

AUCTION - 104 - 28 March 2019

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
2	10 NEW ROAD COURT, LIVERPOOL Please note amended special conditions dated 28th March
4	62 CROXTETH ROAD, LIVERPOOL This lot has been postponed from Auction, any interested parties please refer to staff to register interest.
5	62A CROXTETH ROAD, LIVERPOOL (KNOWN AS 31B ULLET ROAD) This lot has been postponed from Auction, any interested parties please refer to staff to register interest.
6	62B CROXTETH ROAD, LIVERPOOL (KNOWN AS 31C ULLET ROAD) This lot has been postponed from Auction, any interested parties please refer to staff to register interest.
10	19 CASTELL GROVE, ST. HELENS, MERSEYSIDE This lot has sold prior to Auction.
11	3 AIGBURTH VALE, AIGBURTH, LIVERPOOL This property has been sold prior.
16	12 VICARAGE CLOSE, BOTTOM ROAD, SUMMERHILL, WREXHAM, CLWYD This property has been postponed. Please speak to a member of staff if you are interested.
17	48 MILDMAY ROAD, BOOTLE, MERSEYSIDE The rental income is now £8,060 per annum as one tenant has now vacated
18	73 HANNAN ROAD, LIVERPOOL This property has been sold prior.
19	14 HAWTHORNE ROAD, BOOTLE, MERSEYSIDE This lot has been withdrawn. The property remains fully available, if you are interested please speak to a member of staff.
20	328 UPPER PARLIAMENT STREET, LIVERPOOL This property has sold prior

- 21 **APT BT9 FOX STREET VILLAGE, 50-56 FOX STREET,
LIVERPOOL**
This lot has been postponed from Auction, any interested parties
please refer to staff to register interest.
- 22 **43 OAK LEIGH, LIVERPOOL**
This property has been sold prior.
- 23 **21 GRAHAM STREET, ST. HELENS, MERSEYSIDE**
Please note amended special conditions dated 27th March.
- 24 **193 HIGH STREET, WIBSEY, BRADFORD, WEST
YORKSHIRE**
The guide price has been reduced to £30,000+
- 25 **31 GILROY ROAD, LIVERPOOL**
This property has been sold prior to auction.
- 26 **16-19,22,25,27,28,33 & 34 BIRKDALE COURT, 207 TARBOCK
ROAD,**
This lot has been postponed from Auction, any interested parties
please refer to staff to register interest.
- 28 **EMPORIUM ROUSELL, STRYD Y CASTELL, CASTLE
STREET, PENRHYNDEUDRAE**
The guide price has been reduced to £70,000 plus
- 29 **59 GALLOWAY STREET, LIVERPOOL**
This property has been sold prior to auction.
- 36 **117 GREAT MERSEY STREET, LIVERPOOL**
This lot has sold prior to Auction
- 38 **109 BAGOT STREET, LIVERPOOL**
This lot has sold prior.
- 41 **335 PRESCOT ROAD, OLD SWAN, LIVERPOOL**
This property has been sold prior.
- 44 **97 WELLINGTON STREET, MILLOM, CUMBRIA**
The guide price has been reduced to £42,500+*
- 46 **18 SEAFOR CLOSE, LIVERPOOL**
The guide price has been reduced to £90,000 plus
- 50 **161 INCE AVENUE, ANFIELD, LIVERPOOL**
This property has been sold prior.

- 51 **88 AIGBURTH ROAD, AIGBURTH, LIVERPOOL**
The flat is now vacant and not tenanted as stated in the brochure. The income is £6,600.00 per annum.
- The flat is accessed via a separate entrance to the rear and not to the front as stated in the brochure.
- 55 **32 GRANVILLE ROAD, WAVERTREE, LIVERPOOL**
This property has sold prior
- 60 **14 WARTON STREET, BOOTLE, MERSEYSIDE**
The property is postponed however it is for sale and if you are interested please speak to Cathy Holt
- 61 **81/83 HOLT ROAD AND 1A STAMFORD STREET, LIVERPOOL**
The retail unit is let at £2760 per annum and not £2856 as stated in the brochure
- The guide price has been amended to £165,000.
- 63 **68 HAWKINS STREET, LIVERPOOL**
The property is now vacant.
- 67 **TIR A MOR RESTAURANT, 1-3 MONA TERRACE, CRICCIETH, GWYNEDD**
The property has been postponed from the auction however is still available for sale, any interested parties please contact the auction team directly.
- 69 **101 INNER FORUM, LIVERPOOL**
Please disregard the previous addendum which stated the property would be sold with vacant possession as the property will be sold subject to existing tenancy, a copy of which is available in the legal pack.
- 73 **PAMASI, STATION ROAD, GNOSALL, STAFFORD**
Please note the property has three bedrooms.
- 74 **12 MANTON ROAD, KENSINGTON, LIVERPOOL**
This property has been sold prior.
- 75 **WALSINGHAM COURT, WALSINGHAM ROAD, WALLASEY, MERSEYSIDE**
Transfer of the Options are not included in the Contract. An approach needs to be made directly the sector.
- 77 **245-247 WALTON ROAD, LIVERPOOL**

The whole property is currently let by 'Central Liverpool Credit Union Limited'.

78 **47 TOWNSEND LANE/2 CHAPEL ROAD, ANFIELD, LIVERPOOL**

The property benefits from electric heating, not gas as stated in the brochure.

79 **43 ANDREW STREET, LIVERPOOL**

This property has been sold prior to auction.

The property comprises of through Lounge/Dining Room, Kitchen, Bathroom/WC. Two Bedrooms to the first floor and one further bedroom to the second floor.

80 **44 ST. ANDREW ROAD, LIVERPOOL**

There is potential for the lounge to be used a letting room subject to any necessary consents, which could provide a further rental income of £300pcm. All current tenants are employed, no DSS.

The guide price has been amended to £60,000 plus

82 **48 PARTON STREET, LIVERPOOL**

The property is now vacant and has been sold prior.

83 **FORMER FARNWORTH ARMS, 1 FARNWORTH STREET/KENSINGTON**

This property has been sold prior.

86 **74 HINTON STREET, FAIRFIELD, LIVERPOOL**

This property has been sold prior.

88 **202 STANLEY ROAD, BOOTLE, LIVERPOOL,**

The guide price has been reduced to £180,000+

90 **10 OLD ROUGH LANE, LIVERPOOL**

This property has been sold prior.

92 **13 WILLASTON ROAD, LIVERPOOL**

This property has been sold prior.

93 **438-440 PARK ROAD, LIVERPOOL**

The guide price has been changed to £135,000

94 **TRAVELLERS COURT, AIGBURTH VALE, LIVERPOOL**

This lot has been postponed.

95 **APT 405, BEETHAM TOWER, 4TH FLOOR, 111 OLD HALL STREET, LIVERPOOL**

The property is a studio and not 2 bedrooms as stated in catalogue.

96 **254 PARK ROAD, TOXTETH, LIVERPOOL**

This property has been postponed but remains fully available, please speak to a member of the team if you are interested.