

NOW INVITING
INSTRUCTIONS
FOR OUR
15TH MAY AUCTION
AT THE CROWNE PLAZA

SuttonKersh



1ST FOR AUCTIONS

Thursday 28th March 2019

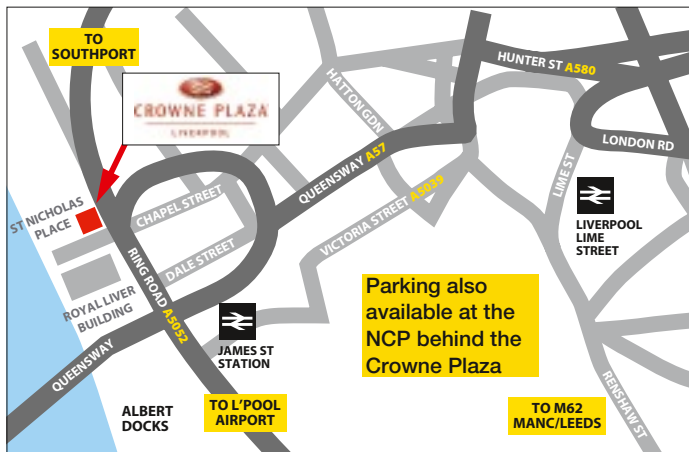
Commencing at 12 noon prompt at

Crowne Plaza, 2 St Nicholas Place

Pier Head, Liverpool L3 1QW

www.suttonkersh.co.uk

Location



Crowne Plaza
2 St Nicholas Place
Pier Head
Liverpool L3 1QW
Tel: 0151 243 8000

Entries are invited from owners or their agents

Please speak to Cathy Holt on **0151 207 6315**

Or email cathy.holt@suttonkersh.co.uk

Auction programme 2019

AUCTION DATES

Thursday 14th February
Thursday 28th March
Wednesday 15th May
Thursday 11th July
Thursday 12th September
Thursday 31st October
Thursday 12th December

CLOSING DATES

18th January
1st March
19th April
14th June
16th August
4th October
15th November

VENUE

Crowne Plaza
Crowne Plaza
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Marriott Hotel
Marriott Hotel
Marriott Hotel

Merseyside's leading auction team...



James Kersh Bsc (Hons) MRICS
Director
james@suttonkersh.co.uk



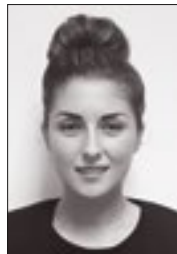
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Auctioneer



Katie Donohue Bsc (Hons) MNAVA
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for free advice or to arrange a free valuation

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Auctioneer's pre-sale announcements

You are required to pre-register if you are intending to bid on any lot at auction to comply with money laundering regulations. You can pre-register by completing the Bidders Registration and Identification Form – full details of which can be found on our website.

This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at suttonkersh.co.uk and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.

- 1 The auctioneer will offer all lots in the order as shown in the catalogue.
- 2 An addendum to the catalogue and Conditions of Sale is currently available for distribution in the auction room.
- 3 This addendum is an important document providing updates and corrections to the auction catalogue.
- 4 Sutton Kersh will always endeavour to inform prospective purchasers of changes that may have taken place after the catalogue was printed when such changes are brought to their attention.
- 5 Would prospective purchasers please ensure they have a copy of the auction catalogue and an addendum prior to bidding.
- 6 Prospective purchasers are deemed to have read the addendum whether they have done so or not.
- 7 You are bidding on the basis that you have checked the General Conditions of Sale, which are detailed at the back of the catalogue, and the Special Conditions of Sale relating to each individual lot.
- 8 The Special Conditions of Sale together with the title documentation have been available for inspection at the auctioneer's office in the immediate period leading up to auction date.
- 9 You are bidding on the basis that you have made all necessary enquiries, particularly in respect of lots the auctioneer has not inspected or had initial sight of tenancy details, and have checked the General and Special Conditions of Sale and are satisfied that you fully understand their content. Please note that some legal packs may contain additional fees (such as the requirement for the seller to pay the vendor's legal fees).
- 10 If you have a question in respect of any of the lots within the catalogue would you please ask one of the Sutton Kersh representatives who will attempt to answer your question during the auction. The auctioneer will not answer any questions whilst the auction is proceeding.
- 11 Guide Prices shown in the catalogue are merely an approximation and the auctioneer's opinion only. They should not be regarded as anything more. (see definition of Guide Prices below)
- 12 The auctioneer will not describe each individual property in detail or elaborate on its features or finer points. He will merely state the address, lot number and a very brief description.
- 13 Please remember it is the bidder's duty to attract the auctioneer's attention.
- 14 Please bid clearly and do not delay.
- 15 At the fall of the hammer the successful bidder will be in a binding contract of sale. At this point, an auction runner will come to your place of bidding, take your name and address and details of your solicitor and will lead you to one of the contract tables in the auction room.

You will then be invited to sign the Memorandum or Contract of Sale and provide a 10% deposit payment subject to a minimum of £3,000 whichever is the greater. Please note we will not accept cash deposits under any circumstances.
- 16 A successful purchaser will also be required to pay a Buyer's Administration Charge of 1% of the purchase price subject to a minimum fee of £1,000 + VAT (£1,200 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) by debit card or bank transfer.
- 17 Completion of the sale and payment of the balance of the purchase money is 28 days after the auction unless the conditions of sale provide otherwise.
- 18 Unless otherwise stated all property is sold subject to a reserve price whether declared or not. (see definition of Reserve Prices below)
- 19 Please note that purchasers will not be entitled to keys or access to properties until completion of the sale. If access is required it may be arranged through the auctioneers with the express permission of the vendor.
- 20 Sutton Kersh hold regular property auctions throughout the year.
- 21 Sutton Kersh operate a substantial dedicated mailing list free of charge to applicants. If you wish to be placed on the mailing list, please give your details to one of our representatives.

* Guide Prices, Reserve Prices and Buyer's Fees

Guide Price

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within

which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both

the guide price and the reserve price can be subject to change up to and including the day of the auction.

Buyer's Fees

Should your bid be successful you will be liable to pay a Buyer's Administration Charge of 1% of the purchase price subject to a minimum fee of £1,000 + VAT (£1,200 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer. We strongly recommend all purchasers check the special conditions of sale as other fees may also apply to individual properties.

