A12
- Residential redevelopment potential (subject to consents)

Location

Miles: 27 miles south-east of Norwich
45 miles north-east of Ipswich
Roads: A12
Rail: Darsham
Air: Norwich International Airport

Situation

Wrentham is an attractive village located near to the famous Suffolk coastal town of Southwold. The property occupies a prominent position on the busy London Road (A12), which leads onto High Street approximately 100 metres to the north. The property is situated in a predominantly residential area with Meadowlands, a new residential development, located diagonally opposite the site.

Description

The property comprises a substantial building with retail accommodation on ground and storage accommodation to the upper level. The property benefits from an approximate 60 metre (197 ft) frontage and a site area of approximately 0.87 acres (0.354 hectares) and 33 marked car parking spaces, with capacity for more.
The property may be suitable for future residential or care home redevelopment subject to consents

Tenure

Freehold.

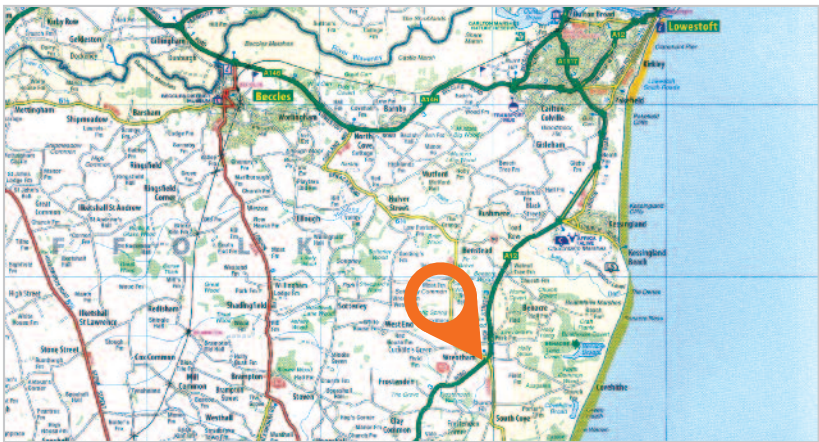
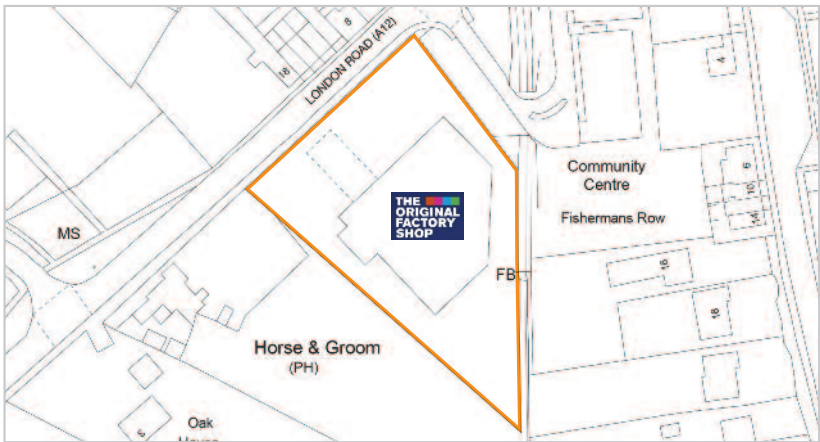
VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band C. See legal pack.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
+44 (0)7824 705 955
billy.struth@acuitus.co.uk

Associate Auctioneer:
Lucy Young
+44 (0)20 7297 6278
lucy.young@bidwells.co.uk

BIDWELLS

Seller's Solicitors: Birketts LLP
Stacy Aspden
+44 (0)1473 299198
Stacy-Aspden@birketts.co.uk

Lot 36

£54,570 Per Annum
Exclusive

100 Tyburn Rd, Birmingham, West Midlands B24 8LD

Prominent Freehold Builders Merchant/Industrial Investment close to the M6, with Development Potential (1)



Key Details

- Prominent Freehold Builders Merchant/Industrial Investment
- Located on the busy Tyburn Road (A38)
- Over 9,000 sq ft on a site of 0.9 acres with site coverage of 30%
- Close to M6 motorway and 3 miles north of Birmingham City Centre
- VAT-free investment

Location

Miles: 3 miles north of Birmingham City Centre
17 miles north west of Coventry
Roads: A38, M6, M42
Rail: Gravelly Hill Railway Station
Air: Birmingham International Airport

Situation

The property is prominently located on the busy Tyburn Road (A38), situated immediately adjacent to the M6 motorway approximately 3 miles north of Birmingham city centre. The property is located close to the M6/A38M & A38 junction. The property occupies a prominent corner location at the junction of the A38 and Hawkesyard Road. Nearby occupiers include Floors Direct, Red cube storage amongst other traders.

Description

The property comprises an industrial/warehouse building on a site of approximately 0.9 acres with an approximate site coverage of 30%. The warehouse benefits from 5.8m eaves height, roller shutter access, trade counter/showroom space, first floor office space and two surfaced concrete yards.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Band E. See legal pack.

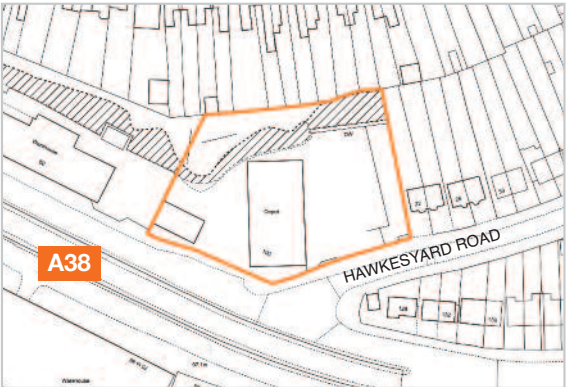
Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Reversion |
|--------------|------------------|----------------------------------|---------------|--|--|----------------|------------|
| Ground | Warehouse/Office | 820.04 sq m | (8,827 sq ft) | SIG TRADING LIMITED (2) (tenant is not in occupation) | 12 years from 23/12/2010 expiring 22/12/2022 on a full repairing and insuring lease subject to a schedule of condition | £54,570 | 22/12/2022 |
| First | Office | 60.18 sq m | (648 sq ft) | | | | |
| Total | | 880.22 sq m (9,475 sq ft) | | | | £54,570 | |

(2) For the year ending 31st December 2018, SIG Trading Limited reported a turnover of £1,112,000,000, pre-tax profits of £2,000,000 and shareholders funds of £260,000,000 (source: SmartSearch 06/08/2020).
SIG trades from 425 trading sites across the UK and Ireland and Mainland Europe. (Source: www.sigplc.com)

Planning

- (1) The site may benefit from future redevelopment to a variety of uses including trade counter/ retail/storage/residential use, subject to all necessary consents/permissions and current tenancy. Interested Parties are referred to Birmingham City Council (www.birmingham.gov.uk)



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationary Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
Peter Mayo
+44 (0)7833 459 318
+44 (0)20 7034 4864
Peter.mayo@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)7824 705 955
+44 (0)20 7034 4854
billy.struth@acuitus.co.uk

Seller's Solicitors: Machins Solicitors LLP
Jon Alvarez
+44 (0)1582 514 310
jon.alvarez@machins.co.uk

Lot 37

£33,122 Per Annum
Exclusive rising to
£36,570 in 2025 and
£40,376 in 2030

McColls, 257 St Helens Road,(A579) Bolton, Greater Manchester BL3 3QA Virtual Freehold Convenience Store Investment



Key Details

- Let to Martin McColl Limited until 2035 (no breaks)
- No Rent Arrears
- Fixed rental increase in 2025 and 2030
- Rear yard with parking for approximately 5 cars
- VAT free investment

Location

Miles: 1.5 miles south-west of Bolton
10 miles north-west of Manchester City Centre
Roads: A579, A676, A58, M61 (Junction 4 and 5)
Rail: Bolton Railway Station
Air: Manchester Airport

Situation

The property is prominently located on the east side of the busy St Helens Road (A579) in a predominantly residential area, 1.5 miles south-west of Bolton Town Centre. The property forms part of a local parade of shops and neighbouring occupiers include a mix of local restaurants and retailers.

Description

The property comprises ground floor convenience store with first floor ancillary accommodation. The property benefits from a substantial frontage onto the busy St Helens Road and a yard to the rear providing delivery access via Perth Street and car parking for approximately 5 cars.

Tenure

Virtual Freehold. Held for a term of 992 years (less 3 days) from 12th February 1876 at a fixed rent of £23 and 3 shillings per annum. (1)

VAT

VAT is not applicable to this lot.

Six Week Completion

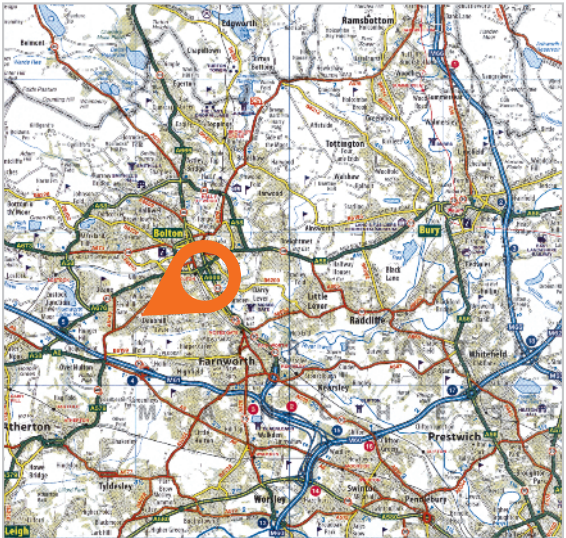
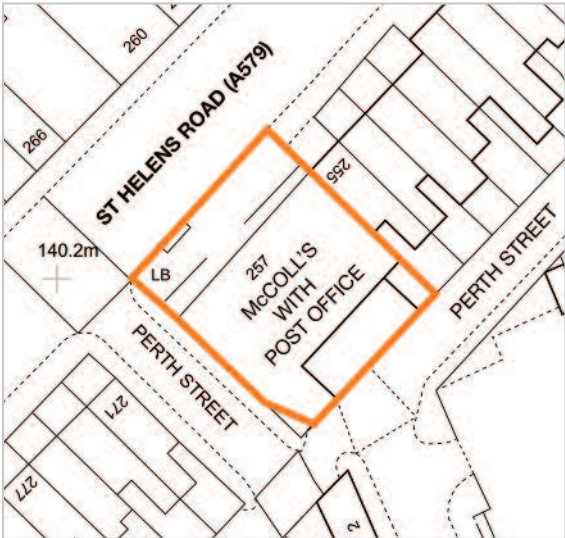
Energy Performance Certificate

Band D. See legal pack.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Review/ (Reversion) |
|--------|-----------|-------------------------------|---------------------------|---|-------------|---|
| Ground | Retail | 324.08 sq m (3,488 sq ft) | MARTIN MCCOLL LIMITED (2) | 20 years from 30/03/2015 of a full repairing and insuring lease | £33,122 | 5 yearly Fixed increases to £36,570pax in 2025 and £40,376 pax in 2030 (29/03/2035) |
| First | Ancillary | 21.80 sq m (234 sq ft) | | | | |
| Total | | 345.88 sq m (3,722 sq ft) (3) | | | £33,122 | |

- (1) The ground rent has been paid by the seller up until 2036.
(2) For the year ending 25 November 2018, Martin McColl Limited reported a turnover of £835,333,000, pre-tax profits of £34,718,000 and shareholders funds of £218,271,000 (Source: SmartSearch 26/08/2020).
(3) The floor areas stated above have been adopted by the Valuation Office Agency.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationary Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
+44 (0)7824 705 955
billy.struth@acuitus.co.uk

Seller's Solicitors: Guest Walker & Co
John Walker
+44 (0)1904 624 903
john.walker@guestwalker.co.uk

Lot 38

£40,000 Per Annum
Exclusive

22 & 24 King Street, Bridlington, North Yorkshire YO15 2DQ

Substantial Freehold Retail Investment



Key Details

- Let to Superdrug Stores Plc
- Renewed lease from March 2017
- Large, double fronted shop on pedestrianised street
- Store includes pharmacy

Location

Miles: 24 miles north of Hull
40 miles north-east of York
Roads: A165, A614, M62
Rail: Bridlington
Air: Humberside Airport

Situation

Bridlington is an important commercial centre on the north-east coast, approximately 24 miles north of Hull and 40 miles north-east of York. Road communications are provided by the A165 and A164 which links to the M62, 40 miles to the south-west. The property is situated on the south side of the pedestrianised King Street, with access for deliveries from Queen Street at the rear, and is a short walk to Bridlington Harbour. Nearby retailers include Costa Coffee, The Works and various national banks.

Description

The property comprises a three storey building, arranged as a large, double fronted shop facing King Street on ground floor with ancillary accommodation on first and second floors. The property benefits from rear loading access from Queen Street.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

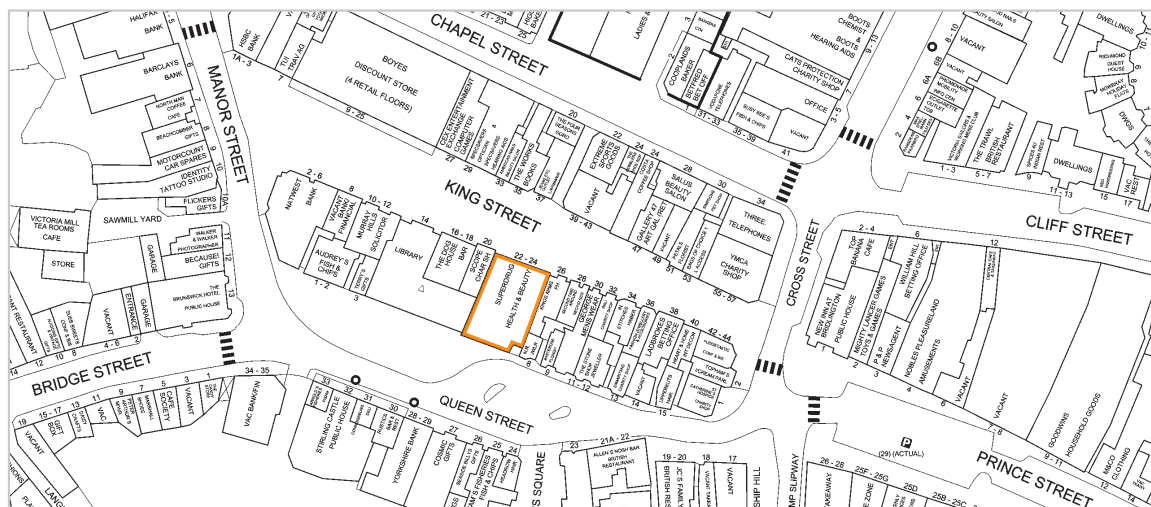
Energy Performance Certificate

Available from the legal pack at www.acuitus.co.uk.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. |
|--------|------------------|------------------------------|-----------------------------|--|-------------|
| Ground | Retail/Ancillary | 303.10 sq m (3,263 sq ft) | SUPERDRUG STORES PLC (1) | 5 years from 14/03/2017 on a full repairing and insuring lease | £40,000 |
| First | Ancillary | 276.20 sq m (2,973 sq ft) | | | |
| Second | Ancillary | 163.00 sq m (1,755 sq ft) | | | |
| Total | | 742.30 sq m (7,991 sq ft) | | | £40,000 |

(1) For the year ending 29th December 2018, Superdrug Stores Plc reported a turnover of £1,283,161,000, pre-tax profits of £88,339,000 and shareholders funds of £319,052,000 (source: SmartSearch 22/07/2020).



