



# STRETTONS

RESIDENTIAL & COMMERCIAL  
NATIONAL PROPERTY AUCTION

Thursday 19 February 2026, 12 noon

**Please note this auction will be streamed live online only**



## AUCTIONS

Telephone House  
69–77 Paul Street  
London  
EC2A 4NW  
**020 7637 4000**  
auctions@strettons.co.uk

**CITY & CITY FRINGE** 020 7375 1801

**EAST & NORTH LONDON** 020 8520 9911

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## THURSDAY 19 FEBRUARY 2026

PLEASE NOTE THIS AUCTION WILL BE STREAMED  
LIVE ONLINE ONLY

**BY ORDER OF various mortgagees, receivers, public and  
private companies, trustees, executors, housing associations,  
charities and others, including:**

Pension Fund Trustees

The Joint Administrator

C Kornbluth & I Waight as LPA Receivers



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## IMPORTANT NOTICE TO PROSPECTIVE BUYERS

The notices below apply to all properties within this catalogue and are essential reading before you bid. Please also check [strettons.co.uk](https://www.strettons.co.uk) for updates.

1

Properties are offered subject to the "Common Auction Conditions (4th Edition April 2018)" which are reproduced with the consent of the Royal Institution of Chartered Surveyors.

These Conditions have three main sections:

**a. Glossary**

This gives special meanings to some words used in the rest of the conditions.

**b. The conduct of the auction**

These conditions regulate the conduct of the auction.

If you read our catalogue or attend the auction you do so on the basis that you accept them.

**c. Conditions of sale**

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

- General conditions that apply to all lots.
- Any extra 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).

**These conditions are legally binding.**

2

A prudent buyer before bidding will:

- Take professional advice from a solicitor and, in appropriate cases, a surveyor and an accountant.
- Read the conditions.
- Inspect the lot.
- Carry out usual searches and make usual enquiries.
- Check the content of all documents.
- Check the accuracy of the catalogue.
- Have finance available for the deposit and the 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.**

3

Photographs or plans are for identification purposes only to assist you in the location of the property and they are not intended to show the interest to be sold. Such photographs and plans are expressly excluded from the contract of sale. Location plans are reproduced with permission of Ordnance Survey under licence number ES100004608. All measurements and dimensions are approximate. No services or systems (e.g. central heating, fire and burglar alarms) have been tested. The accommodation describes the number of rooms as currently arranged. A statement for one lot does not imply that it does/does not apply to another. In any 'LEASE DETAILS' information ground rent

may be payable and may rise whether or not it is stated. Dimensions/areas/accommodation supplied in legal documents such as leases and EPCs should not be relied upon and you should verify by your own inspection/measuring.

4

There may be updates to information issued either in this catalogue or elsewhere. A notice detailing such changes will be available at the auction, or an announcement may be made from the rostrum. Updates are also posted online at [strettons.co.uk](https://www.strettons.co.uk). You are advised to check with us on arrival at the auction as to whether there are any changes affecting the lot for which you intend to bid. If you do bid you will be assumed to do so with knowledge of any such changes. You should also check whether a lot in which you are interested has been withdrawn or sold prior.

5

Offers can be submitted to buy a lot before the auction and if acceptable a sale can proceed but the property will not be withdrawn from the auction until contracts have been exchanged.

6

Some sellers require the buyer to contribute towards their legal/administrative costs by specifying an additional amount payable on completion. If applicable then it will be detailed in the special conditions of sale applying to that lot.

7

No employee of the auctioneers has the authority to make or give any representation or warranty about any of the lots to be offered.

8

The successful bidder must pay the deposit by personal bank debit card (but not business debit or credit card), bank transfer, bankers draft, building society draft or by cheque within 24 hours of your bid being accepted. If this requirement is not complied with then we reserve the right to offer the lot elsewhere or again by auction and claim any loss from you. Drafts should be made payable to Strettons. **We are unable to accept the deposit payment in cash.**





**9** If you are successful in the bidding then you have entered into a binding contract to purchase the lot subject to the conditions of sale. You must immediately give to the auctioneer's clerk your name and address and that of your solicitor; provide two forms of proof of identity to include both the name and address of the buyer; pay the 10% deposit (or £3,000 whichever is the greater) and sign the sale memorandum before leaving the room.

**10** If you are successful then, unless otherwise stated in the conditions of sale, the lot will be at your risk upon the fall of the gavel and so you are recommended to arrange insurance as soon as possible. Please email francesca.raisbeck@strettons.co.uk where in most cases immediate cover may be arranged.

**11** **Each successful buyer will be required to pay to Strettons a BUYER'S ADMINISTRATION FEE of £1,500 including VAT on exchange of contracts for each lot purchased (or £795 including VAT for transactions of less than £10,000).**

**12** **Various non-optional fixed or variable additional fees and costs may be payable by the buyer on top of the purchase price.** These will include a buyer's administration fee and may include a contribution towards the seller's and/or their solicitor's costs, documentation costs, ground rent, apportionment of rent/service charge, rent/service charge arrears, VAT, Stamp Duty Land Tax etc. To establish the full cost of purchasing a property please obtain your own independent advice and inspect the legal documentation/special conditions.

**13** No responsibility is accepted for any information unless taken from our own catalogue or web site, or specifically provided by a member of the Strettons' auction team.

**14** Most Sellers will not allow us to release keys until after completion. In other cases we will only release keys after deposits have cleared which will usually be two or three days and then only with the Seller's consent.

**15** Some of the lots in this catalogue may be in poor repair. Please take care when inspecting. All viewings are undertaken entirely at your own risk.

**16** Guide prices are for guidance purposes only, and represent the range within which the reserve (the minimum figure at which a lot can be sold) may be set at the time of catalogue printing. Guides may change at any time before the auction, and properties could sell above or below the figures quoted, but we do update them on our auction web site each working day up to the last such day before the auction, and they are shown on the printed auction day announcement sheet. If a change occurs after this publication deadline then an announcement will be made from the rostrum. If the guide price is stated as a single figure then the reserve will be within 10% of the stated figure.

**17** The word "Equivalent" in relation to rent means the corresponding annual amount due.

**18** Before bidding all bidders need to provide valid ID. Please refer to the bidder identity registration notice in the catalogue/online or contact us.

STRETTONS

ESTD 1931

IAL P  
AUCT

## MEET THE TEAM

AUCTION & INVESTMENTS 020 7637 4000



**Andrew Brown**  
Director of Auctions and Auctioneer  
020 8509 4470



**Robert Woolfe**  
Associate Director  
020 8509 4408



**Rob Hills**  
Associate Director  
020 7614 9933



**Michael Mercer**  
Auction Surveyor  
020 8509 4406



**Stuart Mackay**  
Senior Auction Surveyor  
0208 509 4447



**Bryn Nettle**  
Head of Business Development  
07854 829 415



**Emma Shepherd**  
PA to Director of Auctions



**Ellie Turner**  
Auction Administrator



**Ria Chalkley-Williams**  
Administrator

Our team brings over 200 years of auction experience to the table, collectively providing a wide array of expertise, with specialist surveyors for any property type.

**For auction enquiries call the auction team today on**

**020 7637 4000**

## A WARM WELCOME FROM OUR DIRECTOR OF AUCTIONS

**Hello, and a very warm welcome to our first auction catalogue of 2026. Whether this marks your first step into the world of property auctions or you are a regular and experienced bidder, we are very pleased that you are considering buying through Strettons.**

Our first auction of the year, taking place on the 19th of February, offers a positive opportunity to begin 2026 with purpose and momentum. This catalogue presents a carefully assembled and well-balanced selection of 58 lots, spanning residential, commercial, mixed-use and development opportunities. Together, they reflect the wide-ranging demand we continue to see from private investors, owner-occupiers and institutional buyers, all of whom value the clarity, certainty and efficiency that the auction process provides.

As we turn the page on the year just gone, it is also appropriate to briefly reflect on 2025. Across seven auctions, we were fortunate to complete sales totalling £94.2 million, with an overall success rate of 87%. While we are proud of these results, we remain mindful that they were achieved in a market that demanded realism, adaptability and hard work from all involved. Above all, they reflect the continued confidence placed in Strettons by our clients, many of whom return to auction for our ability to deliver transparent, competitive outcomes within defined timescales.

I would also like to take this opportunity to thank all of my team, whose commitment, professionalism and sustained effort throughout 2025 were instrumental in achieving those outcomes. Their work behind the scenes, often under significant time pressure, ensures that each catalogue is brought to market with care, accuracy and attention to detail, and it does not go unappreciated.

The lots offered in this February sale are very much a continuation of that considered approach. Vendors have adopted realistic and pragmatic pricing strategies, while buyers are presented with a diverse range of opportunities offering income, asset management potential and longer-term capital growth. As ever, well-located and sensibly guided properties are attracting early interest, and we anticipate competitive bidding across a number of the lots.



We look forward to welcoming both familiar faces and first-time bidders to our opening sale of the year. Our experienced auction team is on hand to assist with enquiries, viewings and pre-auction due diligence, and we encourage interested parties to engage early. We wish all participants every success at our auction on February 19th, which we hope will mark a positive and constructive start to the year ahead.

**Andrew Brown**  
Director of Auctions  
29th January 2026





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## RESULTS

11 DECEMBER 2025 AUCTION



**SOLD FOR £456,000**

**LOT 2** 25 Claremont Gardens, Ilford, Essex, IG3 8AH  
**Guide price\* £325,000 PLUS**



**SOLD FOR £473,000**

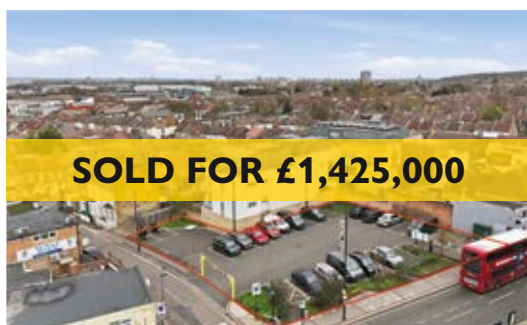
**LOT 5** 123 Plashet Grove, East Ham, London, E6 1AA  
**Guide price\* £350,000 PLUS**

**£15.5m**

RAISED

**80%**

SUCCESS RATE



**SOLD FOR £1,425,000**

**LOT 12** Aberly Street Car Park, Plumstead High Street, Plumstead, London, SE18 1DB  
**Guide price\* £375,000 PLUS**



**SOLD FOR £935,000**

**LOT 13** 108 Whitechapel Road, Whitechapel, London, E1 1JE  
**Guide price\* £725,000 PLUS**

NEXT AUCTION

**16 APRIL 2026**

CATALOGUE ONLINE

**27 MARCH 2026**

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If the base rate decreases  
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[contact@hankzarihs.com](mailto:contact@hankzarihs.com)





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## ORDER OF SALE THURSDAY 19 FEBRUARY 2026

Please refer to additional sheet (if applicable) for extra lots

- |    |   |    |  |
|----|---|----|--|
| 1  | 60 Holmwood Road, Ilford, Essex, IG3 9XZ  | 31 | Flat 606 Judde House, Duke of Wellington Avenue, London, SE18 6DG                                  |
| 2  | Flat C, 112 Kingsland High Street, Hackney, London, E8 2NS                      | 32 | Flat 502 Judde House, Duke of Wellington Avenue, London, SE18 6DG                                  |
| 3  | 183 - 185 Hoe Street, Walthamstow, London, E17 3AP                              | 33 | Garages and land at, 50 Studley Avenue, London, E4 9PS   |
| 4  | 225-231 High Street, Beckenham, Kent, BR3 1BN                                   | 34 | Land at, 21 Arkley Crescent, London, E17 7PA   |
| 5  | 292-294 High Street, Beckenham, Kent, BR3 1DY                                   | 35 | Flat 2, 67 Lant Street, London, Southwark, SE1 1QN   |
| 6  | 5 Rowantree Road, Winchmore Hill, London, N21 3ED                               | 36 | 210-216 Marton Road, Middlesbrough, Middlesbrough, TS4 2ET   |
| 7  | 44B High Street, Cheshunt, Waltham Cross, Hertfordshire, EN8 0AQ                | 37 | 2 Fairview Parade, Mawney Road, Romford, Essex, RM7 7AD  |
| 8  | Flat 11 Shiraj Tower, 201 Commercial Road, London, E1 2BT                       | 38 | 125 Myddleton Road, Wood Green, London, N22 8NG  |
| 9  | 15 Abbey Way, Battle, East Sussex, TN33 0XD                                     | 39 | 115 Sidbury, Worcester, Worcestershire, WR5 2DH  |
| 10 | Flat 25 Gatsby Apartments, 18 Gunthorpe Street, London, E1 7BF                  | 40 | Ground Floor Flat, 69 Onslow Gardens, London, N10 3JY  |
| 11 | 145 Fanshawe Avenue, Barking, London, IG11 8RF                                  | 41 | 259-263 Goswell Road, London, EC1V 7AH   |
| 12 | 51c Northbrook Road, Ilford, Redbridge, IG1 3BP                                 | 42 | Two Former Public Telephone Kiosks, North Lane, Canterbury, Kent, CT2 7EB                          |
| 13 | 75-77 Chadwell Heath Lane, Chadwell Heath, Romford, Redbridge, RM6 4NP          | 43 | Former Public Telephone Kiosk, High Street, Guildford, Surrey, GU1 3HJ                             |
| 14 | Flat 160 Marathon House, 33 Olympic Way, Wembley, Middlesex, HA9 0GF            | 44 | Four Former Public Telephone Kiosks, Little Park Gardens, Enfield, Middlesex, EN2 6AJ              |
| 15 | 102 Bream Close, Tottenham Hale, London, N17 9DQ                                | 45 | 9B Tudor Parade, High Road, Romford, Essex, RM6 6PS  |
| 16 | Flat 2105 ,The Atlas Building, 145 City Road, London, EC1V 1AY                  | 46 | Paragraph Hotel, 6 Cheapside North Circular Road, London, N13 5ED                                  |
| 17 | 175 Brick Kiln One, Station Road, London, SE13 5FN                              | 47 | 167 Westmorland Avenue, Luton, Bedfordshire, LU3 2PU   |
| 18 | 181 Brick Kiln One, Station Road, London, SE13 5FN                              | 48 | Flat 5, 315 Barking Road, London, Canning Town, E13 8EE  |
| 19 | 146 York Road, Southend-on-Sea, Essex, SS1 2EA                                  | 49 | Land at Culm Spring Farm, Road From Old Hill Cross To Mutterton Cross, Cullompton, Devon, EX15 1RW |
| 20 | Flat 158 Alington House, 1 Mary Neuner Road, London, N8 0ES                     | 50 | 85 Mayesbrook Road, Ilford, Essex, IG3 9PJ   |
| 21 | Flat 32 Mulberry House, Park Place, Stevenage, Hertfordshire, SG1 1BF           | 51 | 40 Pretoria Road, Ilford, Essex, IG1 2HW   |
| 22 | Flat 28 Mulberry House, Park Place, Stevenage, Hertfordshire, SG1 1BF           | 52 | Electricity Sub Station, Kynance Crescent, Brinsworth, Rotherham, Rotherham, S60 5EW               |
| 23 | Flat 26 Chelsfield Point, Penshurst Road, London, E9 7DY                        | 53 | 283 Kingston Road, Leatherhead, Surrey, KT22 7PJ   |
| 24 | Flat 4 Arthaus Apartments, 205 Richmond Road, Hackney, London, E8 3FF           | 54 | Flat 16 Mariner House, 157 High Street, Southend-on-Sea, Essex, SS1 1LL                            |
| 25 | Flat 6 Noble House, 255 Graham Road, Hackney, London, E8 1PE                    | 55 | 32 Crown Street, Halifax, West Yorkshire, HX1 1TT  |
| 26 | Unit 10, 17 Palmers Road, London, E2 0SP  | 56 | 78 Edenhill Road, Peterlee, County Durham, SR8 5DB   |
| 27 | Rear of, 458 Roman Road, London, E3 5LU   | 57 | Land to the rear of, 19-34 Tay Close, Lordswood, Chatham, Kent, ME5 8JJ                            |
| 28 | Flat 69 Pendant Court, 4 Shipwright Street, Silvertown, London, Newham, E16 2TG | 58 | 43 Junction Road, Romford, Essex, RM1 3QR  |
| 29 | Flat 63 Pendant Court, 4 Shipwright Street, London, E16 2TG                     |    |  |
| 30 | 8 Alloy House, Moulding Lane, London, SE14 6BH                                  |    |  |

# NOW TAKING INSTRUCTIONS FOR OUR NEXT AUCTION

Thursday 16 April 2026

020 7637 4000



ALPHABETICAL INDEX THURSDAY 19 FEBRUARY 2026

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- Bedfordshire**  
**47** LU3 2PU 167 Westmorland Avenue, Luton, Bedfordshire, LU3 2PU
- County Durham**  
**56** SR8 5DB 78 Edenhill Road, Peterlee, County Durham, SR8 5DB
- Devon**  
**49** EX15 1RW Land at Culm Spring Farm, Road From Old Hill Cross To Mutterton Cross, Cullompton, Devon, EX15 1RW
- East Sussex**  
**9** TN33 0XD 15 Abbey Way, Battle, East Sussex, TN33 0XD
- Essex**  
**1** IG3 9XZ 60 Holmwood Road, Ilford, Essex, IG3 9XZ  
**19** SS1 2EA 146 York Road, Southend-on-Sea, Essex, SS1 2EA  
**37** RM7 7AD 2 Fairview Parade, Mawney Road, Romford, Essex, RM7 7AD  
**45** RM6 6PS 9B Tudor Parade, High Road, Romford, Essex, RM6 6PS  
**50** IG3 9PJ 85 Mayesbrook Road, Ilford, Essex, IG3 9PJ  
**51** IG1 2HW 40 Pretoria Road, Ilford, Essex, IG1 2HW  
**54** SS1 1LL Flat 16 Mariner House, 157 High Street, Southend-on-Sea, Essex, SS1 1LL  
**58** RM1 3QR 43 Junction Road, Romford, Essex, RM1 3QR
- Hertfordshire**  
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- South Yorkshire**  
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- Surrey**  
**43** GU1 3HJ Former Public Telephone Kiosk, High Street, Guildford, Surrey, GU1 3HJ  
**53** KT22 7PJ 283 Kingston Road, Leatherhead, Surrey, KT22 7PJ
- West Yorkshire**  
**55** HX1 1TT 32 Crown Street, Halifax, West Yorkshire, HX1 1TT
- Worcestershire**  
**39** WR5 2DH 115 Sidbury, Worcester, Worcestershire, WR5 2DH