February auction confirms why we are still No1

With sales reaching over 70% more than local competition, Sutton Kersh is demonstrating why and how they are Merseyside's leading auction house in their most recent property auction.

From a quaint houseboat on the Liverpool Albert Docks to a three-storey middle terraced Grade II listed Georgian property, the first quarter of 2019 has shown a wide array of property lots from up and down the country. Coming as no surprise for the many customers who attend the Sutton Kersh lots, sales from the previous auction have now reached over £5.7m and a 93% sale rate.

This success is in spite of recent external reports, stating that the average number of sales agreed by agents across the country in January was 4% behind the previous year. This, as expected has been generally attributed to recent Brexit negotiations, but demonstrates the resilience of the current property market.

Speaking on the year's success, Cathy Holt, Associate Director, said: "We are happy to be flying the flag for property auctions in the North-West, with exceptional results for our auction attendees." She moved on to say, "It's one thing to say that we're able to sell over 90% of all properties listed at our auctions, but another to be totalling 70% more than our local competitors – it's a fantastic continuation of 2018's success and a testimony to all the hard work from each member of the auction team." With the market remaining strong in the signs of political uncertainty, it's suggested that now is the perfect time to buy or sell at auction with Merseyside's leading and most trusted property auction house.

Lots of particular interest in our March auction include:

- A substantial Grade II Listed 5 storey Georgian mid-town house property based in Hope Street, Liverpool - Guided at £350,000
- A grade II listed former chapel, based in north-wales – guided at £80,000
- A vacant 3 storey commercial property arranged as a ground floor retail unit together with basement workshop and a storeroom to the first floor – guided between £50,000–£60,000



"I've worked in property for twenty years and I could genuinely say that Cathy Holt has a level of professionalism, knowledge, and efficiency that is rarely seen. She has a great manner with tenants and her initial valuations of the properties that she has sold for me have been, without exception, deadily accurate. Many people place houses in auctions as a last resort. I however, have consistently passed my properties over to Cathy and her Team, who are a credit to her, for auction, in preference to putting the houses on the open market." Alan R.

Auction results Thursday 14th February

LOT	PROPERTY	RESULT	PRICE
1	38 Fairfield Street, Liverpool L7 0JZ	Sold	£100,000
2	23 Whitby Street, Liverpool L6 4DH	Sold Prior	
3	160-162 Breck Road, Everton, Liverpool L5 6PX	Available At	£180,000
4	38 Pendennis Street, Liverpool L6 5AQ	Sold	£55,000
5	38 Fitzgerald Road, Liverpool L13 5XL	Sold	£71,000
6	30 Stevenson Street, Liverpool L15 4HB	Withdrawn	
7	262 Aigburth Road, Aigburth, Liverpool L17 9PJ	Sold Prior	
8	Swanky Malones, 340 St. Marys Road, Garston, Liverpool L19 0NQ	Sold After	
9	Apt As01, Fox Street Village, 50-56 Fox Street, Liverpool L3 3BQ	Sold	£27,000
10	46 Wellesley Road, Liverpool L8 3SU	Sold Prior	
11	Penisarwaun Nursing Home, Penisarwaun, Caernarfon, Gwynedd LL55 3DB	Sold Prior	
12	Apt 2, Bispham House, Lace Street, Liverpool L3 2BP	Sold After	
13	66 Lind Street, Liverpool L4 4EQ	Sold Prior	
14	179 Linacre Road, Litherland, Liverpool L21 8JS	Sold Prior	
15	59 Saville Road, Old Swan, Liverpool L13 4DJ	Sold	£85,500
16	132 Gorsey Lane, Wallasey, Merseyside CH44 4AQ	Sold	£74,000
17	214 - 218 Rice Lane And 2 D&E Parkinson Road, Liverpool L9 1DJ	Sold	£101,500
18	43 Willowdale Road, Walton, Liverpool L9 1BT	Sold	£76,000
19	Freehold Interest At 17-19 Lord Nelson Street, Liverpool L3 5QB	Sold	£27,000
20	9 Bala Street, Liverpool L4 2QN	Sold	£50,000
21	39 Bedford Road, Liverpool L4 5PS	Sold	£50,000
22	Flat 3, 125 Stanley Road, Liverpool L5 7TA	Sold Prior	
23	57 Gorsey Lane, Clock Face, St. Helens, Merseyside WA9 4XA	Sold	£90,000
24	3 Sedley Street, Liverpool L6 5AE	Sold Prior	
25	119 Beatrice Street, Bootle, Merseyside L20 2EG	Sold Prior	
26	Hesketh House, Old Mill Lane, Liverpool, L15 8LN	Postponed	
27	Former Westminster Public House, 2 Barlow Lane, Liverpool L4 3QR	Sold Prior	
28	32 Charlecote Street, Liverpool L8 9UX	Sold Prior	
29	75 Dewsbury Road, Liverpool L4 2XF	Sold	£39,500
30	25 Harebell Street, Liverpool L5 7RL	Sold After	
31	165 Rice Lane, Liverpool L9 1AF	Sold	£41,500
32	14 Malwood Street, Liverpool L8 4SA	Sold Prior	
33	56 Breckfield Road North, Liverpool L5 4NH	Sold After	
34	51 Waterside, Bootle, Merseyside L30 0ra	Sold	£60,000
35	1 Overton Close, Kirkby, Liverpool L32 5TU	Available At	£45,000
36	44 Glamis Road, Liverpool L13 8DL	Sold Prior	
37	93 Rocky Lane, Anfield, Liverpool L6 4BB	Sold After	
38	Houseboat, Liverpool Yacht Club & Marina, Coburg Wharf, Liverpool L3 4BP	Sold After	
39	56 Woolton Road, Wavertree, Liverpool L15 6TD	Sold After	
40	165 Smithdown Road, Liverpool L15 2HD	Sold After	
41	18 Melling Avenue, Liverpool L9 0JZ	Sold	£63,000
42	131 Hebden Road, Liverpool L11 9AN	Sold After	
43	206 Ribbleton Avenue, Ribbleton, Preston PR2 6QN	Sold Prior	
44	2 Chudleigh Road, Liverpool L13 3AZ	Sold After	
45	94 King Street, Southport, Merseyside PR8 1LG	Sold	£100,000
46	62 Greenleaf Street, Liverpool L8 0RB	Sold	£37,000
47	12 Maidford Road, Liverpool L14 2DU	Withdrawn	
48	15 Botanic Road, Liverpool L7 5PX	Sold Prior	
49	61 Bigdale Drive, Kirkby, Liverpool L33 6XQ	Sold	£56,000
50	Land At 154-162 Richmond Row, Liverpool L3 3BU	Sold	£250,000
51	64 Bowland Drive, Liverpool L21 0JB	Sold	£60,000
52	75 Rawcliffe Road, Liverpool L9 1AN	Sold	£180,000
53	147 Knowsley Road, Bootle, Merseyside L20 4NJ	Unavailable	
54	17 St. Andrews Road, Bootle, Merseyside L20 5EX	Sold	£51,500