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationary Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Acuitus

George Goucher
+44 (0)20 7034 4860
+44 (0)7513 610710
george.goucher@acuitus.co.uk

Seller's Solicitors: Pinkney Grunwells

Zoe Colling
+44 (0)1723 352125
zoe.colling@pinkneygrunwells.co.uk

Lot 39

Vacant Possession

4 Middle Row, Ashford, Kent TN24 8SQ

Freehold Retail Opportunity



Key Details

- Attractive Grade 2 listed building (No Empty Rates payable)
- Approximately 149.55 sq m (1,610 sq ft) of accommodation
- Town Centre location
- Opposite Boots, Vision Express and Santander
- Residential conversion potential (subject to consents)

Location

Miles: 12 miles south-west of Canterbury, 50 miles south-east of the City of London, 50 miles north east of Brighton
Roads: A2042, A292, A20, A28, M20 (Junction 9 and 10)
Rail: Ashford International Train Station (36 mins to central London)
Air: Gatwick Airport

Situation

The property is prominently located opposite Boots, Vision Express and Santander at the junction of North Street and High Street in the heart of Ashford town centre. Other nearby occupiers include Tesco Express, Boots and branches of Barclays, Natwest and Lloyds Banks. Park Mall Car Park is a short walk away, providing car parking for approximately 300 cars.

Description

The property is a Grade II listed building comprising ground floor retail, basement ancillary, first floor office and ancillary on the second floor. The retail accommodation benefits from a return frontage.

The upper parts of the property may be suitable for residential conversion (Subject to consents).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band D. See legal pack.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Term |
|--------------|-----------|----------------------|----------------------|-------------------|
| Ground | Retail | 41.61 sq m | (448 sq ft) | VACANT POSSESSION |
| First | Office | 37.16 sq m | (400 sq ft) | |
| Second | Ancillary | 37.90 sq m | (408 sq ft) | |
| Basement | Ancillary | 32.88 sq m | (354 sq ft) | |
| Total | | 149.55 sq m | (1,610 sq ft) | |



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus

John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Acuitus

Billy Struth
+44 (0)20 7034 4854
+44 (0)7824 705 955
billy.struth@acuitus.co.uk

Associate Auctioneer:

Richard Stafford
+44 (0)1233 613 900
richard@staffordperkins.co.uk



Seller's Solicitors: Hallett & Co

Mark Dewey
+44 (0)1233 625711
mjd@hallettandco.co.uk

Lot 40

Vacant Possession

Eagle House, Joule Road, Andover, Hampshire SP10 3UX

Modern Office Opportunity



Key Details

- Attractive modern Two storey office building.
- Approximately 935.25 sq m (10,067 sq ft)
- Approximate Site Area 1.05 Acres/0.425 Hectares with a Site Coverage of approximately 15%
- Car parking for approximately 50 cars with ratio of 1:200
- Strategic location at the junction of the A303 and A343
- Major occupiers on the estate include Euronics, Mitutoyo, and Premier Inn

Location

Miles: 15 miles north of Winchester, 19 miles north-east of Salisbury, 67 miles south-west of Central London
Roads: A303, A343, M3
Rail: Andover Rail Station
(67 minutes to London Waterloo)
Air: Southampton Airport. London Gatwick

Situation

The property is located on an established industrial estate strategically situated at the junction the A303 and A343, approximately 1.5 miles west of Andover Town Centre. Major occupiers on the estate include Euronics, Mitutoyo and Premier Inn.

Description

The property comprises a modern two storey office building with car parking for approximately 50 cars. The property benefits from an approximate site area of 1.05 Acres/0.425 Hectares and an approximate site coverage of 15%. The offices are highly specified with air conditioning, raised floors and suspended ceilings.

Tenure

Long Leasehold. 128 year leasehold interest held from the local authority from 14th June 1986 until 2116 at a current ground rent reserved of £10,000 per annum exclusive.

The lease is subject to a ground rent of 8% of the open market rents receivable.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant |
|--------------|--------|----------------------|-----------------------|-----------------------|
| Ground | Office | 442.86 sq m | (4,767 sq ft) | VACANT POSSESSION (1) |
| First | Office | 92.38 sq m | (5,300 sq ft) | |
| Total | | 935.25 sq m | (10,067 sq ft) | |

(1) The ground floor is currently let to Furlong Business Solutions Limited until 2nd December 2020 at a current rent reserved of £44,000 per annum exclusive. The tenant has served notice to determine and the property will be subject to vacant possession upon completion.

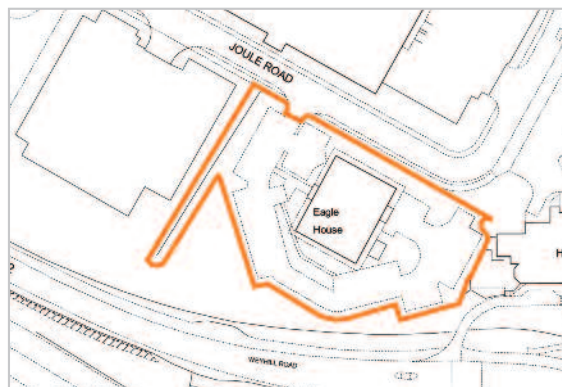
VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band C. See legal Pack.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
John Mehtab
+44 (0)20 7034 4855
john.mehtab@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
billy.struth@acuitus.co.uk

Associate Auctioneer:
Paul Russell
+44 (0)1962 876 830
paul.russell@carterjonas.co.uk

Carter Jonas

Seller's Solicitors:
Barker Son & Isherwood LLP
Christopher Taylor
+44 (0)1264 325815
ctaylor@bsandi.co.uk

Lot 41

£30,600 Per Annum
Exclusive

42 - 44 High Street, Peebles, Borders EH45 8SD

Heritable Retail Investment



Key Details

- Town Centre Location
- Popular commuter and tourist market town in Scottish Borders
- Trading as M&Co on a lease expiring 2028 (1)
- Occupiers closeby include Costa, Greggs, Fatface, Boots and Nationwide

Location

Miles: 22 miles south of Edinburgh
50 miles south-east of Glasgow
Roads: A702, A703, A72, A721,
Rail: Edinburgh Waverley Station
Air: Edinburgh Airport

Situation

The Royal Burgh of Peebles on the River Tweed, lies in the Scottish Borders, 22 miles south of Edinburgh and is a popular and historic tourist and commuter town. The property is prominently situated on the north side of the busy High Street close to its junction with Eastgate. Nearby occupiers include British Heart Foundation, SemiChem, Bank of Scotland, Costa, Greggs, Fatface, Boots and Nationwide

Description

The property comprises the ground and basement of a larger building with retail sales at ground floor and ancillary accommodation at basement level. The upper floors are in separate ownership and not included in the sale

Tenure

Heritable.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

See legal pack at www.acuitus.co.uk

Viewings

Please contact Mhairi Archibald (07718899341)

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Reviews |
|--------------|-----------|----------------------|----------------------|---|--|----------------|---------|
| Ground | Retail | 179.39 sq m | (1,931 sq ft) | MERIDIAN REALISATION LIMITED (FORMERLY MACKAYS STORES LIMITED IN ADMINISTRATION)(1) | 10 years from 13/02/2018 to 12/02/2028 | £30,600 | |
| Basement | Ancillary | 38.20 sq m | (411 sq ft) | | | | |
| TOTAL | | 217.59 sq m | (2,342 sq ft) | | | £30,600 | |

(1) On 4 August 2020, Michael John Magnay and Gavin George Scott Park both of Deloitte LLP were appointed as joint administrators of the tenant, which is now known as Meridian Realisations Limited in Administration. On 4 August 2020, a licence to occupy was granted to M&Co Trading Limited (the entity which purchased the business and assets from Meridian Realisations Limited in Administration). Please refer to the letter from Deloitte LLP dated 12 August 2020 attached to this sale extract and enclosed with the auction pack for further details.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

Acuitus
Peter Mayo
+44 (0)7833 459 318
+44 (0)20 7034 4864
Peter.mayo@acuitus.co.uk

Seller's Solicitors: Dentons UK
Rachel Dunn/ Simon EtcHELLs,
+44 (0)330 222 0050
rachel.dunn@dentons.com
[simon.etcHELLs@dentons.com](mailto/simon.etcHELLs@dentons.com)

Lot 42

£42,985 Per Annum
Exclusive

63 High Street, Nairn, Highland IV12 4BW Heritable Retail Investment



Key Details

- Town Centre Location
- Popular seaside resort
- Nearby occupiers include Sue Ryder, Co-Op and Boots
- Close to pedestrianised crossing

Location

Miles: 17 miles east of Inverness
22 miles west of Elgin
Roads: A96, A939
Rail: Nairn Railway Station
Air: Inverness Airport

Situation

Nairn is located 17 miles to the east of Inverness in Highland Scotland. The town has a population of approximately 10,000 people and lies on the A96 trunk road which links Aberdeen with Inverness. The premises are located on the south side of the High Street close to the junction with Church Street. Nearby occupiers include Specsavers, Co-operative Food and Bank of Scotland and a wide variety of independent retailers.

Description

The property comprises a ground floor shop and ancillary accommodation at basement. There is a first floor which is in separate ownership and not included in the sale.

Tenure

Heritable.

VAT

VAT is applicable to this lot.

Viewings

Please contact Mhairi Archibald (0771 8899341)

Energy Performance Certificate

See legal pack at www.acuitus.co.uk

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Review |
|--------------|-----------|--------------------------------------|---|---|----------------|--------|
| Ground | Retail | 506.03 sq m (5,447 sq ft) | MERIDIAN REALISATION LIMITED (FORMERLY MACKAYS STORES LIMITED IN ADMINISTRATION)(1) | 18/05/2007 to 31/01/2033 on FRI Terms (2) | £42,985 | |
| Basement | Ancillary | 30.10 sq m (324 sq ft) | | | | |
| Total | | 536.13 sq m (5,771 sq ft) | | | £42,985 | |

- (1) On 4 August 2020, Michael John Magnay and Gavin George Scott Park both of Deloitte LLP were appointed as joint administrators of the tenant, which is now known as Meridian Realisations Limited in Administration. On 4 August 2020, a licence to occupy was granted to M&Co Trading Limited (the entity which purchased the business and assets from Meridian Realisations Limited in Administration). Please refer to the letter from Deloitte LLP dated 12 August 2020 attached to this sale extract and enclosed with the auction pack for further details.
- (2) There are tenant only break options to terminate the lease any time prior to one year after each of the later of:
 - (a) the second, third and fourth Review dates (being 18 May 2017, 2022, 2027, 2032)
 - (b) the date on which the rent payable from and after the Relevant Review Date has been fixed by service on the landlords of 6 months' notice to that effect..



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

Acuitus
Peter Mayo
+44 (0)7833 459 318
+44 (0)20 7034 4864
peter.mayo@acuitus.co.uk

Seller's Solicitors: Dentons UK
Rachel Dunn/ Simon EtcHELLS,
+44 (0)330 222 0050
rachel.dunn@dentons.com
/simon.etcHELLS@dentons.com

**£67,550 Per Annum
Exclusive**

12 Rotterdam Street,
Thurso, Caithness KW14 8EN

Heritable Retail Investment



Key Details

- Pedestrianised Town Centre Location
- Neighbouring occupiers include Santander, RBS and Semichem
- Entire building for sale

Location

Miles: 20 miles north west of Wick
110 miles north of Inverness

Roads: A9

Rail: Thurso Railway Station (Scotrail)

Air: Wick Airport (20 miles south east)
Inverness Airport (120 miles south)

Situation

Thurso is Scotland's most northerly town and is situated on the north coast of Caithness. The town provides a good range of local services as well as providing a gateway to the Orkney Islands with a car ferry route from Scrabster (1.5 miles to the north west). It is a popular tourist location due to its proximity to John O'Groats and also being one of the larger settlements on the North Coast 500 Route.

The property is prominently located on the pedestrianised main retailing street in the town and at the junction of Orlig Street. Neighbouring occupiers including RBS, Ladbroke's and Santander.

Description

The property comprises a traditional two storey building with ground floor retail and ancillary accommodation at first floor level.

Tenure

Heritable.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

See legal pack at www.acuitus.co.uk

Viewings

Please contact Mhairi Archibald (07718899341)

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Review |
|--------------|-----------|-------------------------|--------------------|---|---|----------------|--------|
| Ground | Retail | 306.48 sq m | 3,299 sq ft | MERIDIAN REALISATION LIMITED (FORMERLY MACKAYS STORES LIMITED IN ADMINISTRATION)(1) | 18/05/2007 to 31/01/2033 on FRI Terms (2) | £67,550 | |
| First | Ancillary | 259.85 sq m | 2,797 sq ft | | | | |
| TOTAL | | 566.33 sq m | 6,096 sq ft | | | £67,550 | |

- (1) On 4 August 2020, Michael John Magnay and Gavin George Scott Park both of Deloitte LLP were appointed as joint administrators of the tenant, which is now known as Meridian Realisations Limited in Administration. On 4 August 2020, a licence to occupy was granted to M&Co Trading Limited (the entity which purchased the business and assets from Meridian Realisations Limited in Administration). Please refer to the letter from Deloitte LLP dated 12 August 2020 attached to this sale extract and enclosed with the auction pack for further details.
- (2) there is an option in favour of the tenant to terminate the lease any time prior to 1 year after each of the later of:-
- (a) the second, third and fourth Review Dates (08/05/2022 and 08/05/2027); and
 - (b) the date on which the rent payable from and after the Relevant Review Date has been fixed in accordance with the lease; by service on the Landlords of 6 months notice to that effect.