# PRIVATE TREATY

2 HEBDEN PLACE, NINE ELMS,  
LONDON SW8 2FR

**FOR SALE**



Virtual Freehold Supermarket investment  
Adjacent to Nine Elms Station

Area: 1,873 sq ft  
Price: £1,250,000

**joe.tallischisnall@strettons.co.uk**  
**07970 280 653**

UNITS 3 & 5, 131 CHURCH ELM  
LANE, DAGENHAM, RM10 9RR

**FOR SALE**



New build, ground floor space offered in shell  
and core condition

Area: 777–1,012 sq ft  
Price: £750,000

**sean.crowhurst@strettons.co.uk**  
**07791 849 470**

18–20 LONDON LANE, HACKNEY,  
LONDON, E8 3PR

**FOR SALE**



Self-contained freehold commercial building

Area: 7,750 sq ft  
Price: £1,500,000

**tom.schwier@strettons.co.uk**  
**07583 037 559**

3 CRANE COURT, CITY OF LONDON,  
LONDON, EC4A 2EJ

**FOR SALE**



Freehold office occupier opportunity

Area: 3,430 sq ft  
Price: £1,695,000

**joel.barnes@strettons.co.uk**  
**07974 625 109**

HOWARD ROAD, CHAFFORD  
HUNDRED, GRAYS, RM16 6YJ

**FOR SALE**



Freehold Land with Implemented Planning

Area: 2.63 acres  
Price: £3,000,000

**aasia.pathan@strettons.co.uk**  
**07807 979 061**

**chris.wade@strettons.co.uk**  
**07816 505 718**

VICTORIA WORKS, BRENT CROSS,  
LONDON, NW2 6LF

**FOR SALE**



A Prime Opportunity for Commercial /  
Residential Redevelopment or Industrial  
Occupation ( subject to planning)

Area: 1.08 acres  
Price: On Application

**aasia.pathan@strettons.co.uk**  
**07807 979 061**



# PRIVATE TREATY

## ONE BEDROOM CONVERSION

FOR SALE



CHURCH STREET, LONDON, N9 9HL

PRICE: £225,000

**oliver.knipe@strettons.co.uk**  
**07977 366 328**

## ONE BEDROOM FLAT

FOR SALE



REPTON HOUSE, JACKS FARM WAY,  
LONDON, E4 9AW

PRICE: £299,995

**oliver.knipe@strettons.co.uk**  
**07977 366 328**

## ONE BEDROOM CONVERSION

FOR SALE



CHESTER ROAD, LONDON, E17 7HP

PRICE: £325,000

**oliver.knipe@strettons.co.uk**  
**07977 366 328**

## TWO BEDROOM SPLIT LEVEL MAISONETTE

FOR SALE



NICOLL ROAD, LONDON, NW10 9AB

PRICE: £400,000

**oliver.knipe@strettons.co.uk**  
**07977 366 328**

## TWO BEDROOM END OF TERRACE HOUSE

FOR SALE



DAVENTRY AVENUE, LONDON, E17 9AQ

PRICE: £675,000

**oliver.knipe@strettons.co.uk**  
**07977 366 328**

## FOUR BEDROOM DETACHED HOUSE

FOR SALE



BROOKLYN AVENUE, LOUGHTON, IG10 1BJ

PRICE: £975,000

**oliver.knipe@strettons.co.uk**  
**07977 366 328**



# The smart time is now...

LOTS INVITED  
FOR OUR NEXT  
AUCTION

## NATIONAL PROPERTY AUCTION

RESIDENTIAL &  
COMMERCIAL



**THURSDAY**  
**16 APRIL 2026**  
**12 Noon**

**Auction enquiries 020 7637 4000**



## FREEHOLD VACANT THREE BEDROOM TERRACE HOUSE

### LOCATION & DESCRIPTION

A vacant three bedroom terrace two storey house situated within a popular residential area. Seven Kings station (mainline and Elizabeth line) is located approximately half a mile away, giving access to London Liverpool Street and Heathrow Airport.

### ACCOMMODATION

The accommodation comprises the following:

**Ground Floor:** - Two reception rooms and kitchen.

**First Floor:** - Three bedrooms and bathroom with toilet

**External:** Front and rear gardens.

**TENURE**  
FREEHOLD

### PLANNING

Potential to extend (Subject to Planning Permission).

### NOTE

Auction Surveyor: Michael Mercer  
020 8509 4406 michael.mercer@strettons.co.uk

**OFFERED VACANT**

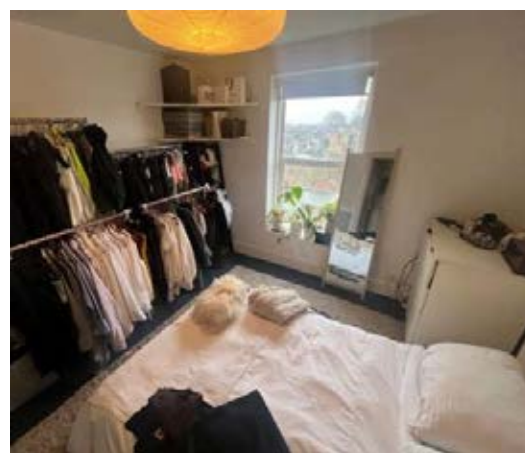
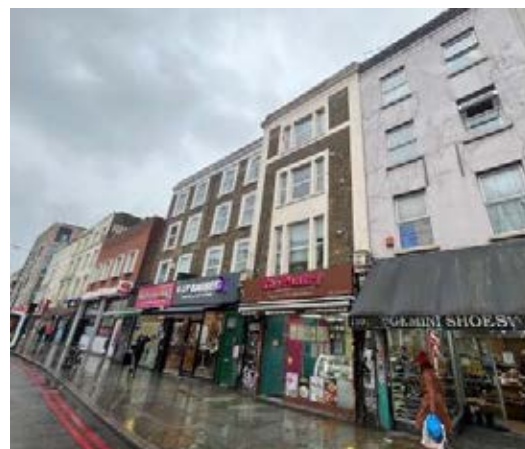
**EPC Rating:** D





# FLAT C 112 KINGSLAND HIGH STREET, HACKNEY, LONDON E8 2NS

## GUIDE PRICE\* £185,000 PLUS



### LEASEHOLD ONE BEDROOM FLAT PRODUCING £16,800 PER ANNUM

#### LOCATION & DESCRIPTION

The property is located in Dalston, on the mixed commercial and residential street of Kingsland High Street (A10). The property is 100m north of Dalston Junction Overland Station (Windrush Line) and 50m to the north of Kingsland Station (Midway Line). Hackney Station (Weaver Line) is 600m to the east and Hackney Downs Park is 500m to the north east. It is 30m to the south of the junction with Sandringham Road.

The property comprises a third floor one bedroom flat, with front access onto Kingsland Road.

#### ACCOMMODATION (Measurements based on EPC)

The property comprises:

**Third Floor:** Bedroom with ensuite shower/toilet and lounge/kitchen 409 Sq Ft (38 Sq M)

#### TENURE

Leasehold for a term of 99 years from 25/12/1985 (less one day) - (59 years remaining)

#### NOTE

Auction Surveyor: Rob Hills  
Contact : 0207 614 9933  
Robert.hills@strettons.co.uk

#### TENANCY DETAILS

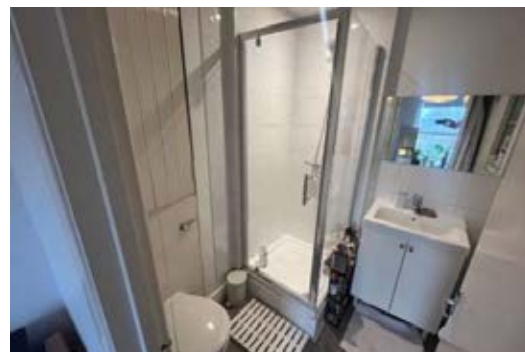
Let to an individual on a rolling 12 month Assured Shorthold Tenancy (AST), from 27th July 2016 at £16,800 per annum (£1,400pcm).

**EPC Rating: C**

**PRODUCING £16,800 PER ANNUM**



NOT TO SCALE FOR INFORMATION ONLY © ES100004608





**GUIDE PRICE\* £1,000,000 PLUS**



**FREEHOLD COMMERCIAL INVESTMENT - DOUBLE SHOP LET TO FOXTONS & SELF-CONTAINED UPPER PART PRODUCING A TOTAL RENT OF £65,500 P.A. PLUS VACANT REAR CAR PARK**

#### LOCATION & DESCRIPTION

A pair of three storey properties comprising a double shop with separate front access to a self-contained offices above. Towards the rear is a car park. Located in the heart of the town centre at the busy junction with Selborne Road, opposite McDonald's, moments Walthamstow Central station (Victoria line and overground - Weaver line) and close to the "17&Central" shopping centre and street market.

#### ACCOMMODATION (BASED ON VOA WEBSITE)

**Double Shop:** 1,200 sq ft (111.5 sq m)  
**First & Second Floor Offices:** 1,419 sq ft (131.9 sq m) including kitchen

#### NOTE

1. Foxtons have traded from the property since 2015.
2. Tenant Profile: [www.eastlondontherapy.com](http://www.eastlondontherapy.com)

Auction Surveyor: Robert Woolfe  
Contact: 020 8509 4408 [robert.woolfe@strettons.co.uk](mailto:robert.woolfe@strettons.co.uk)

**EPC Rating:** Both "C"

#### TENANCY DETAILS

**Double Shop:** Let on a repairing and insuring lease to Foxtons Ltd for a term from 14.12.23 to 31.07.29 at £45,000 p.a. Tenant's break 01.08.27.

**First & Second Floor Offices:** Let on a repairing and insuring lease to 2 individuals (t/a East London Therapy) for a term from 14.12.23 to 31.07.29 at £20,500 p.a.

**PRODUCING £65,500 P.A. PLUS VACANT CAR PARK**



183 - 185 HOE STREET, WALTHAMSTOW,  
LONDON E17 3AP

**GUIDE PRICE\* £1,000,000 PLUS**







## FREEHOLD MIXED USE PROPERTY REQUIRING RENOVATION THROUGHOUT

### LOCATION & DESCRIPTION

A double fronted mixed use commercial / residential property requiring renovation throughout. Planning permission has been granted to add additional residential units.

The property is situated on Beckenham High Street, a vibrant and well-established commercial thoroughfare in the heart of Beckenham. The High Street offers an excellent mix of national retailers, independent shops, cafés, restaurants and local services.

Beckenham Junction railway station is situated approximately 600 metres to the northeast of the property and provides direct access into London Victoria (24 mins) and London Blackfriars (27 mins).

### TENURE

Freehold

### NOTE

Auction Surveyor: Stuart Mackay  
Contact: 020 8509 4447 / 07928 456 982  
stuart.mackay@strettons.co.uk

We understand that the borrower is in occupation of part of the building.

### ACCOMMODATION (Not inspected - Details from valuation report)

**Ground Floor:** Commercial Unit

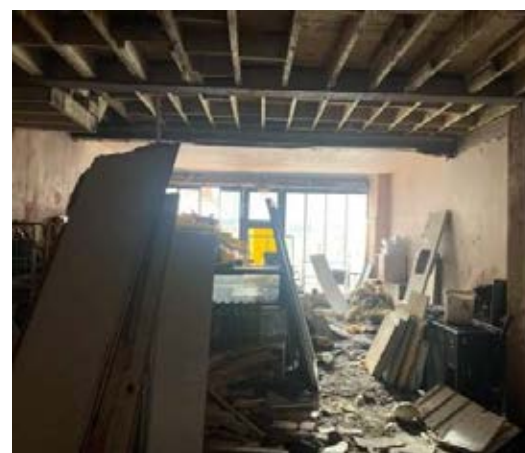
**First & Second Floor:** In the process of converting to residential accommodation

### PLANNING

Planning Permission Granted by Bromley Borough Council on 29/05/2020 for Change of use of first and second floors from Class B1(a) to Class C3 (residential) to form 1 x 2 bed flat, and 1 x 3 bed flat. (56 day application for prior approval in respect of transport and highways, contamination, flooding and noise impacts under Class O Part 3 of the GPDO). (REF: 20/01330/RESPA).







## FREEHOLD MIXED USE PROPERTY REQUIRING RECONSTRUCTION / RENOVATION THROUGHOUT

### LOCATION & DESCRIPTION

A mixed use commercial / residential property requiring reconstruction / renovation throughout. Planning permission has been granted to add additional residential units. The property has been severely fire damaged.

The property is situated on Beckenham High Street, a vibrant and well-established commercial thoroughfare in the heart of Beckenham. The High Street offers an excellent mix of national retailers, independent shops, cafés, restaurants and local services.

Beckenham Junction railway station is situated approximately 600 metres to the northeast of the property and provides direct access into London Victoria (24 mins) and London Blackfriars (27 mins).

### NOTE

Auction Surveyor: Stuart Mackay  
Contact: 020 8509 4447 / 07928 456 982  
stuart.mackay@strettons.co.uk

### OFFERED VACANT

### ACCOMMODATION (Not inspected - Details from valuation report)

**Ground Floor:** Former Retail Unit

**First & Second Floor:** Former self contained residential accommodation.

### TENURE

Freehold

### PLANNING

Planning permission GRANTED by Bromley Borough Council on 27/04/2020 for Elevational alterations and construction of second floor extension and first floor infill extensions. Enlargement of first floor rear bedsit to provide two storey one bedroom flat (REF: 19/05368/FULL1).



# 5 ROWANTREE ROAD, WINCHMORE HILL, LONDON N21 3ED

## GUIDE PRICE\* £540,000 PLUS



### VACANT FREEHOLD FOUR BEDROOM SEMI-DETACHED HOUSE

#### LOCATION & DESCRIPTION

The property is located in a residential area of Winchmore Hill. It can be reached via Great Cambridge Road (A10), and Church Road, and is situated on the east side of Rowantree Road. Winchmore Hill Train Station (Great Northern Line) is 1 mile to the west, Enfield is 1 mile to the north and Bush Hill Park Overland Station (Weaver Line), is located 1 miles to the north east.

The property comprises a four bedroom, semi detached three storey property, with off street parking to the front, a garage, a patio and large rear garden.

#### TENURE

Freehold

#### NOTE

1. Fixtures and fittings are included in the sale.
2. Works were undertaken to the property in 2014 (Enfield Council - Ref 14/03875/CEA), building control sign off was not obtained at the time. Prospective purchasers should refer to the legal pack for more details.

Auction Surveyor: Rob Hills  
Contact : 0207 614 9933  
Robert.hills@strettons.co.uk

**OFFERED VACANT**

#### ACCOMMODATION (Measurements based on EPC)

The property comprises:

**Ground Floor:** Hallway, toilet, utility room, open plan kitchen and lounge

**First Floor:** Three bedrooms and bathroom/shower/toilet

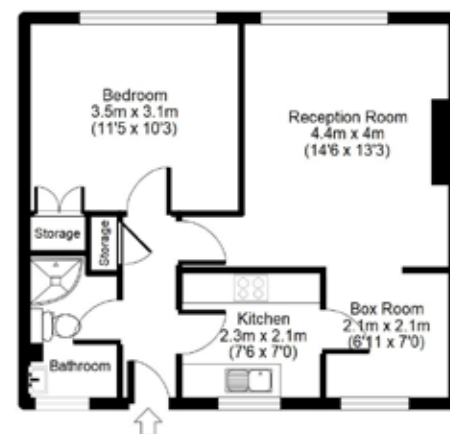
**Second Floor:** - Bedroom with ensuite shower/toilet

**Total:** 1,582 Sq Ft (147 Sq M)

**EPC Rating:** D







## LEASEHOLD VACANT ONE BEDROOM FLAT

### LOCATION & DESCRIPTION

A leasehold one bedroom second floor flat with an additional box room / office. The property is self contained, situated on Cheshunt High Street approximately 1 mile from Cheshunt Railway Station, which has direct routes into Stratford, Tottenham Hale & London Liverpool Street.

### ACCOMMODATION (Areas for guidance only)

**Top Floor Flat:** Comprising lounge, kitchen, shower room, one bedroom & an additional office space.

### TENURE

Leasehold - 82 years from 25/12/1980. Approximately 36 years remaining at a ground rent of £10pa.

### NOTE

Auction Surveyor: Stuart Mackay  
Contact: 020 8509 4447 / 07928 456 982  
stuart.mackay@strettons.co.uk

### OFFERED VACANT WITH AN 8 WEEK COMPLETION

### JOINT AUCTIONEER

Roberto Cancro  
01992 640166  
roberto@robertoandco.com  
www.robertoandco.com





# FLAT 11 SHIRAJ TOWER, 201 COMMERCIAL ROAD, LONDON E1 2BT

## GUIDE PRICE\* £200,000 PLUS



### VACANT LEASEHOLD TWO BEDROOM THIRD FLOOR PURPOSE BUILT APARTMENT

#### LOCATION & DESCRIPTION

The property is a spacious two-bedroom flat located close to Aldgate East station, offering excellent transport links to the City and Canary Wharf, with Brick Lane and Spitalfields also within close proximity. Situated on the third floor, this private apartment is conveniently positioned on Commercial Road. The accommodation comprises a generous entrance hall providing access to all rooms. The principal bedroom is a large double room benefitting from built-in storage and carpeted flooring. The second bedroom is also a double and similarly finished with carpeted flooring. A fully fitted kitchen and a three-piece bathroom suite are accessed from the hallway, with a bright and spacious lounge/diner located at the end of the corridor.

#### ACCOMMODATION

**Entrance Hall**  
**Reception Room 5.10m X 3.37m**  
**Kitchen 2.24m x 1.82m**  
**Bedroom One 5.09m x 3.34m**  
**Bedroom Two 3.21m x 3.19m**  
**Bathroom**

#### TENURE

The property is held on a leasehold title with a term of 125 years granted from 29 September 1992, leaving approximately 91 years and 8 months remaining.