55	5 Church Vale, Birmingham B20 3SG	Sold	£130,000
56	10 Anderson Road, Liverpool L21 7ND	Sold After	
57	242 Binns Road, Old Swan, Liverpool L13 1BS	Sold Prior	
58	1 Max Road, Liverpool L14 4BG	Sold	£39,000
59	397 Cherry Lane, Liverpool L4 8SB	Sold	£57,000
60	22 Forfar Road, Tuebrook, Liverpool L13 8DU	Sold Prior	
61	29 Clifton Road East, Liverpool L6 4EB	Sold	£71,500
62	254 Park Road, Toxteth, Liverpool L8 4UE	Postponed	
63	Flat 5, 4 Greenheys Road, Liverpool L8 0SX	Available At	£75,000
64	146 Gentwood Road, Liverpool L36 2QP	Sold	£66,000
65	40 Victor Street, Clayton Le Moors, Accrington, Lancashire BB5 5PD	Sold Prior	
66	56-74 Conwy Drive, Liverpool L6 5JP	Sold Prior	
67	Flats 1 & 2, 57 Kingsbury Road, Erdington, Birmingham B24 8QG	Sold Prior	
68	143 Brighton Street, Wallasey, Merseyside CH44 8DT	Sold Prior	
69	2 Park Hill Road, Liverpool L8 4TF	Sold Prior	
70	81 Tiverton Street, Liverpool L15 4LR	Sold	£74,000
71	Land To The East Side Of St. Oswalds Street, Liverpool L13 5SB	Unavailable	
72	5 Childwall Avenue, Liverpool L15 2JB	Sold Prior	
73	3 Rodney Street, Liverpool L1 9ED	Postponed	
74	49 Ashley Road, Birmingham B23 6BU	Sold Prior	
75	41 St. Marys Road, Garston, Liverpool L19 2NJ	Postponed	
76	Former Farnworth Arms, 1 Farnworth Street/Kensington L6 9BA	Unavailable	
77	67 Berdmore Street, Stoke-On-Trent ST4 3HD	Available At	£65,000
78	10 Newark Street, Liverpool L4 3RP	Sold	£51,000
79	56 Shelley Street, Bootle, Merseyside L20 4LQ	Sold	£45,000
80	137 Peel Road, Bootle, Merseyside L20 4JX	Sold	£46,500
81	5 Oak Street, Bootle, Merseyside L20 3JY	Sold	£45,000
82	33 July Road, Liverpool L6 4BS	Sold Prior	
83	1a Wellington Avenue, Liverpool L15 0EH	Sold Prior	

OVER 93%
SOLD

Total Realisation = **£5,828,550**

Now accepting instructions for our
15 May auction
Closing date 19 April



James Kersh MRICS james@suttonkersh.co.uk
Cathy Holt MNAEA cathy.holt@suttonkersh.co.uk

0151 207 6315

Bidder's registration and identification form

Please complete the following details in full and **IN BLOCK CAPITALS** and provide two forms of identification prior to bidding as detailed in Lists A & B below.

If bidding on behalf of a company, and if successful, you will also be required to present a copy of the Certificate of Incorporation and a letter of authority on company letterheaded paper and signed by a company director prior to signing the contract.

Bidder:

Lot/s Paddle no.

First name(s) Surname

Address

Postcode Tel no

Mobile no Email

SECURITY QUESTIONS Date of birth / / Mother's maiden name

Bidder's solicitor:

Firm Contact name

Address

..... Postcode Tel no

Bidder's signature Date

Data Protection: The information that you provide on this form and the identification documentation details requested are required under the Money Laundering Regulations 2007 for identification and security purposes, and will be retained by Sutton Kersh for a minimum of 6 years from the above date. The details may also be supplied to other parties if Sutton Kersh are legally required to do so.

Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website www.countrywide.co.uk/notices/PrivacyNotice.pdf. Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at privacy@countrywide.co.uk.

How will you be paying 10% deposit and buyers admin fee? Bank transfer Debit card

Note: The deposit payable on each Lot is 10% of the purchase price or a minimum of £3000 (whichever is greater).

The Buyer's Administration Charge is 1% of the purchase price subject to a minimum fee of £1,000 + VAT (£1,200 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) on each Lot.

Do you wish to be added to the mailing list? Would you like to be contacted by our finance partner, Buy to Let?

Tick Item Ref No

FOR SUTTON KERSH OFFICE USE ONLY: Identification documentation seen (one from each list)

List A – Photographic evidence of Identity

Tick	Item	Ref No
	Valid Passport with MRZ (Machine Readable Zone – two alphanumeric lines on photo page as verifiable.)	
	Valid full UK photo driving licence.	
	Valid EU/EEA/Switzerland photo driving licence.	
	Valid EU/EEA/Switzerland national Identity Card.	
	Valid UK Armed Forces ID Card.	
	Valid UK Biometric Residence Permit (When copying include both sides.)	
	Valid Blue Badge scheme (disabled pass with photo)	
	Valid Freedom Pass	
	Valid Local Authority Bus pass	
	Valid full UK Driving licence (Non photo, paper) issued before 1998	
	Department for Works & Pensions letter confirming pension details including National insurance Number dated within the last 12 months	

List B – Evidence of Residence

Tick	Item	Ref No
	Valid full UK photo driving licence.	
	Valid full UK Driving licence (Non photo) issued before 1998	
	Local authority council tax bill (dated within the last 12 months).	
	UK Bank / Building societies statements/bills showing activity, dated within the last 6 mths. Including account number and sort code as verifiable.) (Accept internet printed.)	
	UK mortgage statement (dated within the last 12 months) (Accept internet printed.)	
	Utility bills dated within the last 6 months including - Electricity bill (with MPAN number - as verifiable.) Landline, Gas, Satellite TV, Water. (Accept internet printed.) (Not mobile phone bills.)	
	Her Majesty's Revenue and Customs (HMRC) Inland Revenue (IR) Coding / assessment / statement (dated within the last 12 months) with National Insurance number - as verifiable.	
	Department for Works & Pensions letter confirming pension details and NI Number - as verifiable. (Dated within the last 12 months).	