Copyright and confidentiality Experian. 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only

Acuitus
Mhairi Archibald
+44 (0)7718 899 341
mhairi.archibald@acuitus.co.uk

Acuitus
Peter Mayo
+44(0) 7833 459 318
+44 (0)207 034 4860
peter.mayo@acuitus.co.uk

Seller's Solicitors: Dentons UK
Rachel Dunn/ Simon Etechells,
 +44 (0)330 222 0050
 rachel.dunn@dentons.com
 /simon.etchells@dentons.com

Lot 44

£18,350 Per Annum
Exclusive

22 London Road, Bedford, Bedfordshire MK42 0NS

Freehold Retail & Residential Investment with car parking



Key Details

- Freehold Retail & Residential Investment
- Shop let to Coral with self contained flat above
- Rear yard with car parking
- Located in a predominately residential suburb within 1 mile of Bedford Hospital & University
- Close to Alban Retail Park
- VAT-free investment

Location

Miles: 17 miles north-east of Milton Keynes,
28 miles south-west of Cambridge
Roads: A6, A421, A428, M1
Rail: Bedford St Johns Railway Station
Air: London Luton Airport

Situation

Bedford with a population over 100,000 is located 58 miles north of London, 17 miles north-east of Milton Keynes and 28 miles south-west of Cambridge. The property is located in a predominant suburb, 3/4 of a mile south of the town centre on the eastern side of London Road (A600), close to its junction with Fenlake Road and near to the Alban Retail Park. Alban Retail Park with occupiers including B&M Home Store, Dunelm and Subway. The property forms part of a neighbourhood parade with traders including Pizza Hut. Other traders nearby include Nisa, Jewson & ATS.

Description

The property comprises a ground floor betting office with a self contained one bedroom flat above. The flat is accessed via Fenlake Road and comprises, bedroom, sitting room, kitchen and bathroom. The property includes a rear yard and parking for 5 cars.

Tenure

Freehold.

VAT

VAT is not applicable to these lots.

Six Week Completion

Energy Performance Certificate

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Review/ (Reversion) |
|--------------|-------------|------------------------------|--------------------------|-----------------------------|----------------|----------------------------|
| Ground | Retail | 96 sq m (1,033 sq ft) | Coral Racing Limited (1) | 10 years from 1/06/2016 (2) | £11,750 | 1/07/2021 (1) (30/06/2026) |
| First | Residential | 2 Rooms, Kitchen & Bathroom | Individual | 6 month AST from 23/03/2018 | £6,600 | Holding Over |
| Total | | 96 sq m (1,033 sq ft) | | | £18,350 | |

- (1) Established in 1926, Coral is one of the UK's biggest bookmakers. Coral is part of the GVC Group, one of the world's largest betting and gaming groups. (Source: www.coral.co.uk)
(2) Tenants option to determine in the 5th year upon 6 months notice.

Planning

The rear yard may benefit from future redevelopment, subject to all necessary consents/permissions and current tenancies. Interested Parties are referred to Bedford Council (www.bedford.gov.uk)



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus

Peter Mayo

+44 (0)7833 459 318

+44 (0)20 7034 4864

peter.mayo@acuitus.co.uk

Acuitus

George Goucher

+44 (0)7513 610 710

+44 (0)20 7034 4860

george.goucher@acuitus.co.uk

Seller's Solicitors: Premier Solicitors

Serena Kang

+44 (0)1234 800 088

Serena.kang@premiersolicitors.co.uk

Lot 45

£22,500 Per Annum
Exclusive

53 Union Street,, Torquay, Devon TQ1 1ET Freehold Retail Investment



Key Details

- Pedestrianised Town Centre Location
- Let to EE Limited on a renewed 5 year lease (1) (2)
- Nearby occupiers include Holland & Barrett, Primark, Boots, Cafe Nero, Costa, JD sports
- 600 metres from Torquay Harbour
- VAT-free investment

On Behalf of Trustees

Location

Miles: 22 miles south of Exeter
32 miles east of Plymouth
85 miles south-west of Bristol
Roads: A3022, A380, M5 (Junction 31)
Rail: Torquay Railway Station
Air: Exeter International Airport

Situation

Torquay is a popular seaside resort town in Devon on the west coast of England, 22 miles south of Exeter and 32 miles east of Plymouth. The property is situated the town centre on the pedestrianised Union Street, Torquay's prime retailing thoroughfare close to its junction with Market Street and 600 metres from Torquay Harbour. Nearby occupiers including Primark, Costa Coffee, Holland & Barrett, Cafe Nero, Nationwide, Primark, Betfred, Boots and Warrens Bakery

Description

The property comprises a ground floor shop with ancillary accommodation above at first and second floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

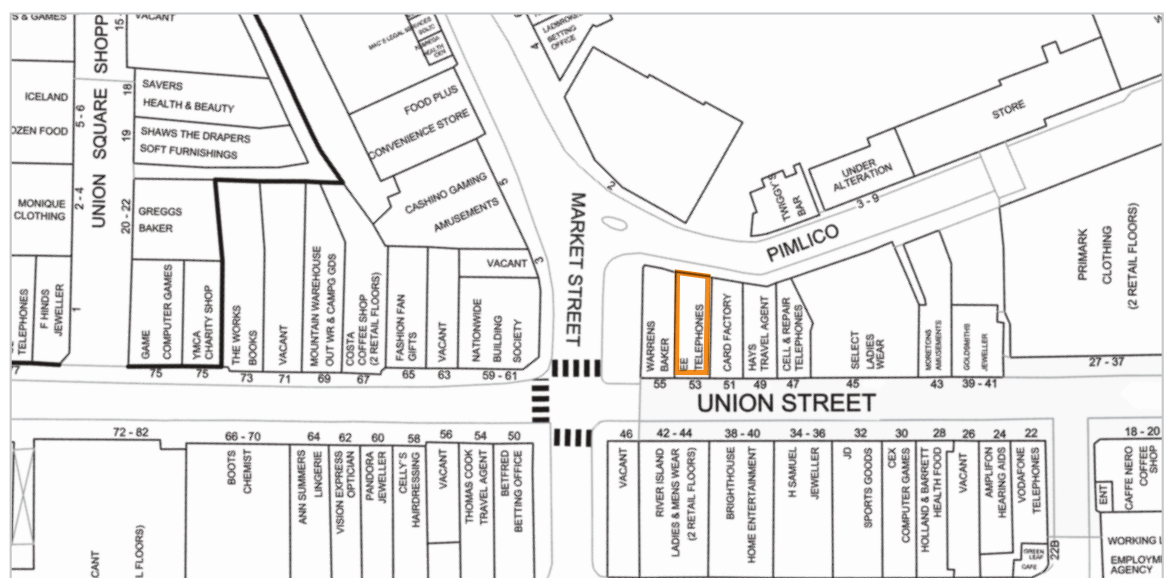
Energy Performance Certificate

Band D. See legal pack at www.acutius.co.uk

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Review/ (Reversion) |
|--------------|-----------|-------------------------------|-------------------|---|----------------|------------------------|
| Ground | Retail | 78 sq m (840 sq ft) | EE Limited (1)(3) | 5 years from 4/08/2020 on a Full Repairing and Insuring lease (2) | £22,500 | 2023 (2025) (2) |
| First | Ancillary | 37 sq m (398 sq ft) | | | | |
| Second | Ancillary | 36 sq m (388 sq ft) | | | | |
| Total | | 151 sq m (1,626 sq ft) | | | £22,500 | |

- (1) The tenant has been in occupation for 20 years, with no other branches in Torquay.
(2) Tenants option to determine in the 3rd year
(3) For the year ending 31st March 2019, EE limited reported a turnover of £7,149,000,000, a Pre-tax profit of £1,440,000,000 and total assets of £8,590,000,000 (Source: SmartSearch 02/06/2020)
EE, part of the BT Group, runs the UK's biggest and fastest mobile network, offering 4G in more places than any other UK network. EE's retail presence exceeds more than 600 shops across the UK (Source: www.ee.co.uk)



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acutius
Peter Mayo
+44 (0)7833 459 318
+44 (0)20 7034 4864
Peter.mayo@acutius.co.uk

Acutius
George Goucher
+44 (0)7513 610 710
+44 (0)20 7034 4860
george.goucher@acutius.co.uk

Associate Auctioneer:
Waycotts
Nick Wheeldon
+44 (0)1803 403 060
property@waycotts.co.uk

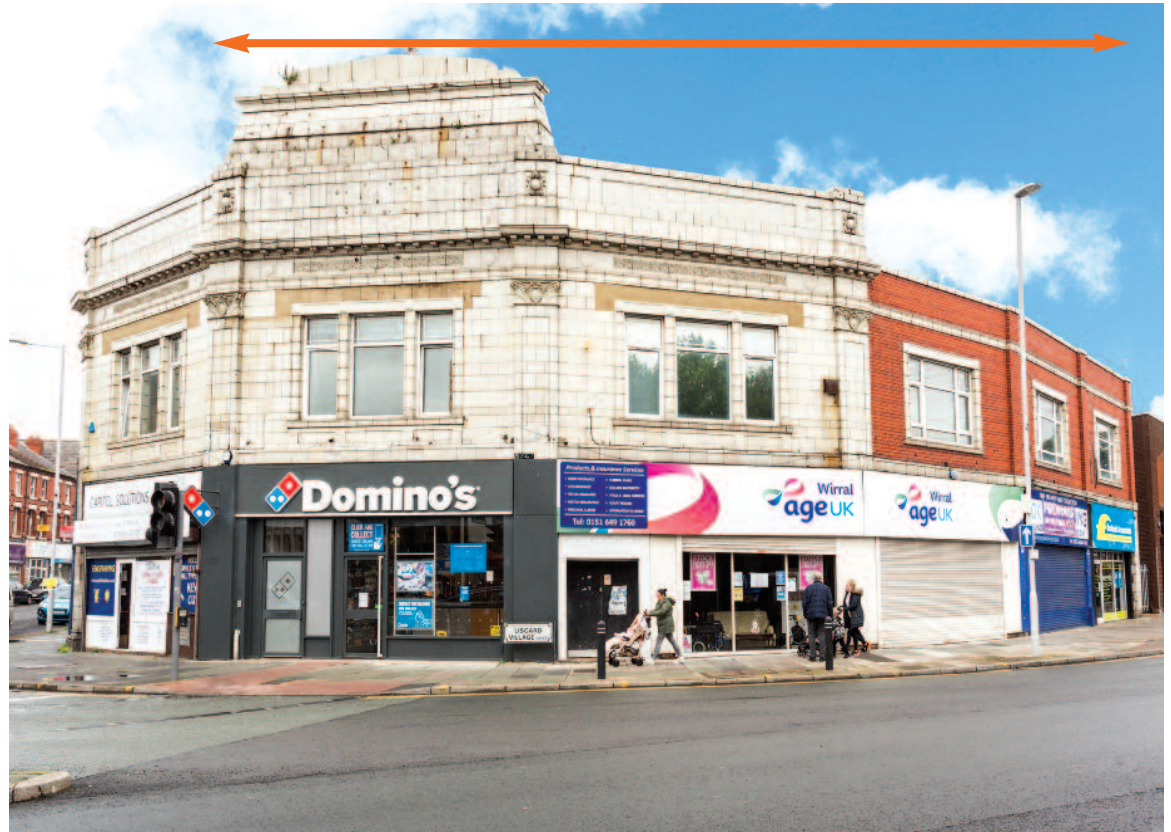
Seller's Solicitors:
GA Solicitors
Hannah Madders
+44 (0)1752 246310
Hannah.Madders@GAsolicitors.com

Lot 46

£45,850 Per Annum
Exclusive Plus Vacant
First Floor of
4,014 sq ft)

1-11 Liscard Village, Liscard, Wallasey, Wirral CH45 4JG

Freehold Retail Investment and Development Opportunity for 6 Flats (1)



Key Details

- Prominent Town Centre Freehold
- Comprises 4 Shops and Vacant Upper floor (1)
- Part let to DP Realty Ltd (t/a Dominos) on a lease expiring 2032 (6)
- Part let to Age Concern Wirral on a lease expiring 2028 (2)

Location

Miles: 3 miles north-west of Liverpool
3 miles north of Birkenhead
18 miles north east of Chester
Roads: A551, A59, M53 (junction 1)
Rail: Wallasey Village Railway Station
Air: Liverpool John Lennon Airport

Situation

Wallasey is a busy Liverpool suburb located 3 miles northwest of the city centre. The property is prominently situated on the corner of Liscard Village, opposite its junction with pedestrianised Liscard Way. The property is close to the Cherry Tree Shopping Centre which houses retailers including Holland & Barrett, Costa, Primark and Wilko. Other nearby occupiers include Tesco, Boots, Superdrug, McDonalds, Post Office and Barclays.

Description

The property comprises 4 ground floor shops together with vacant first floor. The first floor formerly used as office accommodation.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Planning

(1) The first floor benefits from planning permission for 6 x 1 bedroom flats dated 28/09/2018 - Interested parties are referred to www.wirral.gov.uk Planning Ref : APP/18/01023.

Six Week Completion

Energy Performance Certificate

See legal pack at www.acuitus.co.uk

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Review/ (Reversion) |
|-----------------|--------|-------------------------------|--|---------------------------------|----------------|---------------------|
| Unit 1/3 Ground | Retail | 97 sq m (1,044 sq ft) | DP Realty Limited t/a Domino's (3) | 20 years from 22/06/2012 (6) | £15,000 | 2022 (2032) |
| Unit 5/7 Ground | Retail | 169 sq m (1,819 sq ft) | Age Concern Wirral (4) | 10 years from 01/12/2018 (2) | £15,250 | 2023 (2) (2028) |
| Unit 9 Ground | Retail | 40 sq m (430 sq ft) | LH Retail Limited (storage) | 12 month Licence from 1/12/2019 | £7,800 | (2020) |
| Unit 11 Ground | Retail | 47 sq m (506 sq ft) | Marshall Business Services Limited (t/a TaxAssist Accountants) | 3 years from 12/02/2019 | £7,800 | (2021) |
| First Floor | | 372 sq m. (4014 sq ft) | Vacant | | | |
| Total | | 725 sq m (7,813 sq ft) | | | £45,850 | |

- (2) Tenants option to determine in the 5th year.
 (3) Since opening the first Dominos store in the UK in 1985, we now have over 1,000 stores across the country and more than 35,000 team members. Last year, we sold almost 90 million freshly handcrafted pizzas. (Source : www.dominos.co.uk) For the year ended 30th December 2018 DP Realty Limited reported Total Turnover of £26,451,000, Pre-Tax Profits £823,000 and Shareholders Funds of 4,370,000 (Source : SmartSearch 24/08/2020)
 (4) Age UK trade from over 400 shops nationwide (source: www.ageuk.org.uk)
 (5) www.taxassist.co.uk/accountants/wallasey
 (6) Tenants option to determine on 21/06/2023



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
Peter Mayo
 +44 (0)7833 459 318
 +44 (0)20 7034 4864
Peter.mayo@acuitus.co.uk

Acuitus
George Goucher
 +44 (0)7513 610 710
 +44 (0)20 7034 4860
george.goucher@acuitus.co.uk

Seller's Solicitors: Bingham & Co
Robin Kendall
 +44 (0)151 647 7372
robin@binghamssolicitors.co.uk

Lot 47

£49,590 Per Annum
Exclusive

44 - 46 Dockhead Street,
Saltcoats, South Ayrshire KA21 5EH

Heritable Retail Investment



Key Details

- Prominent retail unit on pedestrianised High Street
- Nearby occupiers include Subway, Timpson, Specsavers and Bank of Scotland

Location

Miles: 31 miles south of Glasgow
21 miles north of Ayr
15 miles west of Kilmarnock

Roads: A78

Rail: Saltcoats Station (Scotrail)

Air: Glasgow Prestwick International Airport
(15 miles south), Glasgow International Airport
(22 miles north)

Situation

Saltcoats is a popular town in North Ayrshire. The town is almost equidistant from both Glasgow to the north and Ayr to the south. The property is situated in a prominent position on the pedestrianised main retailing street in Saltcoats town centre. Neighbouring occupiers include Peacocks, Specsavers and Subway.