#### NOTE

Auction Surveyor: Bryn Nettle  
 Contact: 0207 614 9931 bryn.nettle@strettons.co.uk  
 Please note that pictures have been provided by the vendor, Strettons have not internally inspected the property.

#### JOINT AUCTIONEER

Look Property  
 Martyn Stables  
 020 8981 9999







## VACANT LONG LEASEHOLD TWO BEDROOM FIRST FLOOR FLAT WITH PARKING SPACE

### LOCATION & DESCRIPTION

A self-contained first floor flat within a purpose-built block, close to the town centre, the shops on the High Street and about a mile from Battle railway station. Battle is a historic market town (famous for the 1066 Battle of Hastings) and lies about 8 miles north of Hastings with good road links via the A21 to the east.

### ACCOMMODATION

**First Floor:** 2 bedrooms, living room, kitchen, bathroom/toilet  
One allocated parking space

### TENURE

Long Leasehold - 125 years from 29.09.1988 (about 87½ years unexpired) at a current ground rent of £104.20 p.a.

### NOTE

Auction Surveyor: Robert Woolfe  
Contact: 020 8509 4408 robert.woolfe@strettons.co.uk

### OFFERED VACANT

**EPC Rating:** C





# FLAT 25 GATSBY APARTMENTS, 18 GUNTHORPE STREET, LONDON E1 7BF

BY ORDER OF THE JOINT  
ADMINISTRATORS

**GUIDE PRICE\* £375,000 PLUS**



## LEASEHOLD ONE BEDROOM FLAT PRODUCING £28,500 PER ANNUM

### LOCATION & DESCRIPTION

The property is located at the junction of Gunthorpe Street and Wentworth Street in Whitechapel E1. Brick Lane is 40m to the north east and Commercial Street (A1202) is 50m to the west. Aldgate East Tube Station (Circle Line) is 100m to the south and Liverpool Street Train Station and Tube (Central, Elizabeth and Overland), is 400m to the west. The Tower of London and the Thames are 800m to the south.

The property comprises a one bedroom flat on the second floor of the Gatsby Apartment Building (six floors in total).

### TENURE

Leasehold for a term expiring 21/04/2146. (120 years remaining)

### TENANCY DETAILS

Let to an individual on an Assured Shorthold Tenancy (AST) expiring on 25/04/2026 at £28,500 per annum (£2,375 pcm)

### NOTE

1. The internal pictures have been provided by the tenant.

Auction Surveyor : Rob Hills

Contact : 020 7614 9933 Robert.hills@strettons.co.uk

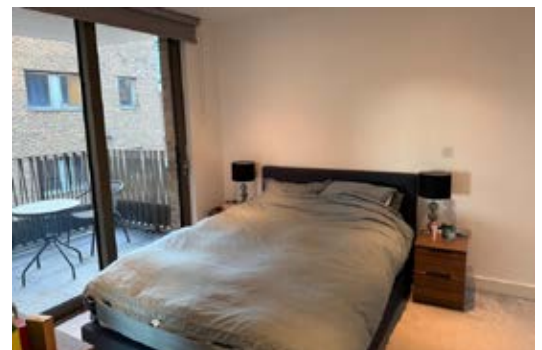
**PRODUCING £28,500 PER ANNUM**

### ACCOMMODATION (Measurements based on EPC)

Whilst Strettons have not internally inspected the property, we understand it to comprises:

**Second Floor:** One bedroom, living room/kitchen, bathroom/toilet and balcony 549 Sq Ft (51 Sq M)

**EPC Rating:** B



NOT TO SCALE FOR INFORMATION ONLY © E5100004608





## FREEHOLD HOUSE SPLIT INTO TWO FLATS PRODUCING £43,200 PER ANNUM

### LOCATION & DESCRIPTION

The property is located on Fanshawe Avenue, which links with Ilford Lane and the A124 Longbridge Road. It is about ½ mile from Barking Station (underground, overground and mainline). Barking lies about 10 miles east of Central London. The property comprises an end of terrace freehold building that has been split into two flats, with yard to the rear.

### ACCOMMODATION (Measurements based on EPC)

Whilst Strettons have not internally inspected the property, we understand it to comprise:

**Ground Floor:** One bedroom, living room, kitchen and bathroom/toilet 484 Sq Ft (45 Sq M)

**First and Attic Floor:** Two bedroom, living room, kitchen and shower/toilet 624 Sq Ft (58 Sq M)

### TENURE

Freehold

### NOTE

1. The pictures have provided by the joint agent.

Auction Surveyor : Rob Hills  
Contact : 020 7614 9933  
Robert.hills@strettons.co.uk

### TENANCY DETAILS

Flat 1 - Let to an individual since 14/10/2024 - Periodic Tenancy at £16,800 pa (£1,400pcm)

Flat 2 - let to an individual on a 12 month Assured Shorthold Tenancy (AST) from 01/12/2025 at £26,400 pa (£2,200pcm)

**EPC Rating:** Both Flats are D

**PRODUCING £43,200 PER ANNUM**



# 51C NORTHBROOK ROAD, ILFORD, REDBRIDGE IG1 3BP

## GUIDE PRICE\* £170,000 PLUS



### A LONG LEASEHOLD ONE BEDROOM GROUND FLOOR GARDEN FLAT LET ON AN ASSURED SHORTHOLD TENANCY AT £19,200 P.A.

#### LOCATION & DESCRIPTION

The property is a well-presented one-bedroom ground floor apartment forming part of an attractive period conversion. The accommodation comprises a well-proportioned bedroom, a spacious fully tiled three-piece bathroom, a generous reception room with a clearly defined dining area, and a fully fitted kitchen. Further benefits include a substantial basement offering excellent storage or potential additional use, a private rear garden, and an allocated parking space to the front, conveniently accessed via a dropped kerb.

Ideally located in the heart of Ilford, the property is within easy reach of a wide range of local amenities, including shops, cafés, supermarkets, and leisure facilities along Ilford High Road. Excellent transport links are close by, with Ilford Station offering fast and frequent services into Stratford, Liverpool Street, and Canary Wharf via the Elizabeth Line. Multiple bus routes also serve the area, providing easy access to surrounding neighbourhoods, while nearby road connections include the A12 and A406, making this an ideal location for both commuters and local living.

#### TENURE

Leasehold - A term of 189 years from 01/01/1988 (approximately 150 years unexpired).

#### TENANCY DETAILS

Let to individual on a Periodic Tenancy. Current tenancy is for 12 months from 21/07/2025. Current rent £1,600 pcm

#### NOTE

Auction Surveyor: Bryn Nettle  
Contact: 02076149931 bryn.nettle@strettons.co.uk







## A FREEHOLD MIXED COMMERCIAL/RESIDENTIAL INVESTMENT PROPERTY - CURRENTLY PRODUCING £22,400 P.A.

### LOCATION & DESCRIPTION

A well-located two-story freehold property featuring a ground-floor retail unit, two self-contained residential apartments, and a rear garage, offering a diverse income stream and strong investment potential.

Situated along a busy local parade in Chadwell Heath, this mid-terrace property enjoys strong footfall and convenient transport connections. Offering potential for extension or redevelopment (subject to the necessary planning consents), it presents an attractive prospect for investors, developers, or owner-occupiers seeking a versatile asset in a well-connected area.

The surrounding neighbourhood offers a balance of established residential streets, green open spaces, and everyday amenities. Nearby parks provide welcome recreational options, while a range of shops, cafés, and services can be found along Chadwell Heath High Road and in Romford town centre. Retail and leisure facilities are easily accessible, enhancing the area's appeal for both residents and businesses. Transport links are a key highlight, with rail services from Chadwell Heath offering swift connections into central London, alongside excellent bus routes and road links via the A12 and surrounding arterial roads.

### ACCOMMODATION

**Ground Floor Shop** 30 sqm/322 sq.ft approx including an entrance hall, two therapy rooms, kitchenette, separate toilet, and rear access via a corridor.

**First Floor Flat** 53 sqm/570 sq.ft approx including hallway and stairs to first floor, a large lounge/diner, fully fitted kitchen, two well sized bedrooms and a three piece family bathroom.

**Ground Floor Flat** 24 sqm/258 sq.ft approx including openplan lounge/bedroom/kitchen & separate three piece shower room.

**Garage to rear** 31 sqm/333 sq.ft approx including front & rear access and additional parking space.

### TENANCY DETAILS

**Ground Floor Shop** Currently let on a nine year Lease from 31st Nov 2025 at £11,000 p.a. (With rent reviews every three years)

**First Floor Flat** Vacant

**Ground Floor Flat** Currently let on a 12 month Assured Shorthold Tenancy from 30th Oct 2025 at £11,400 p.a.

**Garage to rear** Vacant

### NOTE

Auction Surveyor: Bryn Nettle  
Contact: 02076149931 bryn.nettle@strettons.co.uk





# FLAT 160 MARATHON HOUSE, 33 OLYMPIC WAY, WEMBLEY, MIDDLESEX HA9 0GF

BY ORDER OF THE JOINT  
ADMINISTRATORS

**GUIDE PRICE\* £275,000 PLUS**



## LEASEHOLD ONE BEDROOM FLAT PRODUCING £22,800 PER ANNUM

### LOCATION & DESCRIPTION

The property is located in Marathon House, at the junction of Rutherford Way and Engineer Way in a mixed residential and commercial area. Wembley Stadium is 100m to the south and Wembley Park Tube Station (Jubilee & Metropolitan Lines) is 300m to the north. The North Circular Road (A406) is one mile to the east.

The property comprises a leasehold, one bedroom flat on the 11th floor of the Marathon House (14 floors). It has a balcony looking over Rutherford Way and has ground floor concierge access via both Rutherford Way and Olympic Way.

### TENURE

Leasehold for a term of 999 years from 08/01/2016 (989 years remaining)

### TENANCY DETAILS

Let to an individual on a 12 month Assured Shorthold Tenancy (AST), expiring 15/05/2026 at £22,800 per annum (£1,900 pcm)

### NOTE

Auction Surveyor : Rob Hills  
Contact : 020 7614 9933  
Robert.hills@strettons.co.uk

**PRODUCING £22,800 PER ANNUM**

### ACCOMMODATION (Measurements based on EPC)

The property comprises:

**Eleventh Floor:** Bedroom, lounge/kitchen, bathroom/toilet and balcony 549 Sq Ft (51 Sq M)

**EPC Rating:** B



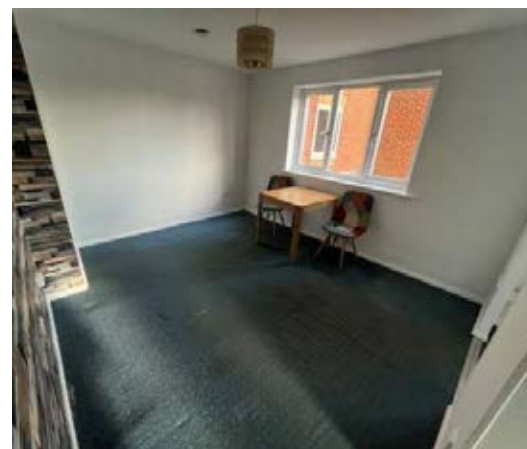
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LOT  
15

# 102 BREAM CLOSE, TOTTENHAM HALE, LONDON N17 9DQ

## GUIDE PRICE\* £180,000 PLUS



### VACANT LEASEHOLD FIRST FLOOR STUDIO FLAT WITH SEPERATE SLEEPING AREA

#### LOCATION & DESCRIPTION

Forming part of a purpose-built block and comprising a first floor self-contained flat. Located a few minutes from Tottenham Hale Station (Underground Victoria Line Zone 3) with its additional Stansted Express Link and British Rail.

Also, situated within a few minutes to Tottenham Hale Retail Park with its numerous national multiple retailers and Walthamstow Wetlands.

#### ACCOMMODATION

The accommodation comprises the following:

**First Floor Flat:** Living rooms with seperate sleeping area, kitchen and bathroom with toilet

#### TENURE

Leasehold - A term of 125 years from 25/12/1992 (approximatly 91 years unexpired).

#### NOTE

Auction Surveyor: Michael Mercer  
Contact: 020 8509 4406  
michael.mercer@strettons.co.uk

#### OFFERED VACANT

**EPC Rating:** C



# FLAT 2105 ,THE ATLAS BUILDING, 145 CITY ROAD, LONDON EC1V 1AY

BY ORDER OF THE JOINT  
ADMINISTRATORS

**GUIDE PRICE\* £470,000 PLUS**



## LEASEHOLD VACANT ONE BEDROOM FLAT

### LOCATION & DESCRIPTION

The property is located at the junction of City Road (A501) and East Road (A1200) in a busy residential and commercial area of Central London. Liverpool Street Station (Central and Elizabeth Lines) is 1 mile to the south and Old Street Tube Station (Northern Line) is 200m to the south. Hoxton Station (Windrush Overland Line) is 400m to the east.

The property comprises a one bedroom flat on the 21st floor of the Atlas Building (38 floors in total). The building has concierge, gym, lounge, screen room, sauna and a pool for residents.

### TENURE

Leasehold for a term of 998 years from 01/01/2016

### NOTE

1. The internal pictures have been provided by the managing agent.

Auction Surveyor : Rob Hills  
Contact : 020 7614 9933  
Robert.hills@strettons.co.uk

**OFFERED VACANT**

### ACCOMMODATION (Measurements based on EPC)

Whilst Strettons have not internally inspected the property, we understand it to comprises:

**Twenty First Floor:** One bedroom, lounge/kitchen, bathroom/toilet and balcony 538 Sq Ft (50 Sq M)

**EPC Rating:** B

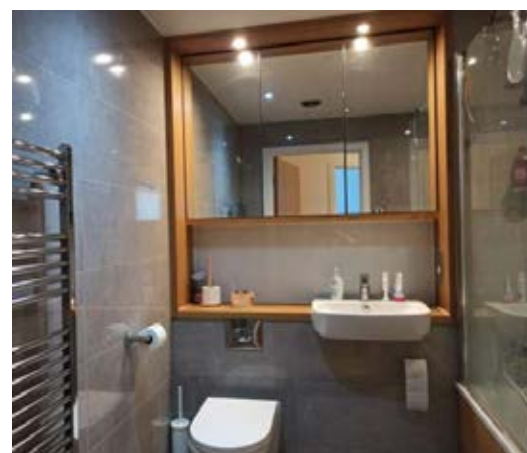


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**GUIDE PRICE\* £230,000 PLUS**



## LEASEHOLD ONE BEDROOM FLAT PRODUCING £21,000 P.A.

### LOCATION & DESCRIPTION

The property is located in the Brick Kiln One building, which is 70m to the east of Lewisham Train Station (Thameslink Line), and 70m to the west of Lewisham High Street. Hilly Fields Park is 400m to the south west, and Greenwich Park and Blackheath is 500m to the north east. The property can be reached via Loampit Vale (A20) and Blackheath Hill (A2) to the north.

The property comprises a one bedroom flat on the seventeenth floor of Brick Kiln One (22 floors in total).

### TENURE

Leasehold for a term expiring 02/05/2264 (238 years remaining)

### TENANCY DETAILS

Let to an individual on an Assured Shorthold Tenancy (AST) expiring 17/06/2026 at £21,000 per annum (£1,750 pcm)

### NOTE

1. Internal pictures have been taken by the tenant.

Auction Surveyor : Rob Hills  
Contact : 020 7614 9933  
Robert.hills@strettons.co.uk

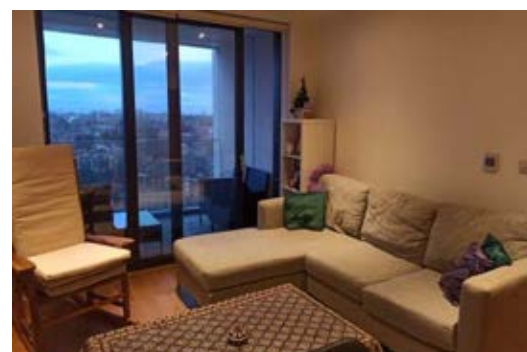
**PRODUCING £21,000 PER ANNUM**

### ACCOMMODATION (Measurements based on EPC)

Whilst Strettons have not internally inspected the property, we understand that it comprises:

**Seventeenth Floor:** One bedroom, living room/kitchen, hall, bathroom/toilet and balcony 538 Sq Ft (50 Sq M)

**EPC Rating:** B



NOT TO SCALE FOR INFORMATION ONLY © ES100004608

181 BRICK KILN ONE, STATION ROAD,  
LONDON SE13 5FN

**GUIDE PRICE\* £230,000 PLUS**

BY ORDER OF THE JOINT  
ADMINISTRATORS



## LEASEHOLD ONE BEDROOM FLAT PRODUCING £21,360 PER ANNUM

### LOCATION & DESCRIPTION

The property is located in the Brick Kiln One building, which is 70m to the east of Lewisham Train Station (Thameslink Line), and 70m to the west of Lewisham High Street. Hilly Fields Park is 400m to the south west, and Greenwich Park and Blackheath is 500m to the north east. The property can be reached via Loampit Vale (A20) and Blackheath Hill (A2) to the north.

The property comprises a one bedroom flat on the 18th floor of Brick Kiln One (22 floors in total).

### TENURE

Leasehold for a term expiring 02/05/2264 (238 years remaining)

### TENANCY DETAILS

Let to an individual on an Assured Shorthold Tenancy (AST) expiring 19/03/2026 at £21,360 per annum (£1,780pcm)

### NOTE

1. The internal pictures have been provided by the tenant.

Auction Surveyor : Rob Hills

Contact : 020 7614 9933 Robert.hills@strettons.co.uk

**PRODUCING £21,360 PER ANNUM**

### ACCOMMODATION (Measurements based on EPC)

Whilst Strettons have not internally inspected the property, we understand the property to comprises:

**Eighteenth Floor:** One bedroom, living room/kitchen, bathroom/toilet and balcony 538 Sq Ft (50 Sq M)

**EPC Rating:** B



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LOT  
19

146 YORK ROAD,  
SOUTHEND-ON-SEA, ESSEX SS1 2EA

**GUIDE PRICE\* £300,000 PLUS**

BY ORDER OF I WAIGHT & C  
KORNBLUTH AS LPA RECEIVERS



## FREEHOLD VACANT HOUSE WITH PLANNING PERMISSION TO CONVERT INTO TWO FLATS

### LOCATION & DESCRIPTION

A semi-detached property arranged over basement, ground & two upper floors which has had conditional planning permission granted to convert into two separate flats. It appears that a significant proportion of the works have been undertaken including the loft conversion but the development has not been completed.

The property is located approximately  $\frac{3}{4}$  mile of Southend Victoria railway station to London Liverpool Street. It is within easy access to the beach and seafront with good local road transport links to the A13 & A127.

### PLANNING

Conditional permission granted on 22/12/2025 by Southend-on-Sea council for: Erect dormer to rear to form habitable accommodation in the loft space, convert existing dwelling house into two self-contained flats (part-retrospective). Planning Ref: 25/01518/FUL

### NOTE

Auction Surveyor: Stuart Mackay  
Contact: 020 8509 4447 / 07928 456 982  
stuart.mackay@strettons.co.uk

### OFFERED VACANT

**EPC Rating:** 146A York Road - C  
146B York Road - C

### ACCOMMODATION

**Lower Ground Floor:** Two bedrooms rooms & bathroom

**Ground Floor:** Two reception rooms, kitchen/dine & bathroom

**First Floor:** Two bedrooms, one reception room, kitchen & bathroom

**Second Floor:** One bedroom & bathroom.

**GIA:** Approximately 1,872 sq ft / 174 sq. m (according to previous valuation report)



# FLAT 158 ALINGTON HOUSE, 1 MARY NEUNER ROAD, LONDON N8 0ES

BY ORDER OF THE JOINT  
ADMINISTRATORS

**GUIDE PRICE\* £375,000 PLUS**



## LEASEHOLD TWO BEDROOM FLAT PRODUCING £27,000 PER ANNUM

### LOCATION & DESCRIPTION

The property is located in Alington House in Hornsey, and can be reached via Mary Neuner Road and Turnpike Lane (A504). Turnpike Tube Station (Piccadilly Line) is 500m to the east and Hornsey Railway Station is 500m to the south. Alexandra Park and Alexandra Palace Train Station are 400m to the east and north east.

The property comprises a two bedroom flat on the twelfth floor of Alington House (14 floors in total). The site complex has a swimming pool, gym and concierge.

### TENURE

Leasehold for a term of 999 years from 1st January 2021.

### TENANCY DETAILS

Let to an individual on an Assured Shorthold Tenancy (AST) ending 13th September 2026 producing £27,000 per annum (£2,250pcm)

### NOTE

1. The internal pictures have been provided by the tenant.

Auction Surveyor : Rob Hills  
Contact : 020 7614 9933  
Robert.hills@strettons.co.uk

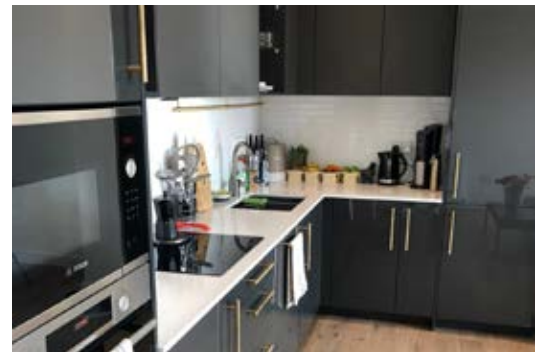
**PRODUCING £27,000 PER ANNUM**

### ACCOMMODATION (Measurements based on EPC)

Whilst Strettons have not internally inspected the property, we understand it to comprises:

**Twelfth Floor:** Two bedrooms, living room/kitchen, bathroom/toilet and balcony 68Sq M (732 Sq Ft)

**EPC Rating:** B



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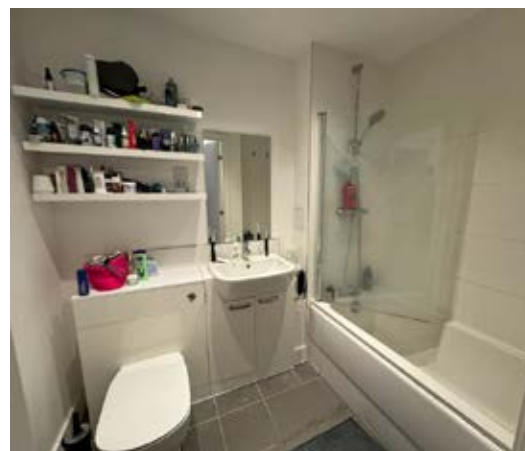


LOT  
**21**

# FLAT 32 MULBERRY HOUSE, PARK PLACE, STEVENAGE, HERTFORDSHIRE SG1 1BF

**GUIDE PRICE\* £135,000 PLUS**

BY ORDER OF THE JOINT  
ADMINISTRATORS



## LEASEHOLD ONE BEDROOM FLAT PRODUCING £15,600 PER ANNUM

### LOCATION & DESCRIPTION

The property is located in Stevenage, 200m to the south of Fairlands Way (A1155) at the junction of St. Georges Way and Market Square in a residential area. The Town Centre Gardens are 100m to the east and Stevenage Train Station is 300m to the west.

The property comprises a one bedroom flat on the second floor of Mulberry House.

### TENURE

Leasehold for a term of 125 years from 01/01/2018 (117 years remaining)

### TENANCY DETAILS

Let to an individual on a Periodic Tenancy producing £15,600 per annum (£1,300pcm)

### NOTE

Auction Surveyor : Rob Hills  
Contact : 020 7614 9933  
Robert.hills@strettons.co.uk

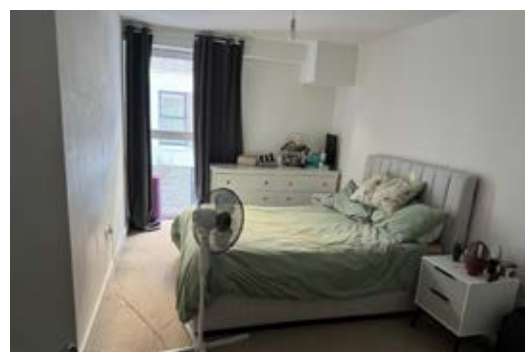
**PRODUCING £15,600 PER ANNUM**

### ACCOMMODATION (Measurements based on EPC)

The property comprises:

**Second Floor:** One bedroom, living room/kitchen and bathroom/toilet 474 Sq Ft (44 Sq M)

**EPC Rating:** C



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# FLAT 28 MULBERRY HOUSE, PARK PLACE, STEVENAGE, HERTFORDSHIRE SG1 1BF

**GUIDE PRICE\* £135,000 PLUS**

BY ORDER OF THE JOINT  
ADMINISTRATORS



## LEASEHOLD ONE BEDROOM FLAT PRODUCING £15,000 PER ANNUM

### LOCATION & DESCRIPTION

The property is located in Stevenage, 200m to the south of Fairlands Way (A1155) at the junction of St. Georges Way and Market Square in a residential area. The Town Centre Gardens are 100m to the east and Stevenage Train Station is 300m to the west.

The property comprises a one bedroom flat on the second floor of Mulberry House.

### TENURE

Leasehold for a term of 125 years from 01/01/2018 (117 years remaining)

### TENANCY DETAILS

Let to an individual on an Assured Shorthold Tenancy (AST) expiring on 01/01/2026 (On Notice extended until 28th February 2026) at £15,000 per annum (£1,250pcm)

### NOTE

Auction Surveyor :  
Rob Hills Contact : 020 7614 9933  
Robert.hills@strettons.co.uk

**PRODUCING £15,000 PER ANNUM**

### ACCOMMODATION (Measurements based on EPC)

Whilst Strettons have not internally inspected the property, we understand it to comprises: comprises:

**Second Floor:** One bedroom, living room/kitchen, bathroom/toilet 474 Sq Ft (44 Sq M)

**EPC Rating:** C



NOT TO SCALE FOR INFORMATION ONLY © ES100004608



LOT  
**23**

# FLAT 26 CHELSFIELD POINT, PENSHURST ROAD, LONDON E9 7DY

## GUIDE PRICE\* £245,000 PLUS



### LONG LEASEHOLD VACANT ONE BEDROOM FLAT

#### LOCATION & DESCRIPTION

The property is located in Hackney in Chelsfield Point tower block. It is situated in a residential area, at the junction of Penshurst Road and Banbury Road. It can be reached via Victoria Park Road (A106), and is 300 to the west of Victoria Park, and 600m to the east of London Fields (Weaver Line) Tube Station. The property is a vacant seventh floor, one bedroom flat with balcony, and access to a communal garden. It has excellent views of Victoria Park and the Olympic Park.

#### ACCOMMODATION (Measurements based on EPC)

The property comprises:

**Seventh Floor:** Bedroom, lounge, balcony, kitchen, shower and toilet. 570 Sq Ft (53 Sq M)

#### TENURE

Leasehold for a term expiring 23rd June 2116 at a ground rent on £9 per annum (90 years unexpired)

#### NOTE

1. Fixtures and fittings are included in property sale.

Auction Surveyor: Rob Hills Contact : 0207 614 9933  
Robert.hills@strettons.co.uk

#### OFFERED VACANT

**EPC Rating:** D





# FLAT 4 ARTHAUS APARTMENTS, 205 RICHMOND ROAD, HACKNEY, LONDON E8 3FF

**GUIDE PRICE\* £280,000 PLUS**



## VACANT FIRST FLOOR ONE BEDROOM APARTMENT

### LOCATION & DESCRIPTION

A vacant one bedroom first floor apartment located in a former art gallery just minutes away from London Fields. Also, situated within less than half a mile to both Hackney Downs overground station (Weaver Line) and Hackney Central station (Mildmay Line) giving easy access to Central London. The property is offered with private secure car parking space, secure bike storage and communal roof terrace. Also, within walking distance the popular Broadway Market, which has a host of independent shops, bars, cafes & eateries.

### ACCOMMODATION

The accommodation comprises the following:

**First Floor Apartment:** Open plan lounge / kitchen, bedroom, bathroom with toilet.

### TENURE

Leasehold - A term of 125 years from 01/01/2011 (approximately 110 years unexpired).

### NOTE

Auction Surveyor: Michael Mercer  
Contact: 020 8509 4406  
michael.mercer@strettons.co.uk

### OFFERED VACANT

**EPC Rating: C**





LOT  
**25**

FLAT 6 NOBLE HOUSE, 255 GRAHAM ROAD,  
HACKNEY, LONDON E8 1PE

**GUIDE PRICE\* £250,000 PLUS**



## LONG LEASEHOLD ONE BEDROOM PURPOSE-BUILT FLAT

### LOCATION & DESCRIPTION

A self-contained second floor flat and forming part of this mixed use development at the junction with Mare Street, adjacent to Hackney Central overground station (Mildmay line) and about ½ mile from London Fields.

### ACCOMMODATION (Not inspected)

**Second Floor:** Bedroom, living room/kitchen, bathroom/toilet

### TENURE

Long Leasehold - 125 years from 01.01.2008 at a current ground of £250 p.a.

### TENANCY DETAILS

Let to 2 individuals on a 6 month AST from 07.09.25 at £2,000 pcm.  
The tenant has given notice to the Landlord and is due to vacate on 06.03.25.

### NOTE

1. Internal photographs taken prior to the current letting.  
Auction Surveyor: Robert Woolfe  
Contact: 020 8509 4408 robert.woolfe@strettons.co.uk

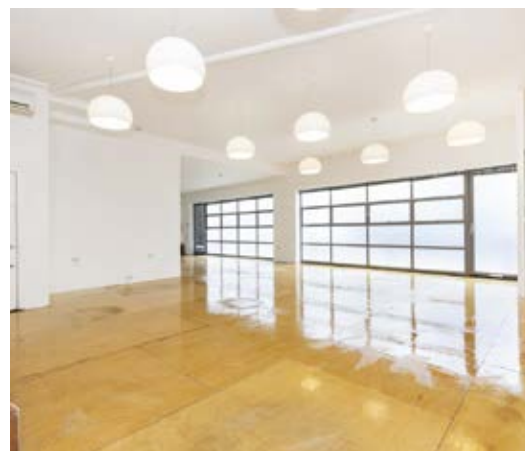
**CURRENTLY PRODUCING £24,000 P.A. BUT  
DUE TO BE VACANT ON COMPLETION**

**EPC Rating:** B





UNIT 10, 17 PALMERS ROAD, LONDON E2 0SP

**GUIDE PRICE\* £350,000 PLUS**

## SHARE OF FREEHOLD COMMERCIAL UNIT WITH PLANNING PERMISSION FOR RESIDENTIAL CONVERSION

### LOCATION & DESCRIPTION

1,442 sq ft ground floor ex-photography studio unit with consent for residential conversion to a one-bedroom apartment.

The property is located just off Roman Road just west of the junction with Grove Road a short walk south of Victoria Park and Mile End Park with the Regent's Canal just to the east. Bethnal Green tube station (Central line) is within around a 10-12 minute walk, providing great connectivity into central London.

### PLANNING

Prior Approval Granted by Tower Hamlets Council for the change of use from Use Class E (Commercial, Business and Service) to Use Class C3 (Dwellinghouse) under Schedule 2, Part 3, Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Ref: PA/25/02000

### NOTE

Auction Surveyor: Stuart Mackay  
Contact: 020 8509 4447 / 07928 456 982  
stuart.mackay@strettons.co.uk

**OFFERED VACANT**







## VACANT FREEHOLD UNIT WITH LAPSED PLANNING PERMISSION FOR CONVERSION INTO ONE-BEDROOM FLAT WITH COURTYARD GARDEN

### LOCATION & DESCRIPTION

The asset is situated to the rear of 458 Roman Road and benefits from access via Rosebank Gardens North. The property is currently in shell and core condition and extends to an approximate internal floor area of approximately 54.8 sqm (589 sqft). While the existing planning permission has lapsed, the property offers potential for future development, subject to the necessary planning consents.

The surrounding area is predominantly residential, with a mix of period housing and established local amenities along Roman Road, including shops, cafés, and community facilities. The location benefits from good connectivity, with a range of bus routes operating along Roman Road providing access to the City, Canary Wharf, and surrounding areas. Underground services are available at nearby stations, offering convenient links across London.

### NOTE

Auction Surveyor: Bryn Nettle  
Contact: 02076149931 [bryn.nettle@strettons.co.uk](mailto:bryn.nettle@strettons.co.uk)

### JOINT AUCTIONEER

Look Property  
Martyn Stables  
020 8981 9999



### PLANNING

On 01 Sep 2022, under reference 23/00109/FUL, Tower Hamlets Council granted planning permission for: "Application to divide the existing betting shop with the conversion of the front section into Class E Commercial, Business & Service unit, with a new painted timber shopfront and the adaptive reuse of the single storey structure fronting Rosebank Gardens North into a one-bedroom flat with a new courtyard garden, front forecourt and roof terrace. Formation of a new roof terrace for the existing flat above the commercial



NOT TO SCALE FOR INFORMATION ONLY ©  
E5100004608

# FLAT 69 PENDANT COURT, 4 SHIPWRIGHT STREET, SILVERTOWN, LONDON, NEWHAM E16 2TG

BY ORDER OF THE JOINT  
ADMINISTRATORS

**GUIDE PRICE\* £260,000 PLUS**



## LEASEHOLD ONE BEDROOM FLAT PRODUCING £24,000 PER ANNUM

### LOCATION & DESCRIPTION

The property is located at the corner of Royal Crest Avenue and Shipwright Street, in East London. The Thames River and Royal Court Pier at located 100m to the east, Lyle Park is 200m to the west and the City Airport is 800m to the east. Pontoon Dock Station (DLR) is 200m to the north east and West Silver Town Station (DLR), is 200m to the north west.

The property comprises a one bedroom flat with balcony on the fourth floor of Pendant Court (7 floors).

### TENURE

Leasehold for a term of 999 years from 01/01/2014 (987 years remaining)

### TENANCY DETAILS

Let to an individual on a 12 month Assured Shorthold Tenancy (AST) expiring 02/10/2026 producing £24,000 per annum (£2,000 pcm)

### NOTE

Auction Surveyor :  
Rob Hills Contact : 020 7614 9933  
Robert.hills@strettons.co.uk

**PRODUCING £24,000 PER ANNUM**

### ACCOMMODATION (Measurements based on EPC)

The property comprises:

**Fourth Floor:** One bedroom, lounge/kitchen, storage, bathroom/toilet and balcony 570 Sq Ft (53 Sq M)

**EPC Rating:** B

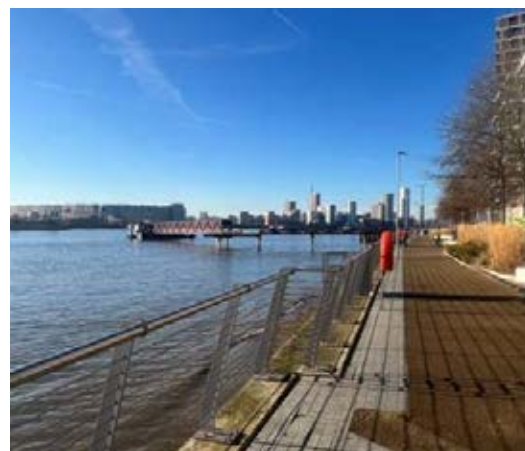
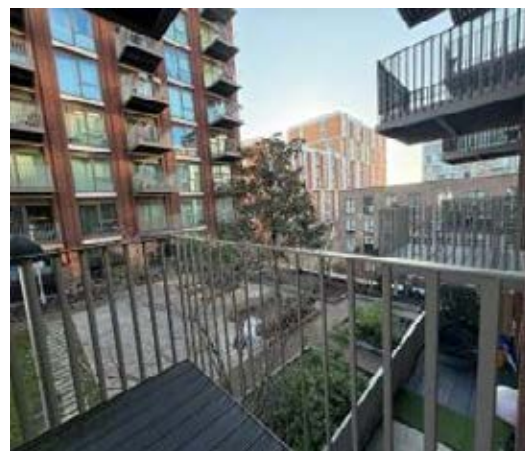
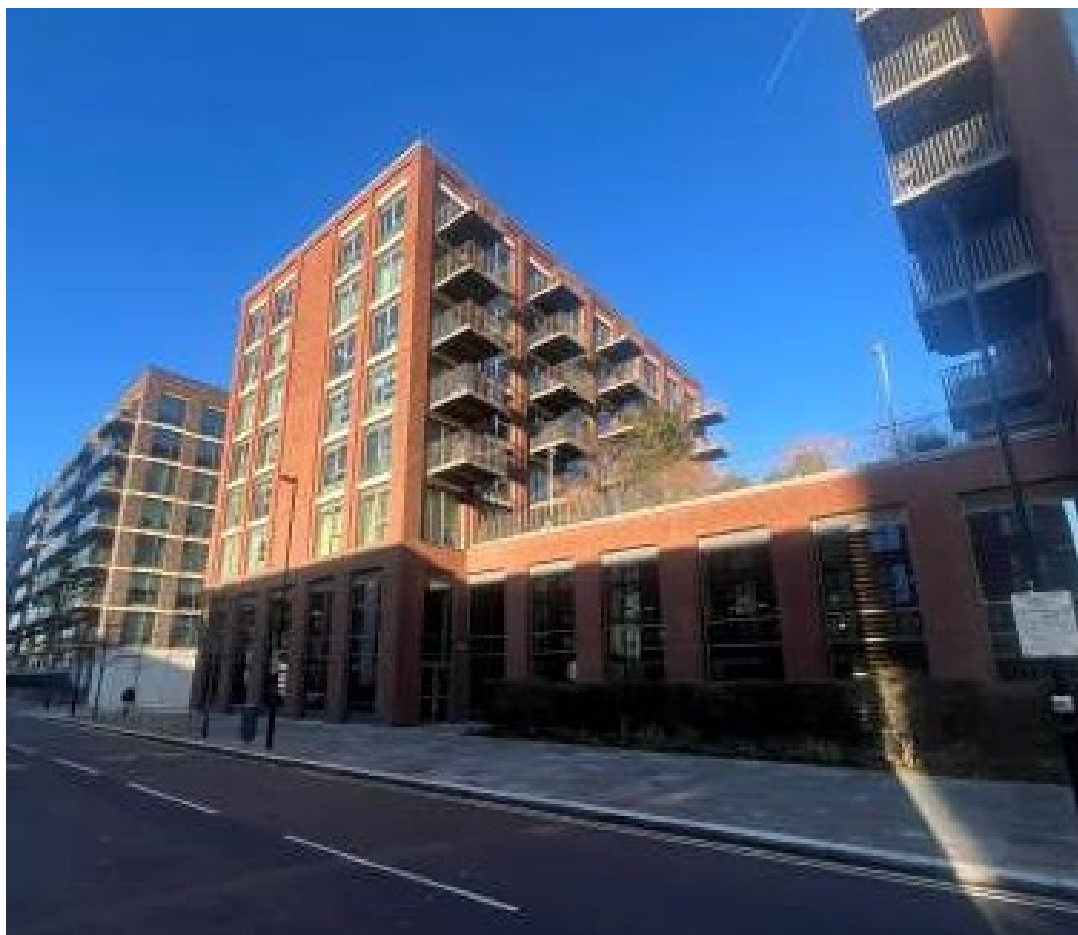


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**GUIDE PRICE\* £260,000 PLUS**



## LEASEHOLD ONE BEDROOM FLAT PRODUCING £22,320 PER ANNUM

### LOCATION & DESCRIPTION

The property is located at the corner of Royal Crest Avenue and Shipwright Street in East London. The Thames River and Royal Court Pier at located 100m to the east, Lyle Park is 200m to the west and the City Airport is 800m to the east. Pontoon Dock Station (DLR) is 200m to the north east and West Silver Town Station (DLR), is 200m to the north west.

The property comprises a one bedroom flat with balcony on the third floor of Pendant Court (7 floors).

### TENURE

Leasehold for a term of 999 years from 01/01/2014 (987 years remaining)

### TENANCY DETAILS

Let on an individual on a Periodic Tenancy (AST) at £22,320 per annum (£1,860 pcm)

### NOTE

1. The internal pictures have been provided by the tenant.

Auction Surveyor : Rob Hills  
Contact : 020 7614 9933 Robert.hills@strettons.co.uk

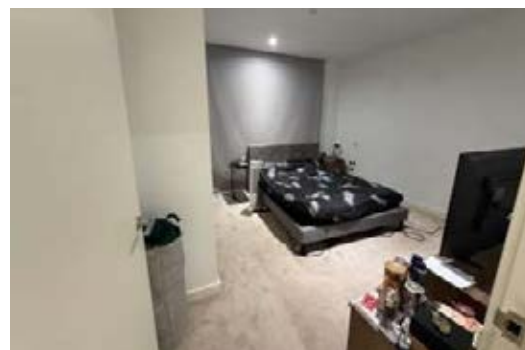
**PRODUCING £22,320 PER ANNUM**

### ACCOMMODATION (Measurements based on EPC)

Whilst Strettons have not internally inspected the property, we understand that it comprises:

**Third Floor:** One bedroom, hall, lounge/kitchen, bathroom/toilet and balcony 570 Sq Ft (53 Sq M)

**EPC Rating:** B



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# 8 ALLOY HOUSE, MOULDING LANE, LONDON SE14 6BH

**GUIDE PRICE\* £240,000 PLUS**

BY ORDER OF THE JOINT  
ADMINISTRATORS



## LEASEHOLD ONE BEDROOM FLAT PRODUCING £21,600 PER ANNUM

### LOCATION & DESCRIPTION

The property is located in Alloy House in the Deptford Foundry, within a predominately residential area. It can be reached via Arklow Road and its junction with Moulding Lane. Greenwich Park is 2 miles to the east, and New Cross Road (A2), is 400m to the south. New Cross Station (Windrush Line) is 400m to the south and Deptford Train Station (Thameslink Line) is 350m to the south east.

The property comprises a one bedroom flat located on the second floor of Alloy House (six storey)

### TENURE

Leasehold for a term 999 years from 01/01/2016 (989 years remaining)

### TENANCY DETAILS

Let to an individual on a 12 month Assured Shorthold Tenancy (AST) from 5th August 2025 producing £21,600 per annum (£1,800pcm)

### NOTE

1. Internal pictures have been taken by tenant.

Auction Surveyor : Rob Hills  
Contact : 020 7614 9933  
Robert.hills@strettons.co.uk

**PRODUCING £21,600 PER ANNUM**

### ACCOMMODATION (Measurements based on EPC)

Whilst Strettons have not internally inspected the property, we understand that it comprises:

**Second Floor:** One bedroom, hall, lounge/kitchen, bathroom/toilet, utility/storage and balcony 538 Sq Ft (50 Sq M)

**EPC Rating:** B

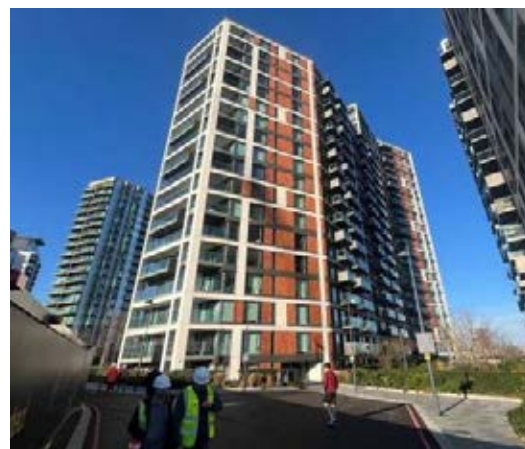


NOT TO SCALE FOR INFORMATION ONLY © E5100004608





**GUIDE PRICE\* £270,000 PLUS**



## LEASEHOLD ONE BEDROOM FLAT PRODUCING £22,200 PER ANNUM

### LOCATION & DESCRIPTION

The property is located in Judd House, which is 100m south of the Thames River. It can be reached via Duke of Wellington Avenue and Woolwich High Street (A206) which is 200m to the west. Woolwich Arsenal Station (Thameslink Line) is 400m to the south and Woolwich Station (Elizabeth Line) is 300m to the south east. The Woolwich Ferry terminal is 300m to the west.

The property comprises a one bedroom flat on the sixth floor of Judd House (17 in total).

### TENURE

Leasehold for a term of 999 years from 01/01/2019 (992 years remaining)

### TENANCY DETAILS

Lett to an individual on an Assured Shorthold Tenancy (AST) expiring 03/06/2026 at £22,200 per annum (£1,850 pcm)

### NOTE

1. The internal pictures have been taken by the tenant.

Auction Surveyor : Rob Hills  
Contact : 020 7614 9933 Robert.hills@strettons.co.uk

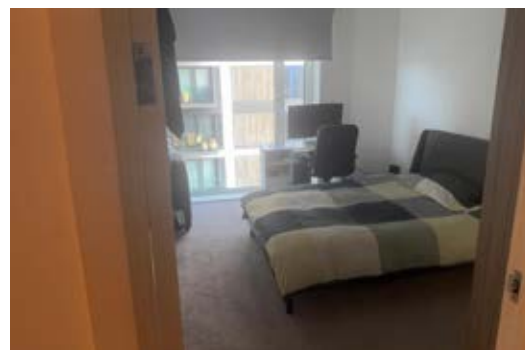
**PRODUCING £22,200 PER ANNUM**

### ACCOMMODATION (Measurements based on EPC)

Whilst Strettons have not inspected the property, we understand it to comprises:

**Sixth Floor:** One bedroom, living room/kitchen, bathroom/toilet and balcony 538 Sq Ft (50 Sq M)

**EPC Rating:** B



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# FLAT 502 JUDDE HOUSE, DUKE OF WELLINGTON AVENUE, LONDON SE18 6DG

BY ORDER OF THE JOINT  
ADMINISTRATORS

**GUIDE PRICE\* £270,000 PLUS**



## LEASEHOLD ONE BEDROOM FLAT PRODUCING £21,600 PER ANNUM

### LOCATION & DESCRIPTION

The property is located in Judd House, which is 100m south of the Thames River. It can be reached via Duke of Wellington Avenue and Woolwich High Street (A206) which is 200m to the west. Woolwich Arsenal Station (Thameslink Line) is 400m to the south and Woolwich Station (Elizabeth Line) is 300m to the south east. The Woolwich Ferry terminal and the Thames is 300m to the west.

The property comprises a one bedroom flat on the fifth floor of Judd House (17 floors in total).

### TENURE

Leasehold for a term of 999 years from 01/01/2019 (992 years remaining)

### TENANCY DETAILS

Let to and individual on an Assured Shorthold Tenancy (AST) expiring 23/05/2027 at £21,600 per annum (£1,800 pcm). Break Clause 23/03/2026.

### NOTE

Auction Surveyor : Rob Hills  
Contact : 020 7614 9933  
Robert.hills@strettons.co.uk

**PRODUCING £21,600 PER ANNUM**

### ACCOMMODATION (Measurements based on EPC)

Whilst Strettons have not internally inspected the property, we understand it to comprises:

**Fifth Floor:** One bedroom, living room/kitchen, bathroom/toilet, storage and balcony. 538 Sq Ft (50 Sq M)

**EPC Rating:** B



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## VACANT FREEHOLD LAND WITH SIX GARAGES

### LOCATION & DESCRIPTION

The property is located at the southern side of Studley Avenue and runs to the rear of 65 – 83b Beech Hall Road. Chingford is 1 mile to the north and Woodford is 1 mile to the east. The river Ching runs to the south of the site.

The property comprises a plot of land of 0.146 acre (591 sq m), with six vacant garages.

### ACCOMMODATION (Areas for guidance only)

**Garages and Land:** Six vacant garages

### SITE AREA

0.146 Acre (591 Sq M)

### TENURE

Freehold

### NOTE

1. The garages are in poor condition

Auction Surveyor: Rob Hills

Contact: 0207 614 9933 Robert.hills@strettons.co.uk

**OFFERED VACANT WITH DEVELOPMENT  
POTENTIAL (SUBJECT TO OBTAINING ALL  
NECESSARY CONSENTS)**



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# LAND AT 21 ARKLEY CRESCENT, LONDON E17 7PA

## GUIDE PRICE\* £4,600 PLUS



### FREEHOLD VACANT LAND OF APPROXIMATELY 85 SQ M

#### LOCATION & DESCRIPTION

The property is located on the east side Arkley Crescent, in South Walthamstow, between house numbers 19 and 21. It is located in a residential estate of ex-local authority, terraced housing and is land locked. A public path to the rear of the site runs between South Grove and Hove Avenue. St. James Street Station (Weaver Line), is 150m to the north west.

The property is a roughly rectangular parcel of land of approximately 85 Sq M.

#### ACCOMMODATION (Areas for guidance only)

The property comprises:

**Land:** 915 Sq Ft (85 Sq M)

#### SITE AREA

85 Sq M

#### TENURE

Freehold

#### NOTE

Auction Surveyor: Rob Hills  
Contact: 0207 614 9933  
Robert.hills@strettons.co.uk

**OFFERED VACANT**



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NOT TO SCALE FOR INFORMATION ONLY © ES100004608



# FLAT 2 67 LANT STREET, LONDON, SOUTHWARK SE1 1QN

## GUIDE PRICE\* SOLD PRIOR



## VACANT SHARE OF FREEHOLD PROPERTY CURRENTLY ARRANGED AS TWO SELF CONTAINED FLATS OVER THREE FLOORS

### LOCATION & DESCRIPTION

A vacant property which is currently arranged as two separate flats over three floors situated adjacent to Borough High Street. Comprising a one bedroom flat on the second floor and a two bedroom flat across the third and fourth floor which also has its own outdoor terrace.

Borough High Street is a historic and vibrant thoroughfare in South London, running from London Bridge to the Elephant and Castle. As one of the oldest streets in the city, it has long been a key route connecting the City of London with the rest of the country. Today, it is a bustling mix of history, commerce, and modern development.

### TENURE

Share of Freehold

Lease of 999 years from 29th September 2000 at a peppercorn.

### NOTE

Auction Surveyor: Stuart Mackay  
Contact: 020 8509 4447 / 07928 456 982  
stuart.mackay@strettons.co.uk

### OFFERED VACANT

### ACCOMMODATION (Not inspected - Details from floor plans)

**Second Floor:** Comprising a One Bedroom self contained flat with own kitchen & shower room.

**Third & Fourth Floor:** Comprising a two bedroom split level apartment with open plan lounge/kitchen area & shower room, the second floor consists of a master suite with en-suite shower room & outdoor terrace.

**Total GIA:** 1,181 sq. ft. / 109.71 sq.m.





210-216 MARTON ROAD,  
MIDDLESBROUGH, MIDDLESBROUGH TS4 2ET

**GUIDE PRICE\* £3,200,000 PLUS**



## THREE FREEHOLD VACANT DETACHED PROPERTIES COMPRISING OF 86 EN-SUITE ROOMS AND 8 STUDIO APARTMENTS

### LOCATION & DESCRIPTION

Converted to student accommodation in 2013, the properties have established themselves as one of the region's most sought-after student housing schemes over the past decade. The portfolio comprises three buildings offering a total of 86 generously sized en-suite rooms and 8 studio apartments.

The accommodation includes the rear of 214–216 Marton Road which houses 48 en-suite rooms, alongside two semi-detached properties at 214–216 Marton Road providing 8 en-suite rooms and 8 studio apartments. A third building at 210–212 Marton Road offers a further 30 en-suite rooms. Collectively, the properties generated an income of £513,756 during the previous academic year.

The buildings provide high-quality internal amenities designed to meet modern student expectations and benefit from a prominent position on Marton Road. With Teesside University located just a short distance away and excellent access to a wide range of local services, the properties present an attractive and convenient living option for students.

### SITE AREA

Total internal floor area is approximately 2,540 square metres (27,340 square feet)

### PLANNING

On 23rd January 2012, under reference M/FP/1186/11/P, Middlesbrough Council granted planning permission for: "Change of use from offices to student accommodation, with external alterations"

### NOTE

Auction Surveyor: Bryn Nettle  
Contact: 0207 614 9931 [bryn.nettle@strettons.co.uk](mailto:bryn.nettle@strettons.co.uk)  
Please note that pictures have been provided by the vendor, Strettons have not internally inspected the property.

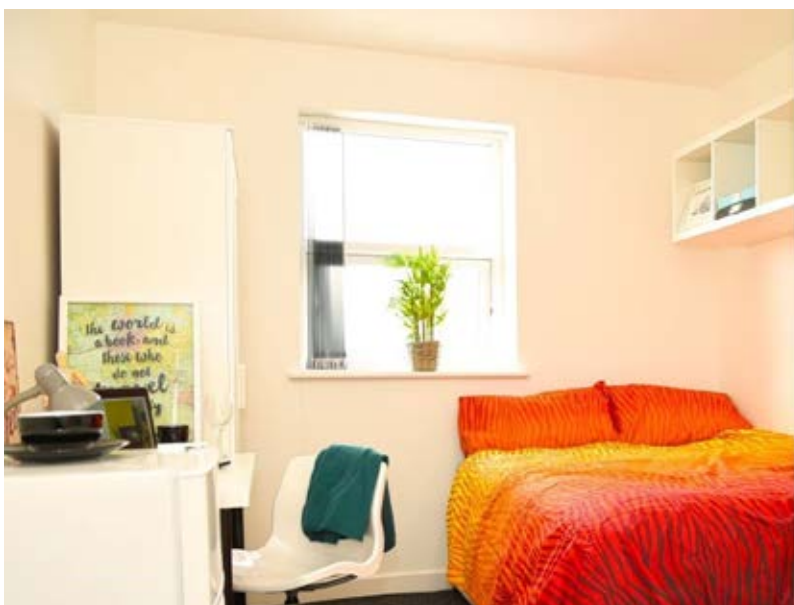




LOT  
36

210-216 MARTON ROAD,  
MIDDLESBROUGH, MIDDLESBROUGH TS4 2ET

**GUIDE PRICE\* £3,200,000 PLUS**



# 2 FAIRVIEW PARADE, MAWNEY ROAD, ROMFORD, ESSEX RM7 7AD

## GUIDE PRICE\* £165,000 PLUS



### LONG LEASEHOLD COMMERCIAL INVESTMENT COMPRISING A SHOP PRODUCING £18,000 P.A.

#### LOCATION & DESCRIPTION

Comprising a ground floor shop with forecourt parking for 2 cars and forming part of this local parade, which includes a Tesco Express. Located just off St Edwards Way which forms part of the ring road around Romford town centre and about ½ mile from Romford station. Romford has good road access via the A12.

#### ACCOMMODATION (from floor plans)

**Ground Floor Shop:** GIA 391 sq ft (36.3 sq m)  
Two forecourt parking spaces & enclosed rear yard

#### TENURE

Long Leasehold - 999 years from completion

#### TENANCY DETAILS

Let on a repairing and insuring lease to an individual (t/a AK Barber) for 10 years from 30.10.25 at £18,000 p.a. Rent review & tenant's break 2030.

#### NOTE

1. 3 month rent deposit held (£4,500).

2. No VAT

3. 6 week completion

Auction Surveyor: Robert Woolfe

Contact: 020 8509 4408 robert.woolfe@strettons.co.uk

**EPC Rating: B**







**FREEHOLD MIXED USE  
INVESTMENT - SHOP, MUSIC  
STUDIO & UPPER PART  
COMPRISING THREE  
RESIDENTIAL FLATS -  
PRODUCING £59,000 PA**

#### LOCATION & DESCRIPTION

A mid terrace property comprising a ground floor shop to the front and music studio to the rear, with three flats on the first and second floors. Situated close to the junction of Myddleton Road, and Whittington Road, between Bounds Green Road (A109) and High Road (A105). Bounds Green Underground Station (Piccadilly line) and Bowes Park mainline station are both with a short walk of the property. Also, close by is the North Circular (A406) giving access to the M11 and M25 motorways.

#### TENANCY DETAILS

Ground Floor Front Shop - Let on a 5 year term from 3rd August 2023 at £10,800 per annum  
Ground Floor Rear Commercial - Let on a 12 year term from 10th November 2012 at £8,000 per annum  
Flat A - Let on a 12 month term from 20th May 2025 at £13,800 per annum  
Flat B - Let on a 12 month term from 17th August 2025 at £9,600 per annum  
Flat C - Let on a 12 month term from 21st August 2025 at £16,800 per annum

#### ACCOMMODATION (Areas for guidance only)

Whilst Strettons have not internally inspected the property, we understand that it comprises:

**Ground Floor Shop (Front) :** -Open plan shop floor space, storage room, kitchette and toilet. - 301 Sq Ft (28 Sq M)

**Ground Floor Former Dairy Shed (to Rear) :** Music Studio. - 624 Sq Ft (58 Sq M)

**First Floor Flat A:** Living Room, bedroom, kitchen and bathroom with toilet. - 402 Sq Ft (37 Sq M)

**First Floor Flat B:** Open plan lounge/ sleeping / kitchette area, and bathroom with toilet. 155 Sq Ft (14 Sq M)

**Second Floor Flat C:** Living Room, bedroom, kitchen and bathroom with toilet. - 463 Sq Ft (43 Sq M)

**EPC Rating:** GF Front Shop: C

GF Rear Commercial: E

Flat A: D

Flat B: D

Flat C: D

#### NOTE

1. Photos and measurements have been supplied by the seller.

Auction Surveyor: Michael Mercer  
020 8509 4406 / 07792 992 028  
michael.mercer@strettons.co.uk

**PRODUCING EQUIVALENT TO £59,000 P.A.**





## FREEHOLD MIXED USE INVESTMENT AND FIVE APARTMENTS PRODUCING £16,140 PER ANNUM (PART VACANT)

### LOCATION & DESCRIPTION

A Grade II listed former public house which has been converted to a ground floor restaurant and five self-contained flats/studios, on the first and second floors, situated approximately 0.3 miles from Worcester city centre. The Cathedral city of Worcester is about 25 miles south of Birmingham and 20 miles north-east of Hereford. Also located just west of junction 6 & 7 of the M5 motorway, which connects to Bristol and Exeter in the south and Birmingham to the north.

### TENANCY DETAILS

Ground Floor Restaurant - Vacant

Flat 1 - Vacant

Flat 2 - Let on a 6 month Tenancy from 11th April 2025 (holding over) at £450 per calendar month.

Flat 3 - Let on a 6 month Tenancy from 17th January 2025 (holding over) at £435 per calendar month.

Flat 4 - Let on a 6 month Tenancy from 3rd April 2024 (holding over) at £460 per calendar month.

Flat 5 - Occupied on unknown terms.

### NOTE

1. That the measurements have been taken from a valuation report 25/10/2024 and are for guidance only.

Auction Surveyor: Michael Mercer  
020 8509 4406 michael.mercer@strettons.co.uk

### ACCOMMODATION (Areas for guidance only)

Whilst Strettons have not internally inspected the property, we understand that it comprises:

**Ground Floor Public House:** Entrance lobby, restaurant, kitchen, toilets, preparation areas and stores. 1,350 Sq Ft (125.4 Sq M)

**First Floor Flat 1:** Open plan lounge/ kitchen, bedroom and bathroom with toilet. - (Approximately 398 SqFt (37 SqM))

**First Floor Flat 2:** Open plan lounge/ kitchen, bedroom and shower room with toilet. 291 Sq Ft (27 Sq M)

**Second Floor Flat 3:** Open plan lounge/ sleeping area, kitchen and shower room with toilet. 172 Sq Ft (16 Sq M)

**Second Floor Flat 4:** Open plan lounge/ kitchen, bedroom and shower room with toilet. 291 Sq Ft (27 Sq M)

**Second Floor Flat 5:** Open plan lounge/ kitchen, bedroom and shower room with toilet. 248 Sq Ft (23 Sq M)

**EPC Rating:** GF Restaurant: C , Flat 1:TBC , Flat 2: C  
Flat 3: C, Flat 4: C, Flat 5: TBC

### FORMER PUBLIC HOUSE AND FIVE FLATS (PART VACANT)



NOT TO SCALE FOR INFORMATION ONLY ©  
E510004608



LOT  
40

# GROUND FLOOR FLAT 69 ONSLOW GARDENS, LONDON N10 3JY

## GUIDE PRICE\* TO BE OFFERED IN OUR 16TH APRIL AUCTION



### A VACANT LEASEHOLD TWO BEDROOM GROUND FLOOR APARTMENT

#### LOCATION & DESCRIPTION

A vacant two bedroom ground floor apartment situated on a sought-after residential road on the borders of Highgate and Muswell Hill backing onto, and with views over, Queen's Woods. Ideally situated for the open spaces of Highgate and Queen's Woods, Highgate Underground station (Northern Line) and the amenities of both Highgate Village and Muswell Hill Broadway.

#### ACCOMMODATION

The accommodation comprises the following:

**Ground Floor:** Three rooms, kitchen and bathroom with toilet.

**External:** Rear gardens with gate to forest.

#### TENURE

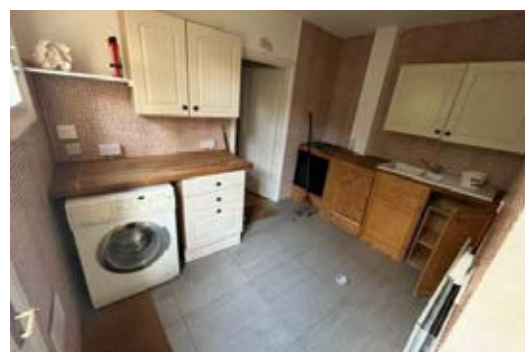
Leasehold - A term of 99 years from 25/06/1987 (approximately 60 years unexpired).

#### NOTE

Auction Surveyor: Michael Mercer  
Contact: 020 8509 4406  
michael.mercer@strettons.co.uk

#### OFFERED VACANT

**EPC Rating:** D





259-263 GOSWELL ROAD, LONDON EC1V 7AH

**GUIDE PRICE\* £3,650,000 PLUS****VACANT LONG LEASEHOLD 14,552 SQ FT COMMERCIAL UNIT****LOCATION & DESCRIPTION**

A self contained property located in the heart of Clerkenwell, just 200m from Angel tube station (Northern Line). Goswell Road is located in Central London, to the East of Kings Cross railway line and minutes walk from Sadler's Well Theatre. The Property is to be found in a prominent visible location on Goswell Road, a busy thoroughfare located within the London Borough of Islington. The ever-changing nature of the EC1 area includes a number of large developments of note in the vicinity.

This property has a modern façade in a visible position on Goswell Road, and benefits from a ground floor reception area and large walkways that lead to the various spaces and rooms of differing sizes, which were arranged as dance studios for the former occupier. The ground floor also has various offices and meeting room facilities.

Offered with a 60 day completion.

**OFFERED VACANT****JOINT AUCTIONEER**

Phoenix & Partners  
Ref: Richard Phoenix  
07930 320 540  
rphoenix@phoenixandpartners.co.uk

**EPC Rating: B****ACCOMMODATION (MEASUREMENTS FROM JOINT AUCTIONEER)****Ground Floor:** 6,685 sq ft (621.1 sq m)**Lower Ground Floor:** 7,872 sq ft (731.4 sq m)**Total:** 14,552 sq ft (1,352 sq m)**TENURE**

Long Leasehold - 112 years remaining to March 2137

**NOTE**

Auction Surveyor: Stuart Mackay  
Contact: 020 8509 4447 / 07928 456 982  
stuart.mackay@strettons.co.uk

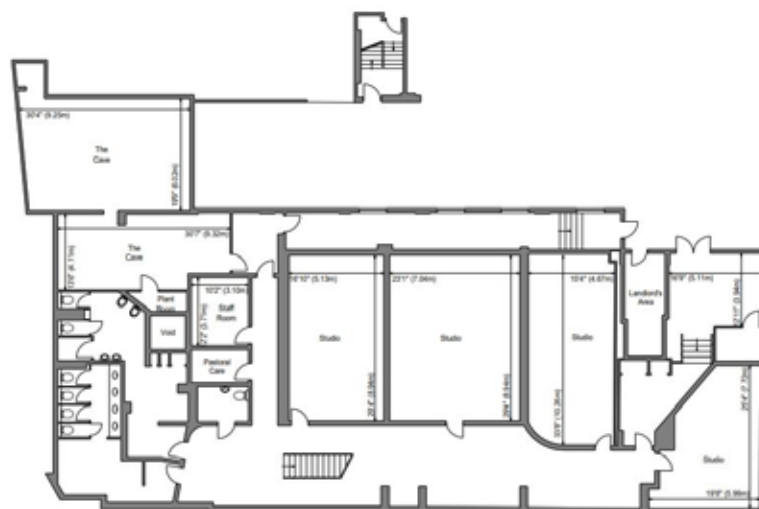
Photos provided by the joint auctioneer.





LOT  
41

259-263 GOSWELL ROAD, LONDON EC1V 7AH  
GUIDE PRICE\* £3,650,000 PLUS



BASMENT



GROUND FLOOR

# TWO FORMER PUBLIC TELEPHONE KIOSKS, NORTH LANE, CANTERBURY, KENT CT2 7EB

**GUIDE PRICE\* £14,000 PLUS**



## TWO VACANT FORMER TELEPHONE KIOSKS - POTENTIAL FOR ALTERNATIVE USES

### LOCATION & DESCRIPTION

A pair of iconic, Grade II Listed former telephone kiosks, near to the busy junction with St Dunstons Street, located within a conservation area and just in front of the Westgate Towers Museum & Viewpoint which is a popular tourist attraction and is the largest surviving medieval gateway in England. Canterbury West railway station is within ¼ mile. Canterbury is a historic cathedral city about 16 miles from Dover.

### ACCOMMODATION

2 x K6 Telephone Kiosks

### PLANNING

Planning granted by Canterbury City Council on 15.06.2017 (Ref: 17/00893) (now lapsed) for change of use of 2 BT telephone boxes to 2 retail units.

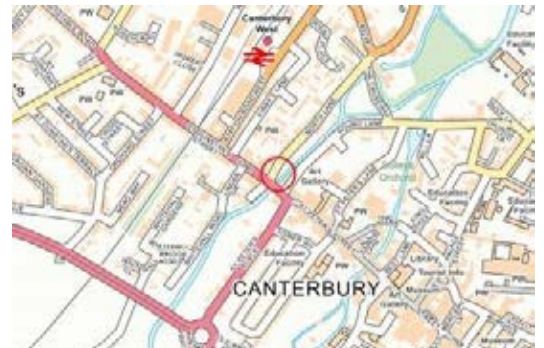
### NOTE

1. Potential alternative uses include advertising, coffee shop, ice cream, library, florist, vending machine, storage, miniature art gallery and defibrillator.

Auction Surveyor: Robert Woolfe

Contact: 020 8509 4408 robert.woolfe@strettons.co.uk

**OFFERED VACANT WITH POTENTIAL FOR ALTERNATIVE USES (SUBJECT TO OBTAINING ALL NECESSARY CONSENTS)**





LOT  
**43**

# FORMER PUBLIC TELEPHONE KIOSK, HIGH STREET, GUILDFORD, SURREY GU1 3HJ

**GUIDE PRICE\* £7,500 PLUS**



## VACANT FORMER TELEPHONE KIOSK - POTENTIAL FOR ALTERNATIVE USES

### LOCATION & DESCRIPTION

An iconic, Grade II Listed former telephone kiosk in the heart of Guildford town centre, outside the Holy Trinity Church, opposite the historic Abbot's Hospital and close to a variety of multiple retailers including Sainsbury's and NatWest amongst others all serving the surrounding affluent residential area. Guildford railway station is about ½ mile away.

### ACCOMMODATION

1 x K6 Telephone Kiosk

### PLANNING

Planning granted by Guildford Borough on 3.10.18 (Ref: 18/P/01624) (now lapsed) for change of use of BT telephone box to self-contained retail unit (A1). Removal of handset and installation of map vending machine.

### NOTE

1. Potential alternative uses include advertising, coffee shop, ice cream, library, florist, vending machine, storage, miniature art gallery and defibrillator.

Auction Surveyor: Robert Woolfe  
Contact: 020 8509 4408 robert.woolfe@strettons.co.uk

**OFFERED VACANT WITH POTENTIAL FOR  
ALTERNATIVE USES (SUBJECT TO  
OBTAINING ALL NECESSARY CONSENTS)**





# FOUR FORMER PUBLIC TELEPHONE KIOSKS, LITTLE PARK GARDENS, ENFIELD, MIDDLESEX EN2 6AJ

**GUIDE PRICE\* £19,500 PLUS**



## FOUR VACANT FORMER TELEPHONE KIOSKS - POTENTIAL FOR ALTERNATIVE USES

### LOCATION & DESCRIPTION

Comprising 4 iconic, Grade II Listed former telephone kiosks within a conservation area in the heart of Enfield town centre. Located at the junction with Church Street where there are a variety of multiple retailers including the Post Office, Subway, Waterstones and TSB amongst others. Enfield Chase & Enfield Town stations are both about ¼ mile away.

### ACCOMMODATION

4 x K6 Telephone Kiosks

### NOTE

1. Potential alternative uses include advertising, coffee shop, ice cream, library, florist, vending machine, storage, miniature art gallery and defibrillator.

Auction Surveyor: Robert Woolfe

Contact: 020 8509 4408 robert.woolfe@strettons.co.uk

### PLANNING

Planning granted by Enfield Council on 14.12.2022 (now lapsed) (Ref: 22/03535/FUL) for change of use of 1 telephone box to 1 retail unit (Use Class E) involving the removal of handset and installation of mobile phone charging machine with lockable storage unit.

Planning granted by Enfield Council on 20.10.2021 (now lapsed) (Ref: 21/03104/FUL) for change of use of 3 telephone boxes to 3 retail units (A1) involving the removal of handset and installation of map vending machine, sim card dispenser and stationary dispenser.

### OFFERED VACANT WITH POTENTIAL FOR ALTERNATIVE USES (SUBJECT TO OBTAINING ALL NECESSARY CONSENTS)





LOT  
45

9B TUDOR PARADE, HIGH ROAD, ROMFORD, ESSEX RM6 6PS  
GUIDE PRICE\* £115,000 PLUS



## VACANT LEASEHOLD TWO BEDROOM FLAT

### LOCATION & DESCRIPTION

A vacant purpose built second floor flat above commercial premises in a mixed use parade of shops and flats.

On the south side of the High Road (A118) virtually opposite Japan Road just under ½ mile from Chadwell Heath mainline station which is also on the proposed Crossrail line.

### ACCOMMODATION

The accommodation comprises the following:

**Second Floor Flat:** Three rooms, kitchen and bathroom with separate toilet

### TENURE

Leasehold - A term of 99 years from 29/09/1975 (approximately 49 years unexpired).

### NOTE

Auction Surveyor: Michael Mercer  
Contact: 020 8509 4406  
michael.mercer@strettons.co.uk

### OFFERED VACANT

EPC Rating: D





# PARAGRAPH HOTEL, 6 CHEAPSIDE NORTH CIRCULAR ROAD, LONDON N13 5ED

**GUIDE PRICE\* TO BE OFFERED IN OUR 16TH APRIL AUCTION**



## FREEHOLD VACANT 13 BEDROOM HOTEL

### LOCATION & DESCRIPTION

A fully operational hotel arranged over four floors, comprising 13 en-suite bedrooms. The property benefits from both C1 and C3 use and includes a licensed bar/café area. The owner advises that the business currently generates a turnover of approximately £320,000 per annum. We are further advised that future bookings are in place, and the seller is willing to discuss their transfer to a purchaser.

The property is situated just off the Great Cambridge Roundabout, on the Palmers Green/Edmonton border. The property occupies a position just off the North Circular (A406) in a predominantly residential neighbourhood with local shops and amenities close by. It lies approximately 8 miles (12–13 km) north of Central London, with Tottenham Hotspur Stadium around 2 miles to the south-west and good transport links to central London and surrounding areas.

### NOTE

More details on the hotel available at: [www.paragraph-hotels.hotels-of-london.com/en/](http://www.paragraph-hotels.hotels-of-london.com/en/)

Auction Surveyor: Stuart Mackay  
Contact: 020 8509 4447 / 07928 456 982  
[stuart.mackay@strettons.co.uk](mailto:stuart.mackay@strettons.co.uk)

**OFFERED VACANT**

### ACCOMMODATION (AREAS FOR GUIDANCE ONLY)

**Basement:** Comprising utility room & four bedrooms, each with ensuite shower room.

**Ground Floor:** Comprising reception area, bar, toilet & three bedrooms each with ensuite shower room.

**First Floor:** Comprising three bedrooms each with ensuite shower room.

**Second Floor:** Comprising three bedrooms each with ensuite shower room.

**GIA:** 3,157 sq. ft. (293.3 sq. m.)



NOT TO SCALE FOR INFORMATION ONLY © E510004608





LOT  
46

PARAGRAPH HOTEL, 6 CHEAPSIDE NORTH CIRCULAR ROAD,  
LONDON N13 5ED

**GUIDE PRICE\* TO BE OFFERED IN OUR 16TH APRIL AUCTION**





## FREEHOLD VACANT THREE BEDROOM SEMI DETACHED HOUSE

### LOCATION & DESCRIPTION

This attractive three-bedroom, two-storey semi-detached home offers generous living space throughout. On the ground floor, you'll find a bright and spacious lounge along with a large kitchen/diner, perfectly suited for both everyday family life and entertaining. The ground floor is complete with a toilet and a fully double glazed porch. The first floor hosts three well-proportioned bedrooms and a fully tiled three-piece bathroom suite. Outside, the property enjoys a private east-facing rear garden. A substantial driveway provides ample off-street parking and leads to a detached single garage.

The property benefits from excellent transport connectivity and a wide range of nearby amenities. Located in the north of Luton, the area offers easy access to the M1 motorway, making commuting to London and the wider Home Counties straightforward. Regular rail services are available from nearby Leagrave station, providing direct connections into central London, while London Luton Airport is also within easy reach. Locally, families can enjoy a good selection of shops, supermarkets, schools, parks, and leisure facilities, ensuring everyday needs and family activities are well catered for within a short distance.



### NOTE

Auction Surveyor: Bryn Nettle  
Contact: 0207 614 9931 [bryn.nettle@strettons.co.uk](mailto:bryn.nettle@strettons.co.uk)



LOT  
48

# FLAT 5 315 BARKING ROAD, LONDON, CANNING TOWN E13 8EE

## GUIDE PRICE\* £130,000 PLUS



### LONG LEASEHOLD RESIDENTIAL INVESTMENT - TWO BEDROOM FLAT PRODUCING £19,200 P.A

#### LOCATION & DESCRIPTION

A two bedroom, third floor apartment. Situated on the north side of Barking Road within 0.7 miles to both Plaistow Station (District and Hammersmith & City Line) and Star Lane Station (DLR). Also Newham University Hospital just over a half a mile from the property. Also the A13 is a short distance to the south.

#### ACCOMMODATION

Comprises the following:

**Third Floor Flat:** Open Plan Lounge/ kitchen, two bedrooms and shower room with toilet

#### TENURE

Long Leasehold - A term of 125 years from 24/06/2004 (approximatly 103 years unexpired).

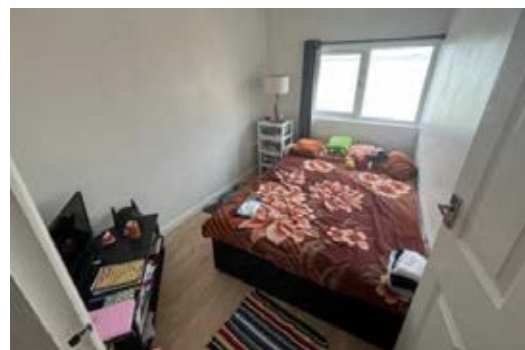
#### LEASE DETAILS

Let on a 12 month Assured Shorthold Tenancy from 20th October 2024 (holding over) at £1,600 per calendar month.

#### NOTE

Auction Surveyor: Michael Mercer  
Contact: 020 8509 4406  
michael.mercer@strettons.co.uk

**EPC Rating: D**





# LAND AT CULM SPRING FARM, ROAD FROM OLD HILL CROSS TO MUTTERTON CROSS, CULLOMPTON, DEVON EX15 1RW

**GUIDE PRICE\* £500,000 PLUS**



**FREEHOLD VACANT LAND MEASURING APPROX 0.91 ACRES WITH PLANNING PERMISSION FOR ERECTION OF 5 DWELLINGS AND ASSOCIATED INFRASTRUCTURE FOLLOWING DEMOLITION OF EXISTING AGRICULTURAL BUILDINGS**

## LOCATION & DESCRIPTION

The site extends to approximately 3717 sqm (0.91 acres) and accommodates several agricultural buildings. The plans outline for two x three bedroom detached houses measuring approx. 242 sqm (2604 sqft) as well as three smaller detached three bedrooms houses measuring approx. 95 sqm (1022 sqft).

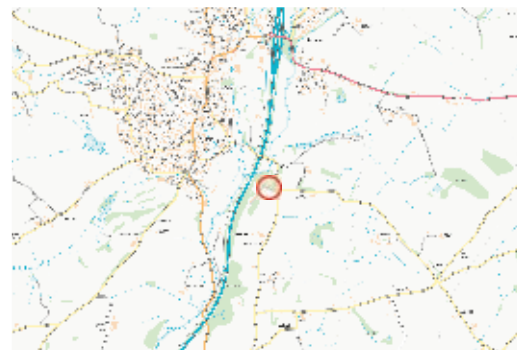
The parcel of land benefits from a convenient and well-connected location within Cullompton, offering excellent access to local amenities and transport links. Cullompton town centre is within easy reach, providing a range of shops, supermarkets, schools, healthcare facilities, and leisure services. The area is well served by road connections, with swift access to the M5 motorway linking the site to Exeter, Tiverton, and the wider South West. Public transport options include regular bus services to surrounding towns, while Tiverton Parkway railway station offers direct rail connections to Exeter, Bristol, and London Paddington.

## NOTE

Auction Surveyor: Bryn Nettle  
Contact: 0207 614 9931 [bryn.nettle@strettons.co.uk](mailto:bryn.nettle@strettons.co.uk)  
Please note that pictures have been provided by the vendor, Strettons have not internally inspected the property.

## PLANNING

On 15/04/2024, under reference 22/01878/FULL, Mid Devon District Council granted planning permission for: "Erection of 5 dwellings and associated infrastructure following demolition of existing agricultural buildings"



NOT TO SCALE FOR INFORMATION ONLY ©  
E10004608



LOT  
50

85 MAYESBROOK ROAD, ILFORD, ESSEX IG3 9PJ

GUIDE PRICE\* £395,000 PLUS



FREEHOLD RESIDENTIAL INVESTMENT COMPRISING A THREE BEDROOM SEMI-DETACHED HOUSE PRODUCING £17,100 P.A.

#### LOCATION & DESCRIPTION

A tenanted three bedroom semi-detached house situated within a popular residential area situated between Goodmayes Lane and Becontree Avenue in Ilford. Goodmayes station (mainline and Elizabeth line) is located just over half a mile away north of the property, giving access to London Liverpool Street and Heathrow Airport.

#### ACCOMMODATION

The Accommodation comprises the following:

**Ground Floor:** Living room and kitchen

**First Floor:** Three Bedrooms and bathroom with toilet.

#### NOTE

Auction Surveyor: Michael Mercer  
Contact: 020 8509 4406 / 07792 992 028  
Email: michael.mercer@strettons.co.uk

**Currently let on a 12 month Assured Shorthold Tenancy from 6th January 2016 (holding over) at £1,425 per calendar month.**

**EPC Rating:** Awaiting EPC





40 PRETORIA ROAD, ILFORD, ESSEX IG1 2HW

**GUIDE PRICE\* £180,000 PLUS**

## LEASEHOLD RESIDENTIAL INVESTMENT - TWO BEDROOM FIRST FLOOR FLAT PRODUCING £14,400 P.A

### LOCATION & DESCRIPTION

A tenanted two bedroom first floor flat situated within approximately a mile south of Ilford Station (Elizabeth Line), giving easy access to London Liverpool Street Station and Heathrow Airport. The A406 and M11 are also a short distance away.

### ACCOMMODATION

The accommodation comprises the following:

**First Floor Flat:** Living room, two bedrooms, kitchen and bathroom with toilet.

Off street parking space to the rear of the property.

### TENURE

Leasehold - A term of 189 years from 25/03/1970 (approximately 133 years unexpired).

### LEASE DETAILS

Let on a Assured Shorthold Tenancy at £1,200 per calendar month.

### NOTE

Auction Surveyor: Michael Mercer  
Contact: 020 8509 4406  
michael.mercer@strettons.co.uk

**EPC Rating: C**





# ELECTRICITY SUB STATION, KYNANCE CRESCENT, BRINSWORTH, ROTHERHAM, ROTHERHAM S60 5EW

**GUIDE PRICE\* £4,000 PLUS**



## FREEHOLD COMMERCIAL GROUND RENT INVESTMENT

### LOCATION & DESCRIPTION

The asset comprises an electricity sub-station set within a small, defined parcel of land positioned to the front. It is situated adjacent to No. 39 Kynance Crescent and lies opposite the junction with Howlett Drive, within an established residential neighbourhood. The site benefits from a convenient location approximately 2½ miles south of Rotherham town centre and around 6 miles east of Sheffield city centre, providing good accessibility to local amenities and the wider road network.

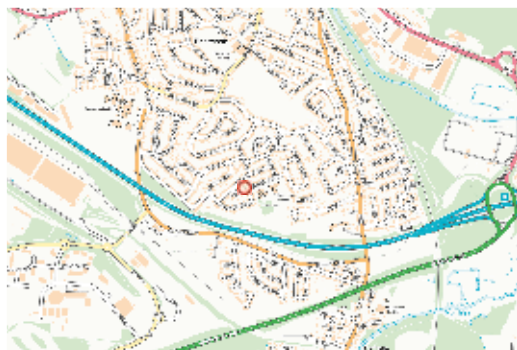
### ACCOMMODATION

Electricity Sub-Station  
The entire property is let to Northern PowerGrid (formerly The Yorkshire Electricity Board) for 60 years from 01.02.1966 at a fixed ground rent of £5 p.a.

### NOTE

Auction Surveyor: Bryn Nettle  
Contact: 0207 614 9931 [bryn.nettle@strettons.co.uk](mailto:bryn.nettle@strettons.co.uk)

Please note that pictures have been provided by the vendor, Strettons have not internally inspected the property.



# 283 KINGSTON ROAD, LEATHERHEAD, SURREY KT22 7PJ

## GUIDE PRICE\* TO BE OFFERED IN OUR 16TH APRIL AUCTION



### FREEHOLD VACANT TWO BEDROOM END OF TERRACE HOUSE

#### LOCATION & DESCRIPTION

A vacant two bedroom end of terrace two storey house situated within a popular residential area. Leatherhead Station (South Eastern Line) is located approximately 0.7 of a mile south of the property, giving access to London Victoria, London Waterloo and Dorking. The A243 and M25 are also a short distance away.

#### ACCOMMODATION

Whilst Strettons have not internally inspected the property, we understand that it comprises:

**Ground Floor:** - Open lounge and kitchen.

**First Floor:** - Two bedrooms and bathroom with toilet

**External:** Rear garden.

#### TENURE

FREEHOLD

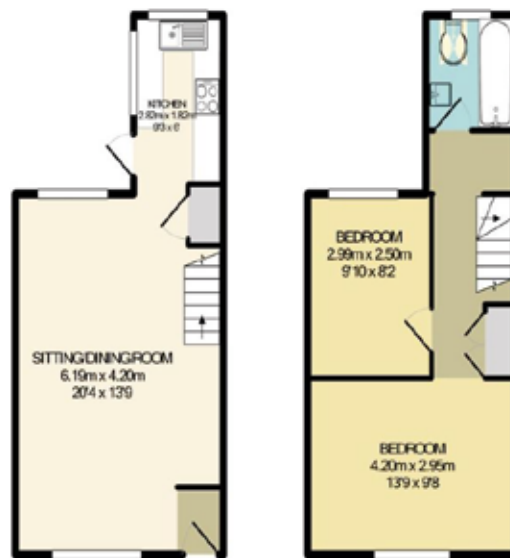
#### NOTE

Please note images and floor plan are historic and Strettons have not inspected the property.

Auction Surveyor: Michael Mercer  
020 8509 4406 michael.mercer@strettons.co.uk

**OFFERED VACANT**

**EPC Rating:** E



Ground Floor  
Approx. Floor Area  
30.7 Sq.M  
(331 Sq.Ft.)

1st Floor  
Approx. Floor Area  
30.7 Sq.M  
(331 Sq.Ft.)

Total Approx. Floor Area 61.5 Sq.M (662 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metrepro ©2012

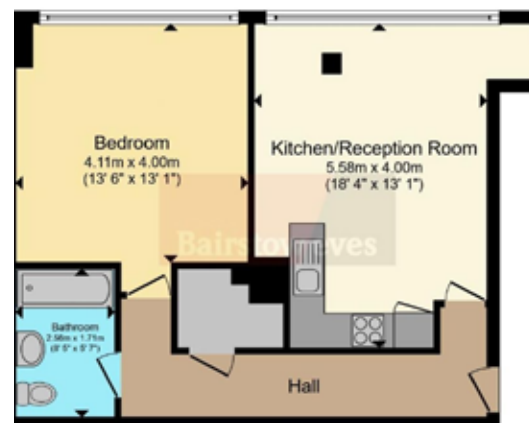




LOT  
**54**

**FLAT 16 MARINER HOUSE, 157 HIGH STREET,  
SOUTHEND-ON-SEA, ESSEX SS1 1LL**

**GUIDE PRICE\* £135,000 PLUS**



## VACANT LONG LEASEHOLD ONE BEDROOM FLAT

### LOCATION & DESCRIPTION

A vacant modern one bedroom ninth floor apartment with views across the city centre towards the Thames Estuary.

The property is situated in the heart of Southend-on-Sea City Centre close to shopping facilities, restaurants and amenities. In addition, it is within easy reach of Southend Victoria mainline railway station to London Liverpool Street and Southend Central station to London Fenchurch Street. It is within easy access to the beach and seafront with good local road transport links to the A13 and the A127.

### ACCOMMODATION (Measurements based on EPC)

**Ninth Floor Flat:** Comprising an open plan lounge / kitchen, bedroom, bathroom and hallway.

**Total GIA:** 721 sq ft (67 sq m)

### TENURE

Leasehold - 115 Years Remaining

### NOTE

Auction Surveyor: Stuart Mackay  
Contact: 020 8509 4447 / 07928 456 982  
stuart.mackay@strettons.co.uk





# 32 CROWN STREET, HALIFAX, WEST YORKSHIRE HX1 1TT

## GUIDE PRICE\* £155,000 PLUS



### FREEHOLD COMMERCIAL INVESTMENT PRODUCING £9,000 P.A. PLUS TWO VACANT ONE BEDROOM FLATS

#### LOCATION & DESCRIPTION

A mixed use property comprising a ground floor shop and basement with separate rear access to 2 self-contained one bed flats. Situated in the heart of Halifax town centre amongst a number of multiple retailers including Betfred, Holland & Barrett and McDonald's. Halifax is a historic market town known for its mix of Victorian architecture, modern shopping, and cultural landmarks. Halifax railway station is within about ½ mile.

#### TENURE

Freehold

#### TENANCY DETAILS

**Ground Floor:** Let on a lease expiring 03.08.2027 for £9,000 p.a.

**First Floor Flat:** Offered Vacant (ERV £600pcm)

**Second Floor Flat:** Offered Vacant (ERV £600pcm)

#### NOTE

Auction Surveyor: Stuart Mackay  
Contact: 020 8509 4447 / 07928 456 982  
stuart.mackay@strettons.co.uk

**PRODUCING £9,000 P.A. WITH TWO VACANT FLATS**

#### ACCOMMODATION (Not inspected - Details provided by seller)

##### Shop:

Measurements based on VOA Website

Ground: 334 sq ft (31 sq m)

Basement: 483 sq ft (44.9 sq m)

**First Floor Flat:** 1 bedroom, living room, kitchen, shower room/toilet

**Second Floor Flat:** 1 bedroom, living room, kitchen, shower room/toilet





LOT  
**56**

**78 EDENHILL ROAD, PETERLEE, COUNTY DURHAM SR8 5DB**  
**GUIDE PRICE\* £58,000 PLUS**



**FREEHOLD TWO BEDROOM SEMI  
DETACHED HOUSE  
PRODUCING £7,140 P.A.**

**LOCATION & DESCRIPTION**

A currently rented two bedroom semi detached house forming part of a street of similar properties. Edenhill Road is located in a well-established residential area of Peterlee, within easy reach of local shops, schools and town-centre amenities. The property enjoys good access to major transport links, including the A19, providing convenient connections to Sunderland, Durham and the wider region. The surrounding area is predominantly residential, offering a mix of housing and nearby green spaces.

**NOTE**

Auction Surveyor: Stuart Mackay  
Contact: 020 8509 4447 / 07928 456 982  
stuart.mackay@strettons.co.uk

Photos provided by the letting agent

**Currently rented on an assured shorthold  
tenancy for £595 pcm (£7,140 pa).**

**ACCOMMODATION (Details provided by Joint  
Auctioneer)**

We understand the property to comprise

**Ground Floor:** Reception room & kitchen

**First Floor:** Two bedrooms & bathroom.

**TENURE**

Freehold

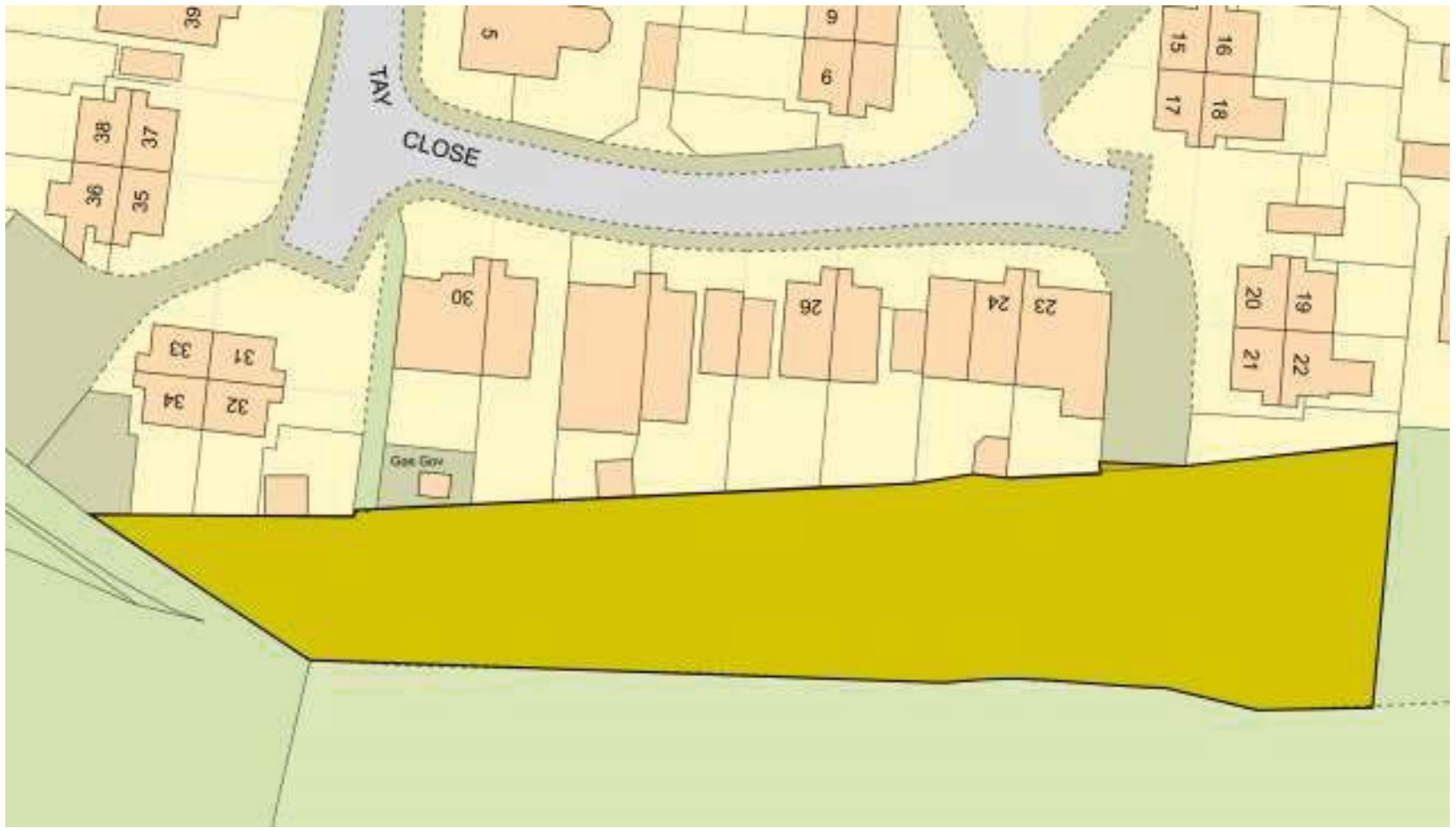
**EPC Rating:** D





# LAND TO THE REAR OF 19-34 TAY CLOSE, LORDSWOOD, CHATHAM, KENT ME5 8JJ

**GUIDE PRICE\* £15,000 PLUS**



## LOCATION & DESCRIPTION

A plot of land located to the rear of a residential street in Chatham, Kent.

Chatham is located alongside the River Medway in Kent, is a historic town best known for its naval dockyard heritage, now transformed into the popular Historic Dockyard museum and modern waterfront developments. Part of the wider Medway Towns, it offers strong transport links to London via road and rail, as well as a range of shops, schools, and local amenities.

The land is potentially suitable for pop up camping, allotments, flower gardens or development, subject to any necessary planning permissions.

## SITE AREA (Details provided by seller)

0.45 acres

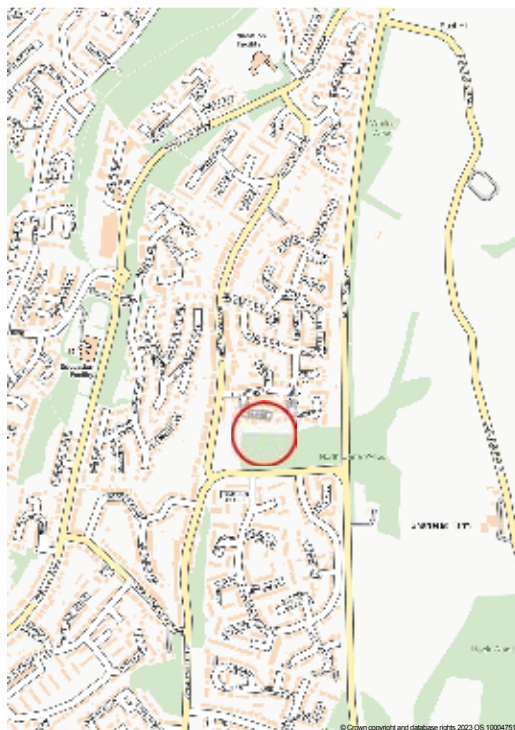
## TENURE

Freehold

## NOTE

Auction Surveyor: Stuart Mackay  
Contact: 020 8509 4447 / 07928 456 982  
stuart.mackay@strettons.co.uk

## OFFERED VACANT



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LOT  
**58**

# 43 JUNCTION ROAD, ROMFORD, ESSEX RM1 3QR

## GUIDE PRICE\* £5,000 PLUS



**FREEHOLD GROUND RENT INVESTMENT - FOUR FLATS PRODUCING £300 P.A. (ONE WITH 78 YEARS UNEXPIRED).**

### LOCATION & DESCRIPTION

A semi-detached property comprising four flats in a popular residential area located approximately ½ mile from Romford Station.

### TENANCY DETAILS

**Flat A, 43 Junction Road** 99 Years from 09.11.2004 (about 78 years unexpired) at a current ground rent of £300 p.a. rising by £300 every 33 years.

**Flat B, 43 Junction Road** 170 Years from 12.10.2023 at a peppercorn.

**Flat C, 43 Junction Road** 189 Years from 24.09.2021 at a peppercorn.

**Flat D, 43 Junction Road** 189 Years from 19.07.2021 at a peppercorn.

### NOTE

Auction Surveyor: Stuart Mackay  
Contact: 020 8509 4447 / 07928 456 982  
stuart.mackay@strettons.co.uk

**ONE FLAT WITH 78 YEARS UNEXPIRED PRODUCING £300 P.A.**



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# **Clear, insightful advice for property owners**

If you have acquired a property at auction, Strettons offers essential services to maximise the value of your investment.

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Residential Property Management / Director

**07967 304 339**

**[zita.mann@strettons.co.uk](mailto:zita.mann@strettons.co.uk)**

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**Mark Iliffe**

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**Sam Boothby**

Head of Lease Advisory

**07595 173 974**

**[sam.boothby@strettons.co.uk](mailto:sam.boothby@strettons.co.uk)**

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**Philip Gorman**

Head of Insurance

**07581 029 480**

**[philip.gorman@strettons.co.uk](mailto:philip.gorman@strettons.co.uk)**

# COMMON AUCTION CONDITIONS 4TH EDITION APRIL 2018

Reproduced with the consent of the RICS. The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

## Introduction

The Common Auction Conditions are designed for real estate auctions, to set a consistent practice across the industry. There are three sections, all of which must be included without variation, except where stated:

### Glossary

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

### Auction Conduct Conditions

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

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.

## Glossary

This glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the Common AUCTION Conditions that must be included without variation (but the SPECIAL CONDITIONS may include defined words that differ from the glossary so long as they apply only to the SPECIAL CONDITIONS).

The laws of England and Wales apply to the CONDITIONS and YOU, WE, the SELLER and the BUYER all submit to the jurisdiction of the Courts of England and Wales.

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.

### 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 judgment 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 disapplied 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 or fails to provide identification as required by the AUCTIONEERS.

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.

A2.6 YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

### 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.

### 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.

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.

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 £3,000 (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit.



## 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.
  - (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 mortgages 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 outgoing 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 outgoing 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 outgoing 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.
- 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 recovery 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:

- observe and perform the SELLER'S covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;
- give notice of assignment to the tenant; and
- 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.

G14.2 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:

- 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
- this CONDITION G15 applies.

G15.2 The SELLER confirms that the SELLER:

- is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and
- 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

- it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
- 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;
- article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
- 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

- of the BUYER'S VAT registration;
- that the BUYER has made a VAT OPTION; and
- 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

- 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
  - collect the rents payable under the TENANCIES and charge VAT on them.
- If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:
- 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;
  - the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
  - 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:

- to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
- 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 1 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

- in its condition at COMPLETION;
  - for such title as the SELLER may have; and
  - 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:

- 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
- 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:

- 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.
- The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERring Employees.
- The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the TRANSFERring Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.
- The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERring Employees after COMPLETION.

## G21 Environmental

G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.

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.

G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.

## G22 Service Charge

G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.

G22.2 No apportionment is to be made at COMPLETION in respect of service charges.

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:

- service charge expenditure attributable to each TENANCY;
- payments on account of service charge received from each tenant;
- any amounts due from a tenant that have not been received;
- any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.

G22.4 In respect of each TENANCY, if the service charge account shows:

- 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
  - 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;
- but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.

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.

G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:

- the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and
- 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.

## G23 Rent reviews

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.

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.

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.

G23.4 The SELLER must promptly:

- give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
- use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.

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.

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.

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.

G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.

## G24 TENANCY renewals

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) and references to notices and proceedings are to notices and proceedings under that Act.

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.

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.

G24.4 Following COMPLETION the BUYER must:

- with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
- 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
- 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.

## G25 Warranties

G25.1 Available warranties are listed in the SPECIAL CONDITIONS.

G25.2 Where a warranty is assignable the SELLER must:

- on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
- 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.

G25.3 If a warranty is not assignable the SELLER must after COMPLETION:

- (a) hold the warranty on trust for the BUYER; and
- (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.

**G26 No assignment**

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.

**G27 Registration at the Land Registry**

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:

- (a) procure that it becomes registered at the Land Registry as proprietor of the LOT;
- (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) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.

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:

- (a) apply for registration of the TRANSFER;
- (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and
- (c) join in any representations the SELLER may properly make to the Land Registry relating to the application.

**G28 Notices and other communications**

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.

G28.2 A communication may be relied on if:

- (a) delivered by hand; or
- (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
- (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.

G28.3 A communication is to be treated as received:

- (a) when delivered, if delivered by hand; or
- (b) when personally acknowledged, if made electronically; 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.

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.

**G29 CONTRACTS (Rights of Third Parties) Act 1999**

No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999.

**G30 EXTRA GENERAL CONDITIONS**

G30.1 If a cheque for all or part of the deposit is not cleared on first presentation, the AUCTIONEERS are under no obligation to re-present the cheque, but should they do so (at their sole discretion) then the BUYER will pay to the AUCTIONEERS a fee of £100 plus VAT, such payment being due whether or not the cheque ultimately clears.

G30.2 Vacant possession of the LOT shall be given to the BUYER on COMPLETION except where stated in the SPECIAL CONDITIONS. The BUYER accepts vacant possession of the whole or any part of the LOT offered with vacant possession notwithstanding that:

- (a) there may be furniture, fittings, effects, waste or rubbish remaining at the LOT in which case the BUYER shall not be entitled to require the removal of such items or delay COMPLETION on the grounds that the existence of such items does not constitute vacant possession, and

(b) that all or part of the LOT whether comprising a house, part of a house, flat or flats may not legally be used for immediate residential occupation.

G30.3 The BUYER will pay to the AUCTIONEERS an Administration Fee of £1,500 inclusive of VAT (£795 for transactions of less than £10,000). If for any reason this sum is not paid on exchange of contracts then it will be payable to the SELLER'S solicitors on COMPLETION in addition to the purchase PRICE.

G30.4 Any description of the LOT which includes reference to its use does not imply or warrant that it may be legally used for that purpose.

G30.5 If the BUYER is unable to provide adequate means of identification prior to any exchange of contracts either for himself or for the contractual BUYER (if this is different) the AUCTIONEERS may retain the sale memorandum signed by or on behalf of the SELLER until such identification is produced and in the absence of its Production may (as agents for the SELLER) treat this as the BUYER'S repudiation of the CONTRACT and re-offer the LOT for sale.

G30.6 The AUCTIONEERS shall be under no financial liability in respect of any matters arising out of the AUCTION or the PARTICULARS of any LOT or any of the CONDITIONS relating to any LOT. No claims shall be made against the AUCTIONEERS by the BUYER in respect of any loss or damage or claim actually or allegedly suffered by or made against the BUYER by reason of the BUYER entering into the CONTRACT.

G30.7 The AUCTIONEERS have undertaken their best endeavours to satisfy themselves as to the bona fides of the SELLER and that he is the beneficial owner but we give no warranty.

G30.8 The deposit will be held by the AUCTIONEERS as agents for the SELLER unless the sale is subject to VAT where it will be held as stakeholder.

G30.9 In the event of an AUCTION being held by way of remote bidding only, all deposits must be received in full within 24 hours of the auction. Failure to pay the deposit in full within this time may result in repudiation of the contract and the lot being reoffered.

## AUCTION MAILING LIST

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Telephone House, 69–77 Paul Street, London EC2A 4NW



Auction accounts team on 020 7637 4000

NAME / COMPANY: .....

ADDRESS: .....

POSTCODE: .....

TELEPHONE: ..... EMAIL: .....

**METHOD OF PAYMENT:**

Enclose cheque made payable to “Strettons” with completed form or provide Credit/Debit Card details:

TYPE OF PAYMENT CARD .....

NAME ON CARD ..... CARD NUMBER: .....

EXPIRY DATE ..... 3 DIGIT SECURITY CODE: .....

AUCTION MEMORANDUM

Please note we are unable to accept the deposit payment in cash.

SUBJECT TO SPECIAL CONDITIONS ATTACHED OPPOSITE SHEET(S)

Date 2025

Name of seller

Name and address of buyer

The lot number

The price (excl. any vat)

Deposit paid

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.

We acknowledge receipt of the deposit.

Signed by the buyer

Signed by Strettons as agent for the seller (Ref: .....)

BUYER'S SOLICITORS:

Name

Address

Contact

Bankers draft £

Cheque £

Debit card £

Admin Fee £

In addition to the deposit to be paid to Strettons on exchange of contracts you are required to pay a Buyer's Administration Fee of £1,500 inclusive of VAT (or £795 for transactions less than £10,000). A VAT receipt will be issued on the following working day.

DO NOT DETACH • DO NOT DETACH • DO NOT DETACH • DO NOT DETACH • DO NOT DETACH • DO NOT DETACH



### LEGAL DOCUMENTS

Legal documents may be inspected/ downloaded free via the internet. Just log on to our 'on line' catalogue at **strettons.co.uk** enter the lot in question, click on the 'Legal Documents' button and follow the simple instructions.

Alternatively you may inspect this documentation at our Auction office during normal opening hours, and in the auction room on the day of the sale. If photocopies are required then there will be a charge, which may be paid by debit card.

Please be aware that the legal package may be amended at any time prior to the sale and you should thus check for any late changes on the day of the auction.

### STRETTONS' GUIDE TO BUYING AT AUCTION

If you are unfamiliar with procedures, please look at the buyers' guide on our website or call the auction team on 020 7637 4000 who will help you.

### AUCTION DEPOSITS

You are specifically referred back to the "Notices" printed on the inside front cover to this catalogue, including that relating to the payment of the contractual deposit.

As members of the Auctioneers Completion and Deposit Scheme (ACADS) details of any dishonoured cheque are circulated to other principal auctioneers, which could preclude any defaulter from future bidding at other London auctions in addition to Strettons.

### COMMERCIAL FUNDING

See adverts in the catalogue.

### BIDDING BY PROXY

You are strongly recommended to attend the auction to bid personally.

If you are unable to do so then it may be possible, by prior arrangement, for you to bid by proxy up to your previously specified limit.

Proxy bids may be by specific authority for a member of our staff to bid on your behalf, by telephone, or by internet. Whichever method is chosen a proxy bidding form (available from our office or via our web site on [strettons.co.uk](http://strettons.co.uk)) must be completed in full and returned to us at least 2 clear working days before the auction. It should be accompanied by your deposit, in the prescribed form, for 10% of your maximum bid price, subject to a minimum of £3,000.

### SERVICES PROVIDED BY ESSENTIAL INFORMATION GROUP

**essential**  
information group



Legal documents for some of our lots are now or will be available online.

Click the link within the property details online to view and download the legal documentation available.



Visit **eigpropertyauctions.co.uk** and select 'Search Auctions'. Choose the option 'Live Stream'.

You will see details of the lot being offered and can watch the bidding as it happens.

It is not possible to bid using this service.

# strettons.co.uk

For up-to-the-minute information on guide prices, amendments, announcements, legal documentation

# AUCTION CALENDAR 2026

## RESIDENTIAL & COMMERCIAL

### **THURSDAY 19 FEBRUARY**

THURSDAY 16 APRIL

THURSDAY 4 JUNE

THURSDAY 23 JULY

THURSDAY 10 SEPTEMBER

THURSDAY 29 OCTOBER

THURSDAY 17 DECEMBER

### **OTHER SERVICES**

RESIDENTIAL & COMMERCIAL

SALES & LETTINGS

VALUATION

LEASE ADVISORY

LANDLORD/TENANT REPRESENTATION

LEASEHOLD REFORM

EXPERT WITNESS & LITIGATION

COMPULSORY PURCHASE

PROPERTY & ESTATE MANAGEMENT

INSOLVENCY & RECEIVERSHIP

DEVELOPMENT VIABILITY & CONSULTANCY

AFFORDABLE HOUSING

CHARITY & THIRD SECTOR

PROPERTY INSURANCE