Signed on behalf of Sutton Kersh Date

Once you have completed this form please send to: Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY or email along with certified copies of your ID to auctions@suttonkersh.co.uk

Money Laundering Regulations

Due to the new changes to Money Laundering regulations for buying and selling at auction, we are now required by Law to ID check everyone who intends to bid at auction.

What the new regulations mean for you as a bidder at the auction:

1. In the case of an **individual** bidding at auction, we will require a certified copy of a passport and utility bill.
2. In the case of an **individual acting on behalf of a third party individual**, we will require a certified copy of a passport and recent utility bill from **both parties**.
3. In the case of an **individual acting on behalf of a company** we will require details about the company including ownership information on the ultimate holding company and ultimate beneficial owners of the company, including current addresses and dates of birth.
4. If you are **unable to attend in person** or will be sending us a remote bidding form, we will require certified ID that has been identified by a professionally recognised individual. This will need to be provided to us in advance of the auction date.
5. Your ID will be kept on file for 6 years and we will only require updated documents if you change address. Any documents provided to us will be recorded and copied for audit purposes as part of our Anti Money Laundering obligations. We will also electronically verify your identity, Lexis Nexis OR ETSOS will undertake a search with Experian for the purposes of verifying your identity. To do so, Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. Experian may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
6. Registration on the day of the auction opens from 10:30am so please ensure you arrive early to ensure we have been able to satisfactory fulfil the necessary requirements.

Prior to bidding you must provide 2 forms of ID, one photographic and one proof of residence – a list of acceptable ID documents can be seen below. In all cases we will require proof of funds.

List A – Photographic evidence of Identity

Tick	Item	Ref No
	Valid Passport with MRZ (Machine Readable Zone – two alphanumeric lines on photo page as verifiable.)	
	Valid full UK photo driving licence.	
	Valid EU/EEA/Switzerland photo driving licence.	
	Valid EU/EEA/Switzerland national Identity Card.	
	Valid UK Armed Forces ID Card.	
	Valid UK Biometric Residence Permit (When copying include both sides.)	
	Valid Blue Badge scheme (disabled pass with photo)	
	Valid Freedom Pass	
	Valid Local Authority Bus pass	
	Valid full UK Driving licence (Non photo, paper) issued before 1998	
	Department for Works & Pensions letter confirming pension details including National insurance Number dated within the last 12 months	

List B – Evidence of Residence

Tick	Item	Ref No
	Valid full UK photo driving licence.	
	Valid full UK Driving licence (Non photo) issued before 1998	
	Local authority council tax bill (dated within the last 12 months).	
	UK Bank / Building societies statements/bills showing activity, dated within the last 6 mths. Including account number and sort code as verifiable.) (Accept internet printed.)	
	UK mortgage statement (dated within the last 12 months) (Accept internet printed.)	
	Utility bills dated within the last 6 months including - Electricity bill (with MPAN number - as verifiable.) Landline, Gas, Satellite TV, Water. (Accept internet printed.) (Not mobile phone bills.)	
	Her Majesty's Revenue and Customs (HMRC) Inland Revenue (IR) Coding / assessment / statement (dated within the last 12 months) with National Insurance number - as verifiable.	
	Department for Works & Pensions letter confirming pension details and NI Number - as verifiable. (Dated within the last 12 months).	

ID can be approved as follows:

- Come to any of our offices with originals and we will certify them free of charge
- Solicitors, the bank, an accountant or other professional body can certify the relevant ID
- The Post Office can verify up to 3 x forms of ID for a charge of £10.50

All certified ID can be sent to us at auctions@suttonkersh.co.uk

The purpose of Sutton Kersh obtaining this information is in order for us to carry out customer due diligence in compliance with the regulations. There are no exceptions and Sutton Kersh takes its obligations very seriously.

IF YOU HAVE ANY QUERIES PLEASE CONTACT US ON 0151 207 6315.

Thank you for your understanding and helping us comply with these regulations.