Description

The property comprises a two storey building with retail area floor at ground floor and ancillary accommodation at first floor.

Tenure

Heritable.

VAT

VAT is applicable to this lot.

Viewings

Please contact Mhairi Archibald (07718 89934)

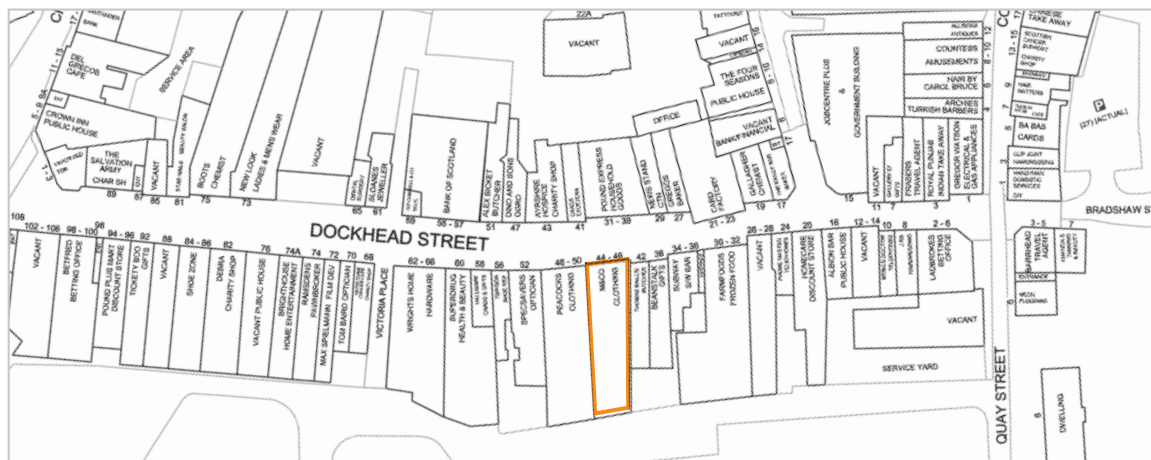
Energy Performance Certificate

See legal pack at acuitus.co.uk

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Review |
|--------------|--------------|-------------------------|--------------------|---|--|----------------|
| Ground | Retail sales | 279.19 sq m | 3,005 sq ft | MERIDIAN REALISATION LIMITED (FORMERLY MACKAYS STORES LIMITED IN ADMINISTRATION)(1) | 25 years from 18/05/2007 to 31/01/2033 (2) | £49,590 |
| First | Ancillary | 264.14 sq m | 2,843 sq ft | | | |
| TOTAL | | 543.33 sq m | 5,848 sq ft | | | £49,590 |

- (1) On 4 August 2020, Michael John Magnay and Gavin George Scott Park both of Deloitte LLP were appointed as joint administrators of the tenant, which is now known as Meridian Realisations Limited in Administration. On 4 August 2020, a licence to occupy was granted to M&Co Trading Limited (the entity which purchased the business and assets from Meridian Realisations Limited in Administration). Please refer to the letter from Deloitte LLP dated 12 August 2020 attached to this sale extract and enclosed with the auction pack for further details.
- (2) There are tenant only break options to terminate the lease any time prior to one year after each of the later of:
 - (a) the second, third and fourth Review dates (being 18 May 2017, 2022, 2027, 2032)
 - (b) the date on which the rent payable from and after the Relevant Review Date has been fixed by service on the landlords of 6 months' notice to that effect.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

Acuitus
Peter Mayo
+44 (0)7833 459 318
+44 (0)20 7034 4864
Peter.mayo@acuitus.co.uk

Seller's Solicitors: Dentons UK
Rachel Dunn/ Simon EtcHELLS,
+44 (0)330 222 0050
rachel.dunn@dentons.com
/simon.etcHELLS@dentons.com

Lot 48

£0

78 High Street, , Wick, Caithness KW1 4NB

Heritable Retail Investment



Key Details

- Prominent position on Wick High Street near junction with A99
- Entire building for sale
- Occupiers closely include Ladbrokes, Semichem and TSB

Location

Miles: 14 miles south of John o'Groats
20 miles southeast of Thurso
100 miles north of Inverness

Roads: A9, A99

Rail: Wick Railway Station (scotrail)

Air: Wick Airport
Inverness Airport (110 miles south)

Situation

Wick forms the administrative and community facilities for the Caithness region. Highland Council offices are located in the town along with the general hospital, swimming pool and retail hub. The town is part of the popular tourist routes in the north of Scotland including the attraction at John O'Groats. The property is located on the busy High Street in the town close to the junction with the A99. Nearby occupiers include TSB, Ladbrokes and Semichem.

Description

The property comprises a two storey building with retail sales at ground floor with ancillary and storage accommodation at first floor level. There is access to the property at the rear from Mowat Lane.

Tenure

Heritable.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

See legal pack at www.acuitus.co.uk

Viewings

Please contact Mhairi Archibald (07718 899341)

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Review |
|--------------|--------------|-------------------------|--------------------|---|------------------------------------|-------------|--------|
| Ground | Retail sales | 219.26 sq m | 2,360 sq ft | MERIDIAN REALISATION LIMITED (FORMERLY MACKAYS STORES LIMITED IN ADMINISTRATION) (1) | 18/05/2007 to 31/01/2033 (2)(3) | £0 | |
| First | Ancillary | 359.86 sq m | 3,873 sq ft | | | | |
| TOTAL | | 579.12 sq m | 6,233 sq ft | | | £0 | |

- (1) On 4 August 2020, Michael John Magnay and Gavin George Scott Park both of Deloitte LLP were appointed as joint administrators of the tenant, which is now known as Meridian Realisations Limited in Administration. On 4 August 2020, a licence to occupy was granted to M&Co Trading Limited (the entity which purchased the business and assets from Meridian Realisations Limited in Administration). Please refer to the letter from Deloitte LLP dated 12 August 2020 attached to this sale extract and enclosed with the auction pack for further details.
- (2) Tenant and landlord break options on three months' notice
- (3) The lease is subject to a Schedule of Condition



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
Mhairi Archibald
+44 (0)7718 899 341
mhairi.archibald@acuitus.co.uk

Acuitus
Peter Mayo
+44 (0)7833 459 318
+44 (0)20 7034 4860
peter.mayo@acuitus.co.uk

Seller's Solicitors: Dentons UK
Rachel Dunn/ Simon EtcHELLS,
+44 (0)330 222 0050
rachel.dunn@dentons.com
[simon.etcHELLS@dentons.com](mailto/simon.etcHELLS@dentons.com)

Lot 49

£0

74 High Street,
Hawick, Borders TD9 9HR
Heritable Retail Investment



Key Details

- Located on the busy High Street with on street car parking
- Entire building of over 4,500 sq ft
- Occupiers nearby include Boots, Savers, Greggs and British Heart Foundation

Location

Miles: 48 miles south of Edinburgh
61 miles north of Newcastle
Roads: A7, A68
Rail: Galashiels Railway Station
Air: Edinburgh International Airport

Situation

Hawick is a popular and historic town located in the Scottish Borders approximately 48 miles from Edinburgh. The property is prominently situated on the eastern side of the High Street, the towns principal retail thoroughfare. Nearby occupiers include Boots the Chemist, Burton, William Hill, Greggs and Santander.

Description

The property comprises a modern glazed frontage retail unit at ground floor and first floor ancillary accommodation.

Tenure

Heritable.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

See legal pack at www.acuitus.co.uk

Viewings

Please contact Mhairi Archibald (07718 899341)

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Review |
|--------------|--------------|----------------------|--------------------|---|--|-------------|--------|
| Ground floor | Retail sales | 388.20 sq m | 4,179 sq ft | MERIDIAN REALISATION LIMITED (FORMERLY MACKAYS STORES LIMITED IN ADMINISTRATION)(1) | 25 years from 18/05 2007 to 31/01/2033 (2) | £0 | |
| First floor | Ancillary | 38.72 sq m | 417 sq ft | | | | |
| TOTAL | | 426.92 sq m | 4,596 sq ft | | | £0 | |

- (1) On 4 August 2020, Michael John Magnay and Gavin George Scott Park both of Deloitte LLP were appointed as joint administrators of the tenant, which is now known as Meridian Realisations Limited in Administration. On 4 August 2020, a licence to occupy was granted to M&Co Trading Limited (the entity which purchased the business and assets from Meridian Realisations Limited in Administration). Please refer to the letter from Deloitte LLP dated 12 August 2020 attached to this sale extract and enclosed with the auction pack for further details.
- (2) Tenant and landlord break options on three months' notice



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

Acuitus
Peter Mayo
+44(0) 7833 459 318
+44 (0)20 7034 4864
Peter.mayo@acuitus.co.uk

Seller's Solicitors: Dentons UK
Rachel Dunn/ Simon EtcHELLS,
+44 (0)330 222 0050
rachel.dunn@dentons.com
/simon.etcHELLS@dentons.com

www.acuitus.co.uk

KDM Business Centre, Wellington Circle,
Aberdeen, Aberdeen AB12 3JG
Heritable Office Building



Key Details

- Located in the well established Altens industrial area
- Well connected by road with the A956 (Wellington Road) linking both the A90 to the south and Aberdeen city centre (3 miles to the north)
- Modern office building with flexible office accommodation
- On site car park (122 car spaces)
- Large site of 1.648 acres

Location

Miles: 3 miles south of Aberdeen City Centre
63 miles north-east of Dundee
Roads: A956, A90
Rail: Aberdeen Railway station (mainline)
Air: Aberdeen International Airport

Situation

The property is located on Wellington Circle in the Altens area, one of Aberdeens most established industrial areas, 3 miles south of the City Centre. Wellington Circle is located off Wellington Road (A956), which leads to Aberdeen City Centre, Aberdeen railway station and the A90/M90. Surrounding occupiers include Royal Mail, Petrofac, Makro and Starbucks.

Description

The property comprises a detached four storey office building with car parking. The building was constructed in 1999 and extended 2008. The accommodation is planned as both cellular and open plan offices. The fit out remaining at the property provides further layout flexibility at ground floor with the benefit of moving walls. There are two passenger lifts. The property occupies a site of 0.67 hectares(1.648 acres)

Tenure

Heritable.

VAT

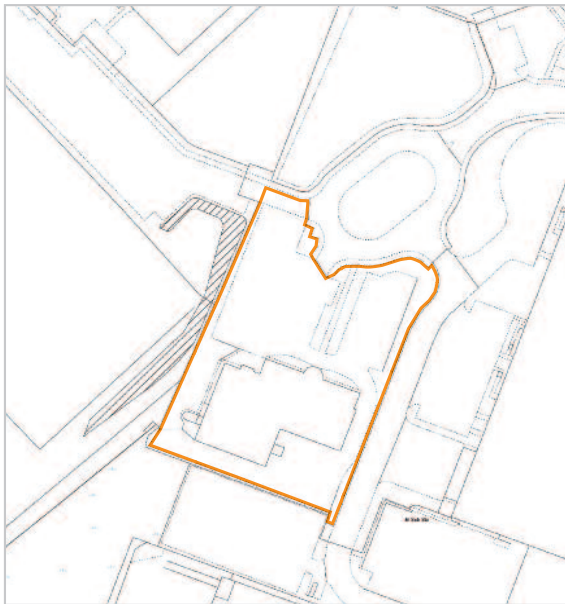
VAT is applicable to this lot.

Viewings

Please contact Mhairi Archibald (07718 899341)

Tenancy and accommodation

| Floor | Floor Areas (Approx) | | Possession |
|--------------|-------------------------|-----------------------|-------------------|
| Ground | 1,232.64 sq m | (13,268 sq ft) | Vacant Possession |
| First | 1,172.05 sq m | (12,616 sq ft) | |
| Second | 324.22 sq m | (3,598 sq ft) | |
| Third | 324.22 sq m | (3,598 sq ft) | |
| TOTAL | 3,073.13 sq m | (33,079 sq ft) | |



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationary Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
Mhairi Archibald
+44 (0)7718 899341
mhairi.archibald@acuitus.co.uk

Acuitus
Peter Mayo
+44 (0)7833 459 318
+44 (0)20 7034 4864
Peter.mayo@acuitus.co.uk

Associate Auctioneer
CBRE Limited
Amy Tyler
+44 (0)7481 825461
amy.tyler@cbre.com

Seller's Solicitors: Faro Capital
Claire Baker-Kemp
39 Sloane Street
LONDON
SW1X 9LP

Lot 51

Vacant Possession

Pavilion 1, Aspect 32, Arnhall Business park, Westhill, Aberdeen, AB32 6FE

Heritable Office building



Key Details

- Open plan pavilion office building
- Located on a well established office and industrial park in Westhill an affluent suburb of Aberdeen
- Onsite carparking for 32 vehicles
- Occupiers in the vicinity include Subsea 7, TechnipFMC and Rever Offshore.
- Amenities nearby include Tesco, Costco, Aldi, and the Westhill Shopping Centre, anchored by Marks and Spencer Food

Location

Miles: 7.5 miles west of Aberdeen city centre
Roads: A944 Aberdeen Western Peripheral Route
Rail: Aberdeen Railway Station
Air: Aberdeen Railway Station

Situation

The subject property is prominently situated within Arnhall Business Park in Westhill, a popular satellite town 7.5 miles west of Aberdeen city centre and 6 miles south of Aberdeen Airport. Arnhall Business Park is an established commercial location which is easily accessible from the A944 and the B9119, providing dual carriageway access to Aberdeen. The location also benefits from easy access to the Aberdeen Western Peripheral Route (AWPR) via the Kingswells Junction, improving connectivity to the north and south of the city. Occupiers in the vicinity include Kongsberg, Total, Subsea 7, TechnipFMC, Rever Offshore, Proserv, TeeKay Petrojarl, StormGeo, Marsh and CALA. A wide range of amenities can be found nearby which include Tesco, Costco, Aldi, Holiday Inn, Premier Inn, Hampton by Hilton and the Westhill Shopping Centre, anchored by Marks & Spencers food store and Costa.

Description

The subjects comprise a modern, two storey office building which was constructed in 2008. The building is of steel frame construction under a pitched profile metal clad roof. Internally, the office is currently fitted out as a mix of open plan and cellular accommodation with tea prep and male, female and accessible WCs on each floor. The subjects also benefit from an eight person passenger lift.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Possession |
|--------|--------|----------------------|---------------|-------------------|
| Ground | Office | 369.96 sq m | (3,982 sq ft) | Vacant Possession |
| First | Office | 367.04 sq m | (3,951 sq ft) | |
| Total | | 737.00 sq m | (7,933 sq ft) | |

Tenure

Heritable

VAT

VAT is applicable to this lot

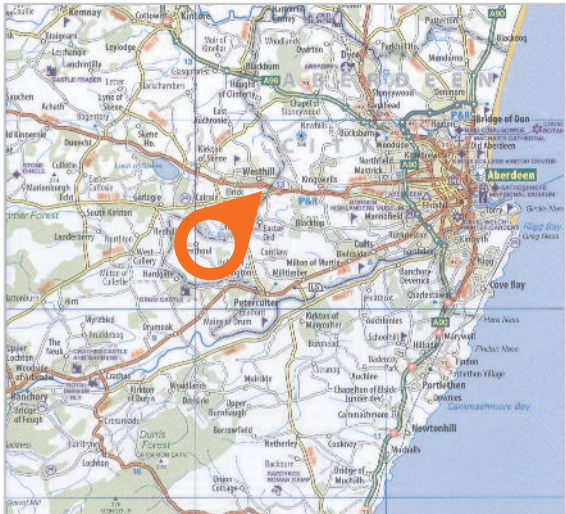
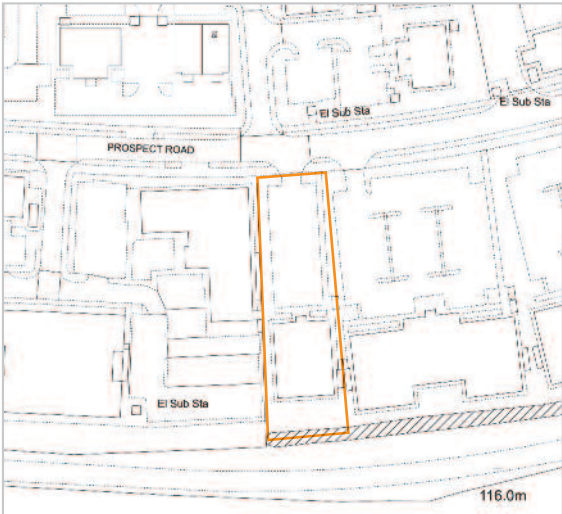
Viewings

Please contact Mhairi Archibald

Six Week Completion

Energy Performance Certificate

See legal pack at acuitus.co.uk



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationary Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus

Mhairi Archibald
+44 (0)771 8899341
mhairi.archibald@acuitus.co.uk

Acuitus

Peter Mayo
+44 (0)7833 459 318
+44 (0)20 7034 4864
Peter.mayo@acuitus.co.uk

Associate Auctioneer

CBRE Limited
Amy Tyler
+44 (0)7481 825 461
amtyler@cbre.com

Seller's Solicitors: Burness Paull

Peter Smith
+44 (0)1224 621 621
peter.smith@burnesspaull.com

Lot 52

Vacant Possession

River House, East Kilbride, G75 0RT

Heritable former gym and health club property



Key Details

- Well located close to East Kilbride town centre
- Former gym/health club with potential development opportunities (subject to appropriate consents)
- Leisure occupiers include Premier Inn and Beefeater Grill
- Situated on a large site of 0.34 HA (0.841 acres)

Location

Miles: 9 miles south-east of Glasgow
45 miles south-west of Edinburgh
Roads: M74, M8, A726
Rail: East Kilbride Station
Air: Glasgow International Airport
(16 miles north-west)

Situation

East Kilbride was Scotland's first New Town and has a resident population of approximately 80,000. The town is situated 9 miles south-east of Glasgow and is highly accessible, with direct links to Junction 5 of the M74. The property is located off the Queensway and close to the town centre and EK Shopping centre. Nearby occupiers include Sainsbury's, Premier Inn, Kwikfit and East Kilbride Bus station.

Description

The property comprises the first, second and third floors of a four storey building. Pedestrian access to the building is via Murray Road. Built in the 1970s of concrete frame construction, the ground floor is in separate ownership. There are car park areas to the east and south accessed from Brunel Way and both shared with the ground floor occupier. The building is located on a site of 0.43 hectares (0.841 acres)

Tenure

Heritable.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

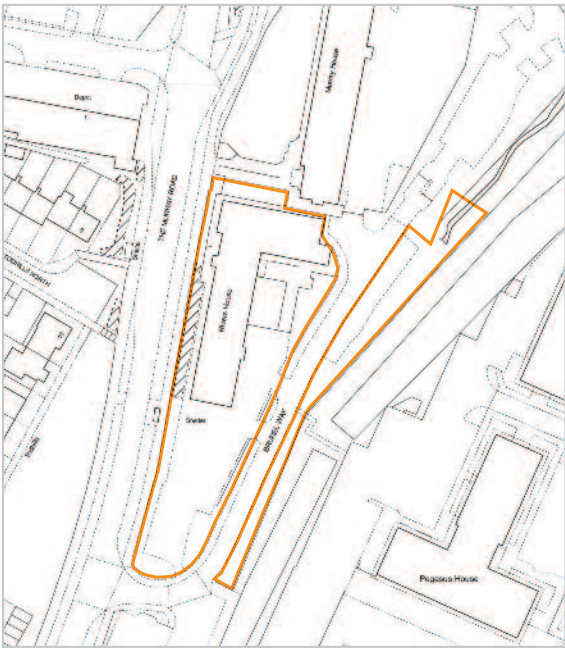
See legal pack at www.acuitus.co.uk

Viewings

Please contact Mhairi Archibald (07718 899341)

Tenancy and accommodation

| Floor | Floor Areas (Approx) | | Possession |
|--------------|-------------------------|--------------------|-------------------|
| First | 398.23 sq m | 4,286 sq ft | Vacant Possession |
| Second | 415.79 sq m | 4,475 sq ft | |
| Third | 70.22 sq m | 756 sq ft | |
| TOTAL | 884.24 sq m | 9,517 sq ft | |



Acuitus
Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

Acuitus
Peter Mayo
+44 (0)7833 459 318
+44 (0)20 7034 4864
Peter.mayo@acuitus.co.uk



Seller's Solicitors: Dentons UK
Rachel Dunn/ Simon Etchells,
+44 (0)330 222 0050
rachel.dunn@dentons.com
/simon.etchells@dentons.com

Lot 53

£50,600 Per Annum
Exclusive

62 Main Street, Wishaw, Lanarkshire ML2 7AB

Heritable Retail Investment



Key Details

- Prominent Retail Investment on the main retailing street
- Close to railway station
- Neighbouring occupiers include Iceland, Bank of Scotland, Savers and Cancer Research
- Extensive ground floor property comprising over 7,000 sq ft

Location

Miles: 18 miles south-east of Glasgow
38 miles south-west of Edinburgh
Roads: A71, A73, M8, M74
Rail: Wishaw Railway Station
Air: Glasgow Airport

Situation

The property occupies a prominent and busy position on the north side of Main Street, at the centre of the town. Nearby occupiers include Bank of Scotland, Iceland and Specsavers with Savers, Boots Opticians and JD Wetherspoon also represented in the town.

Description

The property comprises a double frontage ground floor unit shop with ancillary accommodation to the rear in an extension building.

Tenure

Heritable.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

See legal pack at www.acuitus.co.uk

Viewings

Please contact Mhairi Archibald (0771 8899341)

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Review |
|--------------|----------------------|----------------------------------|---|--|----------------|--------|
| Ground | Retail and ancillary | 707.92 sq m (7,620 sq ft) | MERIDIAN REALISATION LIMITED (FORMERLY MACKAYS STORES LIMITED IN ADMINISTRATION)(1) | 10 years from 13/02/2018 TO 12/02/2028 (2) | £50,600 | |
| TOTAL | | 707.92 sq m (7,620 sq ft) | | | £50,600 | |

- (1) On 4 August 2020, Michael John Magnay and Gavin George Scott Park both of Deloitte LLP were appointed as joint administrators of the tenant, which is now known as Meridian Realisations Limited in Administration. On 4 August 2020, a licence to occupy was granted to M&Co Trading Limited (the entity which purchased the business and assets from Meridian Realisations Limited in Administration). Please refer to the letter from Deloitte LLP dated 12 August 2020 attached to this sale extract and enclosed with the auction pack for further details.
- (2) the lease is subject to a Schedule of Condition



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
Mhairi Archibald
+44 (0)771 8899341
mhairi.archibald@acuitus.co.uk

Acuitus
Peter Mayo
+44 (0)7833 459 318
+44 (0)207 034 4860
peter.mayo@acuitus.co.uk

Seller's Solicitors: Dentons UK
Rachel Dunn/ Simon EtcHELLS,
+44 (0)330 222 0050
rachel.dunn@dentons.com
/simon.etcHELLS@dentons.com

Lot 54

£16,500 Per Annum
Exclusive

48 / 50 Channel Street,
Galashiels, Borders TD1 1BA

Heritable Retail Investment



Key Details

- Town Centre Location
- Let to Why Not Scottish Borders on a lease expiring in 2029
- Occupiers close by include Post Office, Holland & Barratt, WHSmith, Subway and Specsavers

Location

Miles: 31 miles south of Edinburgh
38 miles west of Berwick-upon-Tweed
Roads: A68, A7
Rail: Galashiels Railway Station (Borders Line)
Air: Edinburgh Airport

Situation

The property is situated on the south side of Channel Street, the principal retailing thoroughfare in the town centre, close to the junction with Douglas Bridge. Nearby occupiers include Post Office, Holland & Barratt, WH Smith, Lloyds Pharmacy, Subway and Specsavers

Description

The property comprises a ground floor shop and first floor ancillary. The remainder of the property is not included in the sale.

Tenure

Heritable.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

See legal pack at www.acuitus.co.uk

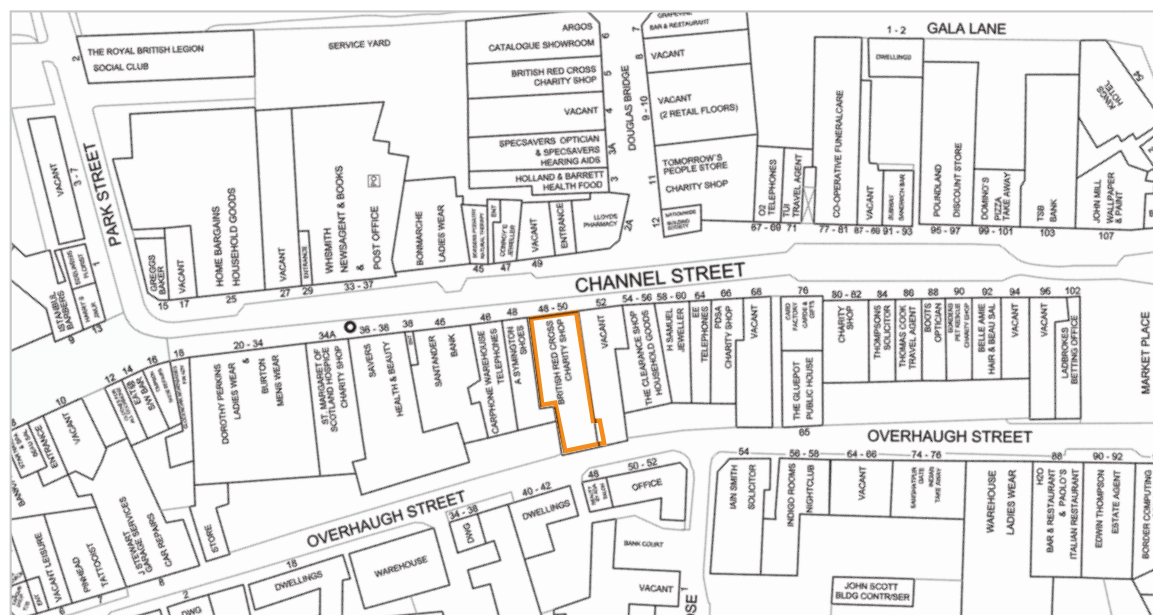
Viewings

Please contact Mhairi Archibald (07718 899341)

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Review |
|--------------|-----------|----------------------|----------------------|----------------------------------|---|--------------------|--------|
| Ground | Retail | 266.06 sq m | (2,864 sq ft) | WHY NOT SCOTTISH BORDERS CIC (1) | 10 year lease from 01/02/2019 to 31/01/2029 | £17,500 (2) | |
| First | Ancillary | 42.26 sq m | (455 sq ft) | | | | |
| TOTAL | | 308.32 sq m | (3,319 sq ft) | | | £17,500 (2) | |

- (1) Why Not Scottish Borders CIC operate a drop in cafe at this location.
(2) Stepped rent whereby year 3 rent £18,500 p.a., year 4 rent £19,500 p.a., year 5 £22,000 p.a. There will be an increase to £23,000p.a. at rent review on 31/01/2024



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
Mhairi Archibald
+44 (0)7718 899 341
mhairi.archibald@acuitus.co.uk

Acuitus
Peter Mayo
+44 (0)7833 459 318
+44(0) 207 034 4864
peter.mayo@acuitus.co.uk

Seller's Solicitors: Dentons UK
Rachel Dunn/ Simon EtcHELLS,
+44 (0)330 222 0050
rachel.dunn@dentons.com
/simon.etcHELLS@dentons.com

Lot 55

Vacant

35 - 37 Dalrymple Street,
Girvan, South Ayrshire KA26 9EU

Heritable Retail Property



Key Details

- Prominent Corner Town Centre Location
- Occupiers nearby include William Hill, Greggs and Savers

Location

Miles: 22 miles south of Ayr
56 miles south of Glasgow
Roads: A77
Rail: Girvan Railway Station
Air: Prestwick Airport

Situation

Girvan, is located in South Ayrshire and is a popular commuter and seaside town. Turnberry golf course is located c. 5 miles north of the town and is a tourist draw to the area. The property is situated within the towns principal shopping street with nearby occupiers including Boots The Chemist, William Hill, Pam Gray Optometrist, Greggs and Savers amongst others.

Description

The property is arranged over ground floor only within a two storey building. There is a residential flat on the upper floor and in separate ownership and not included in the sale. The property is planned with ground floor sales floor and a single storey extension to the rear.

Tenure

Long Leasehold.

VAT

VAT is applicable to this lot.

Viewings

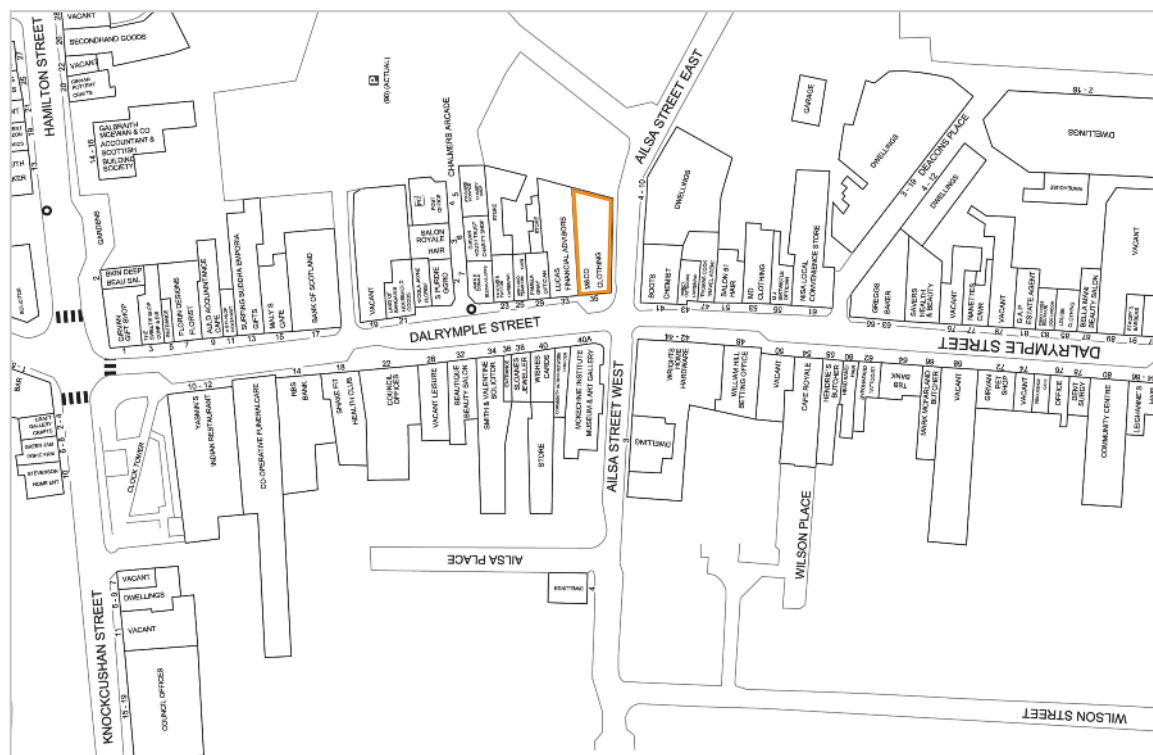
Please contact Mhairi Archibald 07718899341

Energy Performance Certificate

See legal pack at www.acuitus.co.uk

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Possession |
|--------------|--------|----------------------|----------------------|-------------------|
| Ground | Retail | 186 sq m | (2,006 sq ft) | Vacant Possession |
| Total | | 186 sq m | (2,006 sq ft) | |



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
Mhairi Archibald
+44 (0)7718 899341
mhairi.archibald@acuitus.co.uk

Acuitus
Peter Mayo
+44(0) 7833 459 318
+44 (0)207 034 4864
peter.mayo@acuitus.co.uk

Seller's Solicitors: Dentons UK
Rachel Dunn/ Simon Etchells,
+44 (0)330 222 0050
rachel.dunn@dentons.com
simon.etchells@dentons.com

Requirements for bidders and buyers under the Money Laundering Regulations

By law we are required to prevent our services being used for money laundering or terrorist financing purposes. The obligations are set out in the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("The Regulations").

The Regulations require us to carry out customer due diligence. This includes the identification of:

- the Buyer;
- the bidder (if different from the Buyer); and
- the person providing funds for the deposit

If you bid as agent or representative for the Buyer, you will also need to provide us with written evidence of your authority to do so from the Buyer.

The table below shows the identification documents usually required. If the capacity in which you propose to purchase is not shown, please discuss with an Acuitus director as soon as possible **before** the auction.

We may also undertake further identification checks through third party sources.

Any personal data obtained for the purposes of complying with The Regulations may only be processed by us for the prevention of money laundering or terrorist financing.

It is important that you are aware that under clause A6.5 of the Auction Conduct Conditions the sale contract can be ended by us if, in our absolute discretion, we are not fully satisfied with compliance under The Regulations.

| Who | Minimum Requirements | |
|--|--|--|
| Bidder (the individual who has made the successful bid for the lot) | <ul style="list-style-type: none">• ID for the bidder• Written proof of authority to act as agent for the Buyer | |
| AND | | |
| Buyer (company, individual(s) or other body who will be the owner of the lot) | Individual(s) (unless the individual is the bidder) | ID relating to all the Buyer(s) |
| | UK registered limited company or limited liability partnership (LLP) | <ul style="list-style-type: none">• Registration Number• Certificate of Incorporation• Proof of Registered Office Address• Full Names of Board of Directors• ID for the individual(s) controlling the transaction• ID for the individual(s) who (directly or indirectly) hold more than 25% of the capital profits or voting rights• For an LLP, ID for 2 designated members |
| | Unincorporated business or partnership | <ul style="list-style-type: none">• ID for the individual(s) controlling the transaction• ID for the individual(s) who (directly or indirectly) hold more than 25% of the capital profits or voting rights |
| | Trusts | <ul style="list-style-type: none">• Copy of the Trust Deed• ID for 2 trustees, including the trustee controlling the transaction• ID for any beneficiary with an interest of more than 25% in the trust |
| | Foreign registered companies | <ul style="list-style-type: none">• Certificate of incorporation• Memorandum of association and evidence of the registered office• Register of shareholders, including those for parent companies and group structure if applicable• ID for the individual(s) who (directly or indirectly) hold more than 25% of the capital profits or voting rights and for the controlling party, if different |
| AND | | |
| Provider of funds for deposit | <ul style="list-style-type: none">• The deposit must be paid from a bank or building society that is regulated by a Competent UK Regulatory Authority• Documentary evidence of the link between the bidder/Buyer and the funds provider | |

ID means the originals of

- Photo ID issued by a government authority with full name, and date of birth. Passport or Driving Licence
- Proof of residential address such as a utility company or council tax bill or bank statement within the last three months

We may accept photo copies of these documents providing each document page has an original certification by an appropriate person such as a bank, financial institution, solicitor or chartered accountant.

In certain circumstance we can rely on others to apply customer due diligence for us including a UK business which is itself subject to The Regulations.

You can start the registration process before the auction by completing the Acuitus Customer Due Diligence form found in the auction catalogue for each lot and returning it to the Acuitus contact for that lot. The Acuitus Customer Due Diligence form can also be downloaded from our website.

Common Auction Conditions Relating to the Properties in England and Wales

(except for Lots in Scotland where Scottish Articles of Roup will prevail and are available from the seller’s conveyancer)

Important Notice to buyers at an Acuitus Auction

If you buy a lot you will sign a sale memorandum under which you agree to be bound by the conditions of sale that apply to that lot. These conditions are:

- General conditions that apply to all lots
- Any extra general conditions in the catalogue or an addendum
- Special conditions that only apply to the lot you are buying (and which may vary the general conditions)

The conditions are legally binding.

A prudent buyer will, before bidding for a lot at an auction:

- Take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant
- Read the conditions
- Inspect the lot
- Carry out usual searches and make usual enquiries
- Check the content of all available leases and other documents relating to the lot
- Check that what is said about the lot in the catalogue or website is accurate
- Have finance available for the deposit and purchase price
- Check whether VAT registration and election is advisable

The conditions assume that the buyer has acted like a prudent buyer. If you choose to buy a lot without taking these normal precautions you do so at your own risk.

Common Auction Conditions for Real Estate Auctions

Edition 4.0

© Royal Institution of Chartered Surveyors 2016

Produced by RICS Real Estate Auction Group. The authors and publishers accept no responsibility for loss occasioned to anyone who uses any of the material included in this publication. All who use it must rely on their own professional advice.

Where the auctioneer is a member of the RICS and uses the Common Auction Conditions the auctioneer must also comply with the current RICS Guidance for Auctioneers Selling Real Estate.

The RICS owns the copyright in all editions of the Common Auction Conditions (CAC), but permits the free use of Edition 4.0 if the user:

- *relies on its own legal advice as to whether the CAC are suitable;*
- *agrees that the Royal Institution of Chartered Surveyors and those who advised it have no liability to anyone who uses or relies on the CAC;*
- *reproduces the compulsory sections of the CAC without any changes, except as stated in the text;*
- *acknowledges that the CAC are reproduced with the consent of the RICS; and*
- *refers to the Conditions as the Common Auction Conditions (Edition 4.0).*

The RICS reserves the right to withdraw its licence to use this and any previous edition of the Common Auction Conditions.

The CAC can be viewed and downloaded from www.rics.org.uk

The words in italics do not form part of the CAC

Introduction

The Common Auction Conditions are designed for real estate auctions, to set a common standard across the industry. There are three sections, all of which are compulsory except where stated:

Glossary (Compulsory)

The glossary gives special meanings to certain words used in the conditions.

Auction Conduct Conditions (Compulsory)

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who participates in the auction. They apply wherever the property is located, and cannot be changed without the auctioneer’s agreement.

We recommend that these conditions are set out in a two-part notice to bidders, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions and any extra auction conduct conditions.

Sale Conditions (General Conditions compulsory, template forms optional)

The Sale Conditions apply only to property in England and Wales, and govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum. They must not be used if other standard conditions apply. The template forms of special conditions of sale, tenancy and arrears schedules are not reproduced in the catalogue. Refer to the seller’s conveyancer’s legal pack.

Contents

Glossary

Auction Conduct Conditions

- A1 Introduction
- A2 Our role
- A3 Bidding and reserve prices
- A4 The particulars and other information
- A5 The contract
- A6 Extra auction conduct conditions

General Conditions of Sale

- G1 The lot
- G2 Deposit
- G3 Between contract and completion
- G4 Title and identity
- G5 Transfer
- G6 Completion
- G7 Notice to complete

- G8 If the contract is brought to an end
- G9 Landlord’s licence
- G10 Interest and apportionments
- G11 Arrears
- G12 Management
- G13 Rent deposits
- G14 VAT
- G15 Transfer as a going concern
- G16 Capital Allowances
- G17 Maintenance Agreements
- G18 Landlord and Tenant Act 1987
- G19 Sale by practitioner
- G20 TUPE
- G21 Environmental
- G22 Service charge
- G23 Rent reviews
- G24 Tenancy renewals
- G25 Warranties
- G26 No assignment
- G27 Registration at the Land Registry
- G28 Notices and other communications
- G29 Contracts (Rights of Third Parties) Act 1999
- G30 Extra General Conditions

Special Conditions of Sale

- Lot number
- Seller
- Seller’s conveyancer
- Lot description
- Rights granted
- Rights reserved
- Exclusions
- Tenancies
- What the sale is subject to
- Chattels etc
- Deposit
- Insurance
- Title
- Registered or unregistered
- Title guarantee
- Transfer
- Agreed completion date
- Additional amounts payable at completion
- Interest rate
- Arrears
- VAT
- Capital allowances
- Maintenance Agreements
- TUPE
- Environmental
- Warranties
- Amendments to the general conditions
- Extra special conditions

ARREARS SCHEDULE

TENANCY SCHEDULE

SALE MEMORANDUM

Glossary

This glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the Common Auction Conditions.

Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a “person” includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the AUCTION or the CONTRACT DATE (as applicable); and
- where the following words appear in small capitals they have the specified meanings.

ACTUAL COMPLETION DATE

The date when COMPLETION takes place or is treated as taking place for the purposes of apportionment and calculating interest.

ADDENDUM

An amendment or addition to the CONDITIONS or to the PARTICULARS or to both whether contained in a supplement to the CATALOGUE, a written notice from the AUCTIONEERS or an oral announcement at the AUCTION.

AGREED COMPLETION DATE

Subject to CONDITION G9.3:

- (a) the date specified in the SPECIAL CONDITIONS; or
- (b) if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE; but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

Common Auction Conditions Relating to the Properties in England and Wales

(except for Lots in Scotland where Scottish Articles of Roup will prevail and are available from the seller's conveyancer)

APPROVED FINANCIAL INSTITUTION

Any bank or building society that is regulated by a competent UK regulatory authority or is otherwise acceptable to the AUCTIONEERS.

ARREARS

Arrears of rent and other sums due under the TENANCIES and still outstanding on the ACTUAL COMPLETION DATE.

ARREARS SCHEDULE

The arrears schedule (if any) forming part of the SPECIAL CONDITIONS.

AUCTION

The auction advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

The conditions so headed, including any extra auction conduct conditions.

AUCTIONEERS

The auctioneers at the AUCTION.

BUSINESS DAY

Any day except (a) Saturday or Sunday or (b) a bank or public holiday in England and Wales.

BUYER

The person who agrees to buy the LOT or, if applicable, that person's personal representatives: if two or more are jointly the BUYER their obligations can be enforced against them jointly or against each of them separately.

CATALOGUE

The catalogue for the AUCTION as it exists at the date of the AUCTION (or, if the catalogue is then different, the date of the CONTRACT) including any ADDENDUM and whether printed or made available electronically.

COMPLETION

Unless the SELLER and the BUYER otherwise agree, the occasion when they have both complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION has been unconditionally received in the SELLER'S conveyancer's client account (or as otherwise required by the terms of the CONTRACT).

CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

The contract by which the SELLER agrees to sell and the BUYER agrees to buy the LOT.

CONTRACT DATE

The date of the AUCTION or, if the LOT is sold before or after the AUCTION:

- (a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or
- (b) if contracts are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

DOCUMENTS

Documents of title including, if title is registered, the entries on the register and the title plan and other documents listed or referred to in the SPECIAL CONDITIONS relating to the LOT (apart from FINANCIAL CHARGES).

EXTRA GENERAL CONDITIONS

Any CONDITIONS added or varied by the AUCTIONEERS starting at CONDITION G30.

FINANCIAL CHARGE

A charge to secure a loan or other financial indebtedness (but not including a rentcharge or local land charge).

GENERAL CONDITIONS

The SALE CONDITIONS headed 'GENERAL CONDITIONS OF SALE', including any EXTRA GENERAL CONDITIONS.

INTEREST RATE

If not specified in the SPECIAL CONDITIONS, the higher of 6% and 4% above the base rate from time to time of Barclays Bank plc. The INTEREST RATE will also apply to any judgement debt, unless the statutory rate is higher.

LOT

Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including chattels, if any).

OLD ARREARS

ARREARS due under any of the TENANCIES that are not "new tenancies" as defined by the Landlord and Tenant (Covenants) Act 1995.

PARTICULARS

The section of the CATALOGUE that contains descriptions of each LOT (as varied by any ADDENDUM).

PRACTITIONER

An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, a person undertaking a similar role).

PRICE

The price (exclusive of VAT) that the BUYER agrees to pay for the LOT.

READY TO COMPLETE

Ready, willing and able to complete: if COMPLETION would enable the SELLER to discharge all FINANCIAL CHARGES secured on the LOT that have to be discharged by COMPLETION, then those outstanding financial charges do not prevent the SELLER from being READY TO COMPLETE.

SALE CONDITIONS

The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.

SALE MEMORANDUM

The form so headed (whether or not set out in the CATALOGUE) in which the terms of the CONTRACT for the sale of the LOT are recorded.

SELLER

The person selling the LOT. If two or more are jointly the SELLER their obligations can be enforced against them jointly or against each of them separately.

SPECIAL CONDITIONS

Those of the SALE CONDITIONS so headed that relate to the LOT.

TENANCIES

Tenancies, leases, licences to occupy and agreements for lease and any documents varying or supplemental to them.

TENANCY SCHEDULE

The schedule of TENANCIES (if any) forming part of the SPECIAL CONDITIONS.

TRANSFER

Transfer includes a conveyance or assignment (and "to transfer" includes "to convey" or "to assign").

TUPE

The Transfer of Undertakings (Protection of Employment) Regulations 2006.

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (AND US AND OUR)

The AUCTIONEERS.

YOU (AND YOUR)

Someone who has seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

Auction Conduct Conditions

Words in small capitals have the special meanings defined in the Glossary.

The AUCTION CONDUCT CONDITIONS (as supplemented or varied by CONDITION A6, if applicable) are a compulsory section of the Common Auction Conditions. They cannot be disappplied or varied without OUR agreement, even by a CONDITION purporting to replace the Common Auction Conditions in their entirety.

A1 Introduction

A1.1 The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

A1.2 If you make a bid for a LOT or otherwise participate in the AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only if WE agree.

A2 Our role

A2.1 As agents for each SELLER we have authority to

- (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
- (b) offer each LOT for sale;
- (c) sell each LOT;
- (d) receive and hold deposits;
- (e) sign each SALE MEMORANDUM; and
- (f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS.

A2.2 OUR decision on the conduct of the AUCTION is final.

A2.3 WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.

A2.4 YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.

A2.5 WE may refuse to admit one or more persons to the AUCTION without having to explain why.

A3 Bidding and reserve prices

A3.1 All bids are to be made in pounds sterling exclusive of VAT.

A3.2 WE may refuse to accept a bid. WE do not have to explain why.

A3.3 If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.

A3.4 Unless stated otherwise each LOT is subject to a reserve price (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve price the LOT will be withdrawn from the AUCTION.

A3.5 Where there is a reserve price the SELLER may bid (or ask US or another agent to bid on the SELLER'S behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. YOU accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the SELLER.

A3.6 Where a guide price (or range of prices) is published, that guide price (or the lower end of the range) is the minimum price at which the SELLER might be prepared to sell at the date of the guide price. It is not an indication of the reserve price, which may not be set until the date of the AUCTION.

A4 The PARTICULARS and other information

A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

A4.2 If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the particulars is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal contract.

A4.3 The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.

A4.4 If WE provide information, or a copy of a document, WE do so only on the basis that WE are not responsible for the accuracy of that information or document.

A5 The CONTRACT

A5.1 A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.

Common Auction Conditions Relating to the Properties in England and Wales

(except for Lots in Scotland where Scottish Articles of Roup will prevail and are available from the seller's conveyancer)

- A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).
- A5.3 YOU must before leaving the AUCTION
- (a) provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US);
 - (b) sign the completed SALE MEMORANDUM; and
 - (c) pay the deposit.
- A5.4 If YOU do not WE may either
- (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against YOU for breach of contract; or
 - (b) sign the SALE MEMORANDUM on YOUR behalf.
- A5.5 The deposit
- (a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment)
 - (b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations
 - (c) is to be held by us (or, at OUR option, the SELLER'S conveyancer); and
 - (d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.
- A5.6 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.
- A5.7 Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.
- A5.8 If the BUYER does not comply with its obligations under the CONTRACT then
- (a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and
 - (b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.
- A5.9 Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.

A6 Extra Auction Conduct Conditions

- A6.1 Despite any SPECIAL CONDITION to the contrary the minimum deposit WE accept is £5000 (or the total price, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit.
- A6.2 AUCTION CONDUCT CONDITION A5.5(b) shall be read as follows: "is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER; and"
- A6.3 For the purposes of AUCTION CONDUCT CONDITION A5.5(c) payment by CHAPS from an APPROVED FINANCIAL INSTITUTION will be accepted.
- A6.4 Where the AUCTIONEERS hold the deposit as stakeholder, they are authorised to release any part of it (and interest on it if applicable): (a) to the SELLER's solicitor at any time prior to COMPLETION to be held in accordance with the SALE CONDITIONS; and (b) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.
- A6.5 YOU are to provide all information and documentation as WE need from YOU to comply fully with OUR obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (Regulations) The Acuitus Customer Due Diligence (CDD) form annexed to the Common Auction Conditions must be completed by YOU and the BUYER and the documentation and information provided to OUR satisfaction no later than when the SALE MEMORANDUM is signed. If YOU are acting as an agent for the BUYER, such checks will include written evidence of YOUR authority to bid for and on behalf of the BUYER. If YOU do not satisfy US in all respects for the purposes of the Regulations WE may as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against YOU for breach of contract. WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until YOU provide the information and documentation WE or the SELLER may require and our validation of it at our and the SELLER's absolute discretion.

General Conditions of Sale

Words in small capitals have the special meanings defined in the Glossary.

The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be disapplied or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended but are not compulsory and may be changed by the SELLER of a LOT.

G1 The LOT

- G1.1 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.
- G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.
- G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.
- G1.4 The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:

- (a) matters registered or capable of registration as local land charges;
- (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
- (c) notices, orders, demands, proposals and requirements of any competent authority;
- (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
- (e) rights, easements, quasi-easements, and wayleaves;
- (f) outgoing and other liabilities;
- (g) any interest which overrides, under the Land Registration Act 2002;
- (h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the BUYER has made them; and
- (i) anything the SELLER does not and could not reasonably know about.

- G1.5 Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.
- G1.6 The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.
- G1.7 The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:
- (a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and
 - (b) the SELLER is to leave them at the LOT.
- G1.8 The BUYER buys with full knowledge of
- (a) the DOCUMENTS, whether or not the BUYER has read them; and
 - (b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.
- G1.9 The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER's conveyancer's written replies to written enquiries to the extent stated in those replies.

G2 Deposit

- G2.1 The amount of the deposit is the greater of
- (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and
 - (b) 10% of the PRICE (exclusive of any VAT on the PRICE).
- G2.2 If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of contract.
- G2.3 Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.

G3 Between contract and COMPLETION

- G3.1 From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless
- (a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or
 - (b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.
- G3.2 If the SELLER is required to insure the LOT then the SELLER
- (a) must produce to the BUYER on request all relevant insurance details;
 - (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;
 - (c) gives no warranty as to the adequacy of the insurance;
 - (d) must at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser;
 - (e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and
 - (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim;

and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).

- G3.3 No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.
- G3.4 Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.
- G3.5 Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.

G4 Title and identity

- G4.1 Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.
- G4.2 The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:
- (a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the LOT is being sold.

Common Auction Conditions Relating to the Properties in England and Wales

(except for Lots in Scotland where Scottish Articles of Roup will prevail and are available from the seller's conveyancer)

- (b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.
 - (c) If title is in the course of registration, title is to consist of:
 - (i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;
 - (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
 - (iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration documents to the BUYER.
 - (d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.
- G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):
- (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and
 - (b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.
- G4.4 The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.
- G4.5 The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.
- G4.6 The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.
- G5 Transfer**
- G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS
- (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and
 - (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
- G5.2 If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.
- G5.3 The SELLER cannot be required to transfer the LOT to anyone other than the BUYER, or by more than one TRANSFER.
- G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER
- (a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;
 - (b) the form of new lease is that described by the SPECIAL CONDITIONS; and
 - (c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION
- G6 Completion**
- G6.1 COMPLETION is to take place at the offices of the SELLER's conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.
- G6.2 The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.
- G6.3 Payment is to be made in pounds sterling and only by
- (a) direct transfer from the buyer's conveyancer to the SELLER's conveyancer; and
 - (b) the release of any deposit held by a stakeholder or in such other manner as the SELLER's conveyancer may agree.
- G6.4 Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER's conveyancer's client account or as otherwise required by the terms of the CONTRACT.
- G6.5 If COMPLETION takes place after 1400 hours for a reason other than the SELLER's default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.
- G6.6 Where applicable the CONTRACT remains in force following COMPLETION.
- G7 Notice to complete**
- G7.1 The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence.
- G7.2 The person giving the notice must be READY TO COMPLETE.
- G7.3 If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:
- (a) terminate the CONTRACT;
 - (b) claim the deposit and any interest on it if held by a stakeholder;
 - (c) forfeit the deposit and any interest on it;
 - (d) resell the LOT; and
 - (e) claim damages from the BUYER.
- G7.4 If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:
- (a) terminate the CONTRACT; and
 - (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.
- G8 If the CONTRACT is brought to an end**
- If the CONTRACT is lawfully brought to an end:
- (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and
 - (b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.
- G9 Landlord's licence**
- G9.1 Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.
- G9.2 The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
- G9.3 The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").
- G9.4 The SELLER must
- (a) use all reasonable endeavours to obtain the licence at the SELLER's expense; and
 - (b) enter into any authorised guarantee agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
- G9.5 The BUYER must promptly
- (a) provide references and other relevant information; and
 - (b) comply with the landlord's lawful requirements.
- G9.6 If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.
- G10 Interest and apportionments**
- G10.1 If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER's default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.
- G10.2 Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.
- G10.3 Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:
- (a) the BUYER is liable to pay interest; and
 - (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER;
- in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.
- G10.4 Apportionments are to be calculated on the basis that:
- (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
 - (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
 - (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
- G10.5 If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.
- G11 ARREARS**
- Part 1 – Current rent**
- G11.1 "Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.
- G11.2 If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.
- G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.
- Part 2 - buyer to pay for arrears**
- G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.

Common Auction Conditions Relating to the Properties in England and Wales

(except for Lots in Scotland where Scottish Articles of Roup will prevail and are available from the seller's conveyancer)

G11.5 The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.

G11.6 If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.

Part 3 – buyer not to pay for arrears

G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS

- (a) so state; or
- (b) give no details of any ARREARS.

G11.8 While any ARREARS due to the SELLER remain unpaid the BUYER must:

- (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;
- (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment);
- (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER's conveyancer may reasonably require;
- (d) if reasonably required, allow the SELLER's conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order;
- (e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and
- (f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.

G11.9 Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.

G12 Management

G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.

G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.

G12.3 The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new tenancy or agreement to grant a new tenancy) and:

- (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;
- (b) if the SELLER gives the BUYER notice of the SELLER's intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and
- (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.

G13 Rent deposits

G13.1 Where any TENANCY is an assured shorthold tenancy, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.

G13.2 The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.

G13.3 If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions.

G13.4 Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:

- (a) observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;
- (b) give notice of assignment to the tenant; and
- (c) give such direct covenant to the tenant as may be required by the rent deposit deed.

G14 VAT

G14.1 Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.

G12.1 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.

G15 Transfer as a going concern

G15.1 Where the SPECIAL CONDITIONS so state:

- (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and
- (b) this CONDITION G15 applies.

G15.2 The SELLER confirms that the SELLER:

- (a) is registered for VAT, either in the SELLER's name or as a member of the same VAT group; and

- (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.

G15.3 The BUYER confirms that

- (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
- (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;
- (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
- (d) it is not buying the LOT as a nominee for another person.

G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence

- (a) of the BUYER'S VAT registration;
- (b) that the BUYER has made a VAT OPTION; and
- (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.

G15.5 The BUYER confirms that after COMPLETION the BUYER intends to

- (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and
- (b) collect the rents payable under the TENANCIES and charge VAT on them.

G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a transfer of a going concern then:

- (a) the SELLER's conveyancer is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;
- (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
- (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.

G16 Capital allowances

G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.

G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER'S claim for capital allowances.

G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.

G16.4 The SELLER and BUYER agree:

- (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
- (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.

G17 Maintenance agreements

G17.1 The SELLER agrees to use reasonable endeavours to transfer to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.

G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.

G18 Landlord and Tenant Act 1987

G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987

G18.2 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

G19 Sale by PRACTITIONER

G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.

G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.

G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER's obligations. The TRANSFER is to include a declaration excluding that personal liability.

G19.4 The LOT is sold

- (a) in its condition at COMPLETION;
- (b) for such title as the SELLER may have; and
- (c) with no title guarantee;

and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.

G19.5 Where relevant:

- (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the document of appointment and the PRACTITIONER'S acceptance of appointment; and
- (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.

G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.

G20 TUPE

G20.1 If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.

G20.2 If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply:

Common Auction Conditions Relating to the Properties in England and Wales

(except for Lots in Scotland where Scottish Articles of Roup will prevail and are available from the seller's conveyancer)

| | | | | | | | |
|------------|--|--|--|--|------------|-----|--|
| | (a) The SELLER must notify the BUYER of those employees whose contracts of employment will transfer to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION. | | | | | | and references to notices and proceedings are to notices and proceedings under that Act. |
| | (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the Transferring Employees. | | | | G24.2 | | Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings. |
| | (c) The BUYER and the SELLER acknowledge that pursuant to and subject to TUPE, the contracts of employment between the Transferring Employees and the SELLER will transfer to the BUYER on COMPLETION. | | | | G24.3 | | If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it. |
| | (d) The BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION. | | | | G24.4 | | Following COMPLETION the BUYER must: |
| | | | | | | (a) | with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings; |
| | | | | | | (b) | use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and |
| | | | | | | (c) | if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER's period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds. |
| | | | | | G24.5 | | The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this. |
| G21 | Environmental | | | | G25 | | Warranties |
| G21.1 | This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide. | | | | G25.1 | | Available warranties are listed in the SPECIAL CONDITIONS. |
| G21.2 | The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT | | | | G25.2 | | Where a warranty is assignable the SELLER must: |
| G21.3 | The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT. | | | | | (a) | on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and |
| G22 | Service Charge | | | | | (b) | apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained. |
| G22.1 | This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions. | | | | G25.3 | | If a warranty is not assignable the SELLER must after COMPLETION: |
| G22.2 | No apportionment is to be made at COMPLETION in respect of service charges. | | | | | (a) | hold the warranty on trust for the BUYER; and |
| G22.3 | Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing: | | | | | (b) | at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty. |
| | (a) service charge expenditure attributable to each TENANCY; | | | | G26 | | No assignment |
| | (b) payments on account of service charge received from each tenant; | | | | | | The BUYER must not assign, mortgage or otherwise transfer or part with the whole or any part of the BUYER'S interest under this CONTRACT. |
| | (c) any amounts due from a tenant that have not been received; | | | | G27 | | Registration at the Land Registry |
| | (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable. | | | | G27.1 | | This condition G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable: |
| G22.4 | In respect of each TENANCY, if the service charge account shows: | | | | | (a) | procure that it becomes registered at the Land Registry as proprietor of the LOT; |
| | (c) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or | | | | | (b) | procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and |
| | (c) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER; | | | | | (c) | provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor. |
| | but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies. | | | | G27.2 | | This condition G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable: |
| G22.5 | In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER. | | | | | (c) | apply for registration of the TRANSFER; |
| G22.6 | If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund: | | | | | (c) | provide the SELLER with an official copy and title plan for the BUYER'S new title; and |
| | (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and | | | | | (c) | join in any representations the SELLER may properly make to the Land Registry relating to the application. |
| | (b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so. | | | | G28 | | Notices and other communications |
| G23 | Rent reviews | | | | G28.1 | | All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers. |
| G23.1 | This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined. | | | | G28.2 | | A communication may be relied on if: |
| G23.2 | The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed. | | | | | (a) | delivered by hand; or |
| G23.3 | Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed. | | | | | (b) | made electronically and personally acknowledged (automatic acknowledgement does not count); or |
| G23.4 | The SELLER must promptly: | | | | | (c) | there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY. |
| | (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and | | | | G28.3 | | A communication is to be treated as received: |
| | (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings. | | | | | (a) | when delivered, if delivered by hand; or |
| G23.5 | The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it. | | | | | (b) | when personally acknowledged, if made electronically; |
| G23.6 | When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER's period of ownership within five BUSINESS DAYS of receipt of cleared funds. | | | | | | but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY. |
| G23.7 | If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as ARREARS. | | | | G28.4 | | A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted. |
| G23.8 | The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings. | | | | G29 | | Contracts (Rights of Third Parties) Act 1999 |
| G24 | Tenancy renewals | | | | | | No one is intended to have any benefit under the CONTRACT pursuant to the Contracts (Rights of Third Parties) Act 1999. |
| G24.1 | This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) | | | | | | |
| | | | | | G30 | | Extra General Conditions |
| | | | | | | | The following general conditions are to be treated as being amended as follows: |
| | | | | | | 1. | Condition A1.2 of the AUCTION CONDUCT CONDITIONS shall be amended by adding the words 'in writing' at the end. |
| | | | | | | 2. | Condition G6.3(a) shall be amended to read: "BUYER'S conveyancer to the SELLER's conveyancer; and" |

Sale Memorandum

Lot details

Sale date

Lot number

Lot address

Lot address

Price (excluding VAT)

Deposit

The seller agrees to sell and the buyer agrees to buy the lot for the price.
This agreement is subject to the conditions so far as they apply to the lot.

Seller

Name of the seller

We acknowledge receipt of the deposit. Signed by us as an agent for the seller

for and on behalf of Acuitus Limited

Buyer

Name and contact details of the buyer (The company, individual or other body who will be the owner of the lot)

Address

Post code

Contact name

Contact telephone number

Contact email

Signed by the bidder on behalf of the buyer

Bidder

Name and contact details of the bidder (This is the individual who has made the successful bid for the lot)

Address

Post code

Contact telephone number

Mobile

Contact email

Conveyancer

Name and contact details of the buyer's conveyancer

Address

Post code

Contact name

Contact telephone number

Contact email

Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017

Acuitus Customer Due Diligence Form

Part 1 (must be completed for all transactions)

| | |
|--|--|
| Acuitus auction date | |
| Lot number | |
| Property Address | |
| Bidder full name (The individual who has made the successful bid for the property and is the name on the Memorandum of Sale) | |
| Bidder Address | |
| Buyer full name (The company, individual(s) or other body who will be on the Memorandum of Sale) | |
| Buyer address/registered office address | |

Part 2 (tick appropriate box and follow instructions)

Please tick the appropriate box and provide the information and original documents requested.

Please note that if copies of documents are provided, each document page has an original certification by an appropriate person such as a bank, financial institution, solicitor or chartered accountant.

Any certification must include the name, address and contact details of the person providing the certification.

| BIDDER (The individual who has made the successful bid for the lot) | | Tick |
|--|---|------|
| Photo ID (eg Passport/Driving Licence) | | |
| Proof of Current Address (eg utility or council bill, mortgage statement, bank statement not more than 3 months old) | | |
| Proof of authority to bid if acting as agent | | |
| BUYER (if different from the bidder) (The company, individual(s) or other body who will be the owner of the lot) | | |
| An Individual | Photo ID (eg passport/driving licence) | |
| | Proof of current address (eg utility or council bill, mortgage or bank statement) | |
| Joint individuals | Photo ID (eg passport/driving licence for each individual) | |
| | Proof of current address (eg utility bill, mortgage or bank statement for each individual) | |
| UK registered limited company or limited liability partnership (LLP) | Registration number | |
| | Certificate of incorporation | |
| | Proof of registered office address | |
| | Full names of Board of Directors | |
| | ID for the individual(s) who (directly or indirectly) hold more than 25% of the capital, profits or voting rights | |
| | ID for the individual(s) controlling the transaction | |
| | For an LLP, ID for 2 designated members | |
| Unincorporated business or partnership | Proof of name(s) of proprietor/all partners | |
| | ID for the individual(s) controlling the transaction | |
| | ID for the individual(s) who (directly or indirectly) hold more than 25% of the capital, profits or voting rights | |
| Trust or similar | Copy of trust deed | |
| | ID for two trustees including the trustee controlling the transaction | |
| | ID for any beneficiary with an interest of more than 25% in the trust | |
| Foreign registered companies | Certificate of incorporation | |
| | Memorandum of association and evidence of the registered office | |
| | Register of shareholders, including those for parent companies and group structure if applicable | |
| | ID for the individual(s) who (directly or indirectly) hold more than 25% of the capital, profits or voting rights and for the controlling party, if different | |
| Other | Structure chart showing the entity and all its parents up to and including the ultimate beneficial owner. Details of the legal form. Constitutional documents | |
| | Any other relevant information or documents | |

Part 3 Funds for the deposit (tick appropriate box and follow instructions)

The deposit must be paid in pounds sterling by electronic bank transfer from a bank or building society that is regulated by a competent UK regulatory authority.

| | | |
|--------------------------|--|--|
| Electronic Bank transfer | Name of account (same as bidder or Buyer) | |
| | Sort code and account number | |
| | If name of the account or signatory is not the bidder or Buyer further checks are required including relationship between source of funds and the bidder/Buyer | |

We know how difficult it is to arrange finance quickly between the auction day and completion for the purchases you make in the auction room. This is the reason why Acuitus Finance can arrange bridging loans for all properties over £0.5m bought in the auction room.

How can Acuitus Finance help you with bridging finance?

Each property bought in the auction room for £0.5m or above is offered with a pre-approved loan from leading specialist finance provider, Octopus Property. There is no requirement for a valuation and completion is subject only to title insurance and satisfactory credit and AML checks. If you are intending to bid, please contact Acuitus Finance:

Stuart Buchanan

+44 (0)20 7034 4850

M: +(0)7879 432868

E: stuart.buchanan@acuitus.co.uk

www.acuitus.co.uk


acuitus
Real Estate Auctioneering & Investment

octopus
property



Remote Bidding Registration form

Lot details

Date of Auction

Lot Number

Address of Lot

Please tick as applicable

Proxy

☐

Telephone

☐

Internet

☐

Maximum Bid Price (if Proxy bid)

(in words)

Bidder

Name and contact details of the bidder *(This is the individual who has made the successful bid for the lot)*

Address

Post code

Contact telephone number

Mobile

Contact email

See T&C's for ID requirements.

Buyer

Name and contact details of the buyer *(The company, individual or other body who will be the owner of the lot)*

Address

Post code

Contact name

Contact telephone number

Mobile

Contact email

See T&C's for ID requirements.

Conveyancer

Name and contact details of the buyer's conveyancer

Address

Post code

Contact name

Contact telephone number

Contact email

Deposit

Full name of the account holder

Sort Code

Account Number

Signed

Signature of the bidder

Date

Cheque for 10% deposit (£)

Payable to Acuitus

Version 2 June 2020

Remote Bidding

Terms & Conditions



1. The **Bidder** appoints **Acuitus** as agent and authorises **Acuitus** to bid for the relevant **Lot** on behalf of the **Bidder** in such manner as **Acuitus** thinks fit in its absolute discretion. The **Bidder** may withdraw **Acuitus's** authority to bid if the withdrawal is in writing and is received by the **Auctioneer** before the **Auction** commences and the **Auctioneer** confirms to the **Bidder** in writing that the withdrawal instruction has been received.
2. These terms and conditions apply to **You** and **You** will be bound by them if **You** bid by telephone, via internet or absentee/proxy.
3. Definitions used in these terms & conditions:
Acuitus means Acuitus Limited (company registration number 7105769)
Approved Financial Institution has the same meaning as in the RICS Common Auction Conditions Edition 4.0 November 2018.
Auction means the Acuitus commercial auction to be held at the time and place and on the date advertised on the Acuitus website in which the Lot appears.
Auctioneer means the Acuitus auctioneer having conduct of the Auction.
Bidder means the party bidding for the Lot and who acts as agent for the buyer and guarantees the performance of the buyer under the Conditions of Sale.
Business Days has the same meaning as in the RICS Common Auction Conditions Edition 4.0 November 2018.
Buyer means the person, firm or company identified on the Registration Form who agrees to buy the Lot.
Conditions of Sale means the auction conduct conditions together with the general conditions of sale, any special conditions of sale and any addenda that are applicable and/or relevant to the Lot.
Lot means the property for which you bid remotely at the Auction and bearing the number for which you have entered on the Registration Form.
Maximum Bid Price means the maximum price that you wish to bid for the Lot. This must be shown exclusive of any VAT that may be applicable.
Registration Form means the registration form for remote bidding on the Acuitus website at www.acuitus.co.uk.
Seller means the person selling the lot.
You and **Your** means the person identified on the Registration Form as the bidder being someone who bids by remote means at the Auction whether by proxy or by telephone or via the internet.
VAT means value added tax or any other tax of a similar nature.
4. **Registration Form**
 1. If **You** wish to bid at the **Auction** by telephone, via internet or absentee/proxy you must complete the **Registration Form** entering **Your** full details as the **Bidder** and full details of the **Buyer** if different to the **Bidder**.
You should sign the **Registration Form** where indicated.
 2. The completed **Registration Form** should be sent to Acuitus so that it is received not less than two clear **Business Days** prior to the date of the **Auction**, together with:
Two forms of identification for **You** consisting firstly of a form of photo identification such as Your passport or current driving licence and secondly proof of **Your** address such as a recent utility bill or bank statement. To comply with the Money Laundering Regulations, if **You** are not the **Buyer** we will require **You** to provide further documentation.
 3. A separate **Registration Form** must be completed for each **Lot**
 4. If **You** wish to alter any of the details appearing on the **Registration Form**, **You** must notify the **Auctioneer** of this in writing before the **Auction** commences. Alterations will only be effective if the **Auctioneer** confirms to **You** in writing that the request to alter has been received.
 5. In the event that the Auctioneer considers that there is any error or confusion about the **Registration Form** or the deposit, the **Auctioneer** reserves the right not to accept **Your** bid. Please note that the **Auctioneer's** decision as to what constitutes error or confusion is final.
 6. By completing this **Registration Form** **You** warrant that there are adequate funds in the account to meet the full amount of the deposit
5. **Deposit**
 1. The deposit is to be paid immediately after the auction and no later than 15:30 on the day following the auction by bank transfer to Acuitus's client's account in sterling on an **Approved Financial Institution** for a sum representing the greater of:
 - a. The minimum deposit of £1,000 (or the total of your maximum bid price if this is less than that minimum) and
 - b. 10% of the **Maximum Bid Price** exclusive of VAT.
2. If **You** are the successful bidder **Acuitus** requires a separate payment of £1,000 inclusive of VAT as a buyer's administration charge payable to Acuitus Limited to be electronically transferred immediately after the auction and no later than 15:30 on the day following the auction. A VAT receipt will be provided upon payment.
6. **Absentee/Proxy Bids**
 1. If **You** bid at the **Auction** by Absentee/proxy **You** should enter **Your Maximum Bid Price** on the **Registration Form**.
 2. The **Maximum Bid Price** must be an exact figure. Failure to clearly indicate **Your Maximum Bid Price** will invalidate **Your** bid.
 3. If **You** bid by absentee/proxy **You** appoint the **Auctioneer** as **Your** agent and **You** authorise the **Auctioneer** to bid for the **Lot** on **Your** behalf up to (but not in excess of) your **Maximum Bid Price** in whatever manner the **Auctioneer** in his absolute discretion thinks fit.
 4. **You** may withdraw the **Auctioneer's** authority to bid if the withdrawal is in writing and is received by the **Auctioneer** before the Auction commences and the **Auctioneer** confirms to **You** that the withdrawal instruction has been received.
 5. As soon as reasonably practicable after the **Auction** **You** will be notified as to whether or not **Your absentee/proxy** bid for the **Lot** was successful.
 6. The amount of **Your Maximum Bid Price** for the Lot will not be disclosed by the **Auctioneer** to the **Seller**
7. **Terms of Sale/Conduct of Auction**
 1. **You** shall be deemed to have read the "Important Information for Bidders" on the Auctioneer's website and the Common Auction Conditions, the special conditions of sale and any addendum relating to the **Lot**. **You** shall be deemed to have taken all necessary professional and legal advice and to have made all **Your** enquiries and to have knowledge of any **Auctioneer's** announcements which are relevant to the **Lot**.
 2. It is possible that at any time up to the commencement of bidding at the **Auction** amendments and/or additions may be made to the **Conditions of Sale** for the **Lot** or any other matters relating to it. Such amendments are published by means of written addenda and by verbal addenda announced from the rostrum. **You** will be deemed to have knowledge of such matters (including for the avoidance of doubt any late addenda that are announced verbally from the rostrum) and if **Your** bid is successful **You** will buy subject to them.
 3. If **Your** bid is successful the **Auctioneer** or any person authorised by the **Auctioneer** will sign the memorandum of sale and any other relevant document relating to the **Lot** on **Your** behalf and as soon as the deposit is cleared send this to **You** by post.
 4. In accordance with the Common Auction Conditions and in particular clauses A5.5 and A6.5, if you are the successful bidder **You** will be required to complete the ('Acuitus Customer Due Diligence Form') and provide the information stated. **You** will be deemed to have read the 'Requirements for bidders and buyers under the Money Laundering Regulations' and will fully comply with them. Both documents are on the Acuitus website.
8. **Disclaimer**

Acuitus or any employee or agent of **Acuitus** or the **Auctioneer** will have no liability or responsibility whatsoever towards **You** or the **Buyer** in the event of Your bid not being made as a result of:

 - Unclear instructions.
 - Error, lack of clarity or confusion whether during the **Auction** or regarding the **Registration Form** or the deposit.
 - Any change in the date, time and/or venue of the **Auction**.
 - Any interruption or suspension of telephone or internet bidding services.
 - **You** being unobtainable by telephone or becoming disconnected during the course of bidding by telephone or via the internet.
 - Any other factor beyond **Acuitus's** control.

Please complete the on-line registration form and submit it to Acuitus no later than 2 working days prior to the date of the auction. YOU WILL NEED TO RECEIVE WRITTEN CONFIRMATION FROM ACUITUS THAT YOUR REGISTRATION TO BID HAS BEEN COMPLETED SUCCESSFULLY



acuitus

Real Estate Auctioneering & Investment