Order of sale Thursday 28th March

For sale by public auction unless sold prior or withdrawn

1	28 Lambton Road, Aigburth, Liverpool L17 7DB	£110,000+
2	10 New Road Court, Liverpool L13 8EF	£15,000+
3	5 Podium Road, Liverpool L13 6SB	£70,000+
4	62 Croxteth Road, Liverpool L8 3SQ	£310,000+
5	62a Croxteth Road (known as 31b Ullet Road), Liverpool L8 3SQ	£310,000+
6	62b Croxteth Road (known as 31c Ullet Road), Liverpool L8 3SQ	£320,000+
7	16 Hanwell Street, Liverpool L6 0AW	£40,000+
8	70 Regent Road, Bootle, Merseyside L20 8DB	£10,000–£20,000
9	Park Lodge, 28 New Chester Road, Wirral, Merseyside CH62 5AB	£85,000+
10	19 Castell Grove, St. Helens, Merseyside WA10 2EA	£27,000+
11	3 Aigburth Vale, Aigburth, Liverpool L17 0DE	£350,000+
12	66 Bala Street, Liverpool L4 2QN	£30,000–£35,000
13	44 Mirfield Street, Liverpool L6 6BD	£45,000+
14	Flat 6, 32 Christchurch Road, Prenton, Merseyside CH43 5SF	£75,000+
15	6 Swifts Close, Netherton, Merseyside L30 2RJ	£55,000+
16	12 Vicarage Close, Bottom Road, Summerhill, Wrexham LL11 4YX	£130,000+
17	48 Mildmay Road, Bootle, Merseyside L20 5EN	£50,000+
18	73 Hannan Road, Liverpool L6 6DA	£60,000+
19	14 Hawthorne Road, Bootle, Merseyside L20 2DN	£80,000+
20	328 Upper Parliament Street, Liverpool L8 7QL	£85,000+
21	Apt Bt9 Fox Street Village, 50–56 Fox Street, Liverpool L3 3BQ	£25,000–£30,000
22	43 Oak Leigh, Liverpool L13 7EN	£50,000+
23	21 Graham Street, St. Helens, Merseyside WA9 1LX	£40,000+
24	193 High Street, Wibsey, Bradford, West Yorkshire BD6 1JU	£31,500+
25	31 Gilroy Road, Liverpool L6 6BG	£45,000+
26	16–19, 22, 25, 27, 28, 33 & 34 Birkdale Court, 207 Tarbock Road L36 0RQ	£750,000+
27	Unit 30, Bridgewater Building, 3c Bridgewater St, Liverpool L1 0AR	£40,000+
28	Emporium Rousell, Stryd Y Castell, Castle Street, Penrhyndeudrae LL48 6AL	£80,000+
29	59 Galloway Street, Liverpool L7 6PD	£37,500+
30	278 Walton Breck Road, Liverpool L4 0SY	£40,000+
31	1a Old Rickerscote Lane, Stafford ST17 4HG	£25,000+
32	330 Lower Hall Street, St. Helens, Merseyside WA10 1GF	£35,000+
33	37 Hope Street, Liverpool L1 9DZ	£350,000+
34	20 Amanda Road, Liverpool L10 4YF	£55,000+
35	30 Rossmore Gardens, Liverpool L4 7TF	£85,000+
36	117 Great Mersey Street, Liverpool L5 2PL	£250,000+
37	84 Methuen Street, Liverpool L15 1EQ	£37,500+
38	109 Bagot Street, Liverpool L15 0HT	£55,000+
39	6 Charing Cross, Birkenhead, Merseyside CH41 6EJ	£50,000–£60,000
40	Newstead Farm, Quarry Street, Liverpool L25 6DY	£750,000+
41	335 Prescot Road, Old Swan, Liverpool L13 3BS	£80,000+
42	12 Wendell Street, Liverpool L8 0RQ	£47,500+
43	18 Lily Road, Litherland, Liverpool L21 6NX	£60,000+
44	97 Wellington Street, Millom, Cumbria LA18 4DH	£45,000+
45	Land to the east side of St. Oswalds Street, Liverpool L13 5SB	£200,000+
46	18 Seafore Close, Liverpool L31 2JS	£100,000+
47	1 Botanic Place, Liverpool L7 0ER	£50,000+
48	50 Harebell Street, Liverpool L5 7RP	£40,000+
49	147 Knowsley Road, Bootle, Merseyside L20 4NJ	£75,000+
50	161 Ince Avenue, Anfield, Liverpool L4 7UT	£70,000+
51	88 Aigburth Road, Aigburth, Liverpool L17 7BN	£135,000+
52	35 Sandway Crescent, Liverpool L11 2SN	£60,000+

*Guide prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to auction. Unless stated otherwise, each lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the lot during the auction). We expect the reserve will be set within the guide range or no more than 10% above a single figure guide.

53	61 Musker Drive, Bootle, Merseyside L30 2PF	£60,000-£70,000
54	67 Kingswood Avenue, Walton, Liverpool L9 0JN	£40,000+
55	32 Granville Road, Wavertree, Liverpool L15 2HR	£100,000+
56	15 Holland Street, Liverpool L7 0JG	£160,000+
57	182 Picton Road, Wavertree, Liverpool L15 4LL	£60,000+
58	174 Bedford Road, Birkenhead, Merseyside CH42 2AT	£65,000+
59	34 Ennismore Road, Old Swan, Liverpool L13 2AT	£65,000+
60	14 Warton Street, Bootle, Merseyside L20 4PX	£55,000+
61	81/83 Holt Road and 1a Stamford Street, Liverpool L7 2PN	£150,000+
62	10 Brunswick Street, Garston, Liverpool L19 8LH	£60,000+
63	68 Hawkins Street, Liverpool L6 6BZ	£50,000+
64	349, 351 & 353 Westminster Rd/1 & 1a Braemer St, Liverpool L4 3TF	£200,000+
65	139 Linacre Road, Litherland, Liverpool L21 8JP	£80,000+
66	48 Holmes Street, Liverpool L8 0RJ	£47,500+
67	Tir A Mor Restaurant, 1-3 Mona Terrace, Criccieth, LL52 0HG	£200,000+
68	Flat 18 Park View, 156 East Prescott Road, Liverpool L14 5ND	£75,000+
69	101 Inner Forum, Liverpool L11 5BG	£65,000+
70	103-105 City Road, Liverpool L4 5UW	£40,000+
71	119 Lark Lane, Liverpool L17 8UR	£160,000+
72	17 Pool End, St. Helens, Merseyside WA9 3RE	£50,000+
73	Pamasi, Station Road, Gnosall, Stafford ST20 0EZ	£65,000+
74	12 Manton Road, Kensington, Liverpool L6 6BL	£50,000+
75	Walsingham Court, Walsingham Road, Wallasey CH44 9EY	£410,000+
76	73 Manningham Road, Liverpool L4 2UQ	£45,000+
77	245-247 Walton Road, Liverpool L4 4AR	£75,000+
78	47 Townsend Lane/2 Chapel Road, Anfield, Liverpool L6 0AX	£70,000+
79	43 Andrew Street, Liverpool L4 4DS	£40,000+
80	44 St. Andrew Road, Liverpool L4 2RJ	£50,000+
81	10 Milton Road, Walton, Liverpool L4 5RP	£40,000+
82	48 Parton Street, Liverpool L6 3AW	£45,000+
83	Former Farnworth Arms, 1 Farnworth Street/Kensington L6 9BA	SOLD PRIOR
84	67 Berdmore Street, Stoke-on-Trent ST4 3HD	£45,000+
85	52 Berry Street, Liverpool L1 4JQ	£150,000+
86	74 Hinton Street, Fairfield, Liverpool L6 3AR	£40,000+
87	22 Livingstone Road, Handsworth, Birmingham B20 3LL	£165,000+
88	202 Stanley Road, Bootle, Liverpool L20 3EP	£200,000+
89	9 Dunbar Street, Liverpool L4 5TS	£45,000+
90	10 Old Rough Lane, Liverpool L33 8XB	SOLD PRIOR
91	Apt 15 New Road Court, Liverpool L13 8EF	£15,000+
92	13 Willaston Road, Liverpool L4 6UP	£45,000+
93	438-440 Park Road, Liverpool L8 9RF	£125,000+
94	Travellers Court, Aigburth Vale, Liverpool L17 0DF	£12,000+
95	Apt 405, Beetham Tower, 4th Floor, 111 Old Hall Street, Liverpool L3 9BD	£90,000+
96	254 Park Road, Toxteth, Liverpool L8 4UE	£80,000+

Order of sale by type

COMMERCIAL INVESTMENT

- 41 335 Prescot Road, Old Swan, Liverpool L13 3BS
- 49 147 Knowsley Road, Bootle, Merseyside L20 4NJ
- 51 88 Aigburth Road, Aigburth, Liverpool L17 7BN
- 58 174 Bedford Road, Birkenhead, Merseyside CH42 2AT
- 61 81/83 Holt Road and 1a Stamford Street, Liverpool L7 2PN
- 65 139 Linacre Road, Litherland, Liverpool L21 8JP
- 77 245-247 Walton Road, Liverpool L4 4AR
- 78 47 Townsend Lane/2 Chapel Road, Anfield, Liverpool L6 0AX
- 90 10 Old Rough Lane, Liverpool L33 8XB
- 96 254 Park Road, Toxteth, Liverpool L8 4UE

DEVELOPMENT OPPORTUNITIES

- 8 70 Regent Road, Bootle, Merseyside L20 8DB
- 28 Emporium Rousell, Stryd Y Castell, Castle Street, Penrhyndeudrae LL48 6AL
- 33 37 Hope Street, Liverpool L1 9DZ
- 45 Land to the east side of St. Oswalds Street, Liverpool L13 5SB
- 83 Former Farnworth Arms, 1 Farnworth Street/Kensington L6 9BA
- 85 52 Berry Street, Liverpool L1 4JQ
- 88 202 Stanley Road, Bootle, Liverpool L20 3EP

PUBLIC HOUSES/RESTAURANTS

- 67 Tir A Mor Restaurant, 1-3 Mona Terrace, Criccieth, LL52 0HG

RESIDENTIAL INVESTMENT

- 4 62 Croxteth Road, Liverpool L8 3SQ
- 5 62a Croxteth Road (known as 31b Ullet Road), Liverpool L8 3SQ
- 6 62b Croxteth Road (known as 31c Ullet Road), Liverpool L8 3SQ
- 15 6 Swifts Close, Netherton, Merseyside L30 2RJ
- 17 48 Mildmay Road, Bootle, Merseyside L20 5EN
- 21 Apt Bt9 Fox Street Village, 50-56 Fox Street, Liverpool L3 3BQ
- 22 43 Oak Leigh, Liverpool L13 7EN
- 23 21 Graham Street, St. Helens, Merseyside WA9 1LX
- 26 16-19, 22, 25, 27, 28, 33 & 34 Birkdale Court, 207 Tarbock Road L36 0RQ
- 27 Unit 30, Bridgewater Building, 3c Bridgewater St, Liverpool L1 0AR
- 34 20 Amanda Road, Liverpool L10 4YF

- 35 30 Rossmore Gardens, Liverpool L4 7TF
- 36 117 Great Mersey Street, Liverpool L5 2PL
- 42 12 Wendell Street, Liverpool L8 0RQ
- 48 50 Harebell Street, Liverpool L5 7RP
- 52 35 Sandway Crescent, Liverpool L11 2SN
- 55 32 Granville Road, Wavertree, Liverpool L15 2HR
- 56 15 Holland Street, Liverpool L7 0JG
- 63 68 Hawkins Street, Liverpool L6 6BZ
- 64 349, 351 & 353 Westminster Rd/1 & 1a Braemer St, Liverpool L4 3TF
- 66 48 Holmes Street, Liverpool L8 0RJ
- 68 Flat 18 Park View, 156 East Prescot Road, Liverpool L14 5ND
- 69 101 Inner Forum, Liverpool L11 5BG
- 70 103-105 City Road, Liverpool L4 5UW
- 74 12 Manton Road, Kensington, Liverpool L6 6BL
- 75 Walsingham Court, Walsingham Road, Wallasey CH44 9EY
- 76 73 Manningham Road, Liverpool L4 2UQ
- 80 44 St. Andrew Road, Liverpool L4 2RJ
- 82 48 Parton Street, Liverpool L6 3AW
- 89 9 Dunbar Street, Liverpool L4 5TS

VACANT COMMERCIAL

- 9 Park Lodge, 28 New Chester Road, Wirral, Merseyside CH62 5AB
- 20 328 Upper Parliament Street, Liverpool L8 7QL
- 39 6 Charing Cross, Birkenhead, Merseyside CH41 6EJ
- 93 438-440 Park Road, Liverpool L8 9RF

VACANT RESIDENTIAL

- 1 28 Lambton Road, Aigburth, Liverpool L17 7DB
- 2 10 New Road Court, Liverpool L13 8EF
- 3 5 Podium Road, Liverpool L13 6SB
- 7 16 Hanwell Street, Liverpool L6 0AW
- 10 19 Castell Grove, St. Helens, Merseyside WA10 2EA
- 11 3 Aigburth Vale, Aigburth, Liverpool L17 0DE
- 12 66 Bala Street, Liverpool L4 2QN
- 13 44 Mirfield Street, Liverpool L6 6BD
- 14 Flat 6, 32 Christchurch Road, Prenton, Merseyside CH43 5SF
- 16 12 Vicarage Close, Bottom Road, Summerhill, Wrexham LL11 4YX
- 18 73 Hannan Road, Liverpool L6 6DA
- 19 14 Hawthorne Road, Bootle, Merseyside L20 2DN
- 24 193 High Street, Wibsey, Bradford, West Yorkshire BD6 1JU
- 25 31 Gilroy Road, Liverpool L6 6BG
- 29 59 Galloway Street, Liverpool L7 6PD
- 30 278 Walton Breck Road, Liverpool L4 0SY

- 31 1a Old Rickerscote Lane, Stafford ST17 4HG
- 32 330 Lower Hall Street, St. Helens, Merseyside WA10 1GF
- 37 84 Methuen Street, Liverpool L15 1EQ
- 38 109 Bagot Street, Liverpool L15 0HT
- 40 Newstead Farm, Quarry Street, Liverpool L25 6DY
- 43 18 Lily Road, Litherland, Liverpool L21 6NX
- 44 97 Wellington Street, Millom, Cumbria LA18 4DH
- 46 18 Seafore Close, Liverpool L31 2JS
- 47 1 Botanic Place, Liverpool L7 0ER
- 50 161 Ince Avenue, Anfield, Liverpool L4 7UT
- 53 61 Musker Drive, Bootle, Merseyside L30 2PF
- 54 67 Kingswood Avenue, Walton, Liverpool L9 0JN
- 57 182 Picton Road, Wavertree, Liverpool L15 4LL
- 59 34 Ennismore Road, Old Swan, Liverpool L13 2AT
- 60 14 Warton Street, Bootle, Merseyside L20 4PX
- 62 10 Brunswick Street, Garston, Liverpool L19 8LH
- 71 119 Lark Lane, Liverpool L17 8UR
- 72 17 Pool End, St. Helens, Merseyside WA9 3RE
- 73 Pamasi, Station Road, Gnosall, Stafford ST20 0EZ
- 79 43 Andrew Street, Liverpool L4 4DS
- 81 10 Milton Road, Walton, Liverpool L4 5RP
- 84 67 Berdmore Street, Stoke-on-Trent ST4 3HD
- 86 74 Hinton Street, Fairfield, Liverpool L6 3AR
- 87 22 Livingstone Road, Handsworth, Birmingham B20 3LL
- 91 Apt 15 New Road Court, Liverpool L13 8EF
- 92 13 Willaston Road, Liverpool L4 6UP
- 95 Apt 405, Beetham Tower, 4th Floor, 111 Old Hall Street, Liverpool L3 9BD

GROUND RENTS

- 94 Travellers Court, Aigburth Vale, Liverpool L17 0DF

Auction programme 2019

Auction Dates

Wednesday 15th May

Thursday 11th July

Thursday 12th September

Thursday 31st October

Thursday 12th December

Closing Dates

19th April

14th June

16th August

4th October

15th November



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LOT

1

28 Lambton Road, Aigburth, Liverpool L17 7DB

*GUIDE PRICE £110,000+



Not to scale. For identification purposes only

- **Three bedroomed mid terrace. Double glazing. Central heating.**

Description A well-presented three bedroomed mid terraced property benefiting from double glazing and central heating. The property is suitable for immediate occupation or investment purposes with a potential rental income in excess of £9,000 per annum. If the property was let to four tenants at £85pppw the potential rental income is approximately £18,000 per annum.

Situated Off Aigburth road in a very popular and well established residential location within close proximity to local amenities, Lark Lane restaurants and bars, schooling, Sefton park and local transport links. Approximately 3 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear.

Note This property is suitable for cash buyers only.

Ground Floor Hall, Living Room, Dining Room, Kitchen

LOT

2

10 New Road Court, Liverpool L13 8EF

*GUIDE PRICE £15,000+



Not to scale. For identification purposes only

- **A first floor studio flat. Double glazing. Electric heating. Communal gardens and parking.**

Description A first floor studio flat within a purpose built block benefiting from double glazing and electric heating. Following modernisation the property would be suitable for investment purposes with a potential income in excess of £3,600 per annum.

Situated Off New Road which in turn is off West Derby Road within close proximity close to local amenities, Schooling and approximately 4 miles from Liverpool city centre.

First Floor Open Plan Lounge/Bedroom, Kitchen, Cloakroom, Shower Room/WC.

Outside Communal gardens and parking.

Ground Floor Main Entrance Hallway.

LOT
3

5 Podium Road, Liverpool L13 6SB

*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

- **A three bed mid terrace. Double glazing. Central heating.**

Description A three bedroomed middle terraced property benefiting from double glazing and central heating. Following a scheme of refurbishment the property would be suitable for occupation, re-sale or investment purposes with a potential rental income of approximately £6,600 per annum.

Situated Between Queens Drive and Derby Lane in a popular and well-established residential location within close proximity to local amenities and schooling. Approximately 5 miles from Liverpool City centre.

First Floor Three Bedrooms, Bathroom/WC.

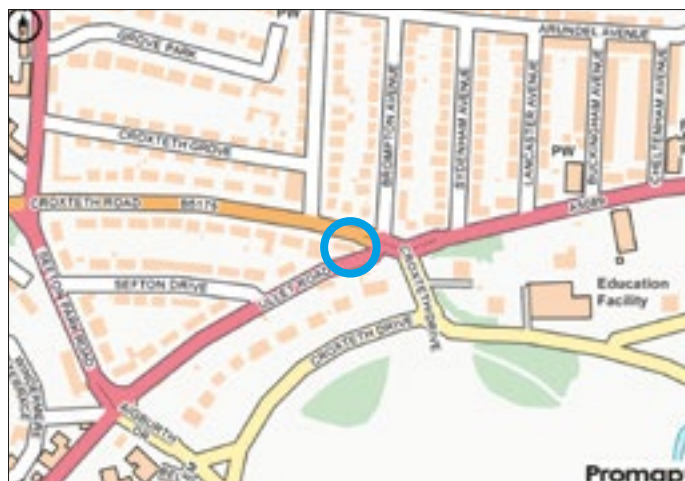
Outside Yard to Rear.

Ground Floor Hallway, two Reception Rooms, Kitchen.

LOT
4

62 Croxteth Road, Liverpool L8 3SQ

*GUIDE PRICE £310,000+



Not to scale. For identification purposes only

- **Residential investment producing £19,200.00 per annum.**

Description A three storey seven bedroomed modern town house property which is currently let by way of an Assured Shorthold Tenancy producing £19,200.00 per annum. The property benefits from double glazing, central heating, parking and some bedrooms benefit from Juliet balconies. The property is accessed via Ullet Road.

Situated Fronting Croxteth Road at its junction with Ullet Road in a popular and well

established residential location within close proximity to local shopping amenities, schooling,

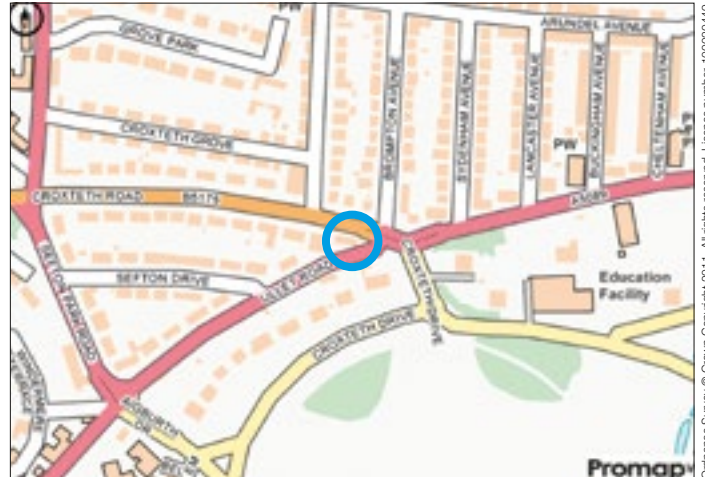
Sefton Park and Princes Park and approximately 2 miles from Liverpool city centre.

Ground Floor Entrance hallway, open plan living room/dining room/kitchen, WC. Rear patio doors leading to enclosed yard area.

First Floor Three bedrooms (one en-suite), bathroom with walk in shower/WC.

Second Floor Four bedrooms (one en-suite), bathroom with walk in shower/WC.

Outside Parking, rear yard.

LOT
5**62a Croxteth Road (known as 31b Ullet Road), Liverpool L8 3SQ**
*GUIDE PRICE £310,000+

Not to scale. For identification purposes only

- **Residential investment producing £15,000.00 per annum.**

Description A three storey seven bed roomed modern town house property which is currently let by way of an Assured Shorthold Tenancy producing £15,000.00 per annum. The property benefits from double glazing, central heating, parking and some bedrooms benefit from Juliet balconies. The property is accessed via Ullet Road.

Situated Fronting Croxteth Road at its junction with Ullet Road in a popular and well

established residential location within close proximity to local shopping amenities, schooling,

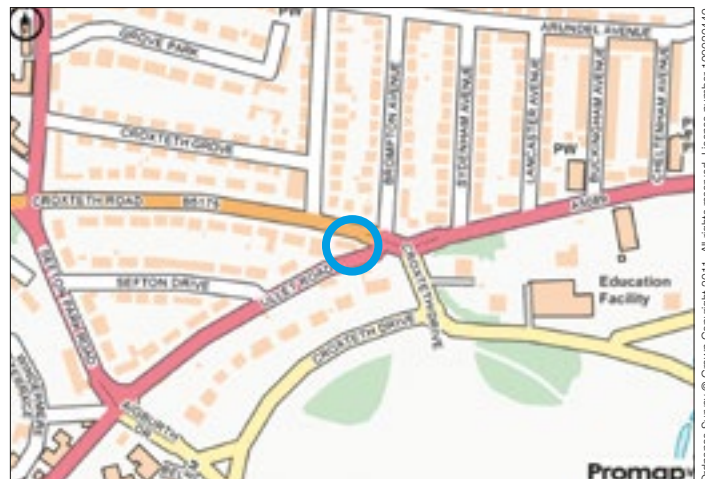
Sefton Park and Princes Park and approximately 2 miles from Liverpool city centre.

Ground Floor Entrance porch, hallway, open plan living room/dining room/kitchen, WC. Rear patio door leading to enclosed yard area.

First Floor Three bedrooms (one en-suite), bathroom with walk in shower/WC.

Second Floor Four bedrooms (one en-suite), bathroom with walk in shower/WC.

Outside Parking, yard.

LOT
6**62b Croxteth Road (known as 31c Ullet Road), Liverpool L8 3SQ**
*GUIDE PRICE £320,000+

Not to scale. For identification purposes only

- **Residential investment producing £15,000.00 per annum.**

Description A three storey seven bed roomed modern town house property which is currently let by way of an Assured Shorthold Tenancy producing £15,000.00 per annum. The property benefits from double glazing, central heating, parking and some bedrooms benefit from Juliet balconies.

Situated Fronting Croxteth Road at its junction with Ullet Road in a popular and well

established residential location within close proximity to local shopping amenities, schooling,

Sefton Park and Princes Park and approximately 2 miles from Liverpool city centre.

Ground Floor Entrance porch, hallway, open plan living room/dining room/kitchen, WC. Rear patio doors leading to yard/driveway area.

First Floor Three bedrooms (one en-suite), bathroom with walk in shower/WC, study.

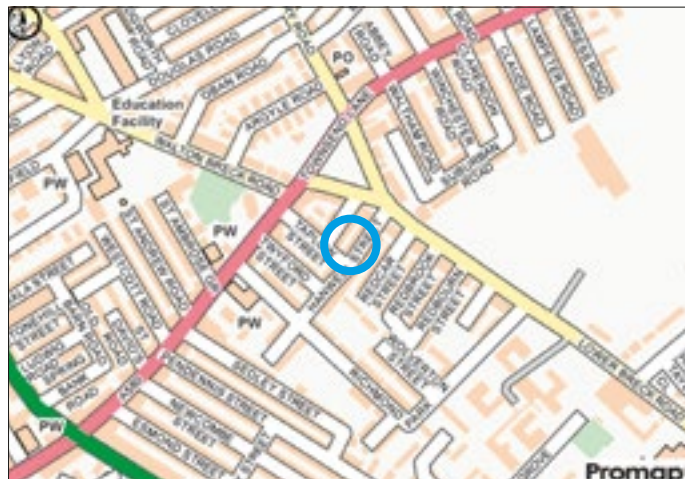
Second Floor Four Bedrooms (one en-suite), bathroom with walk in shower/WC.

Outside Parking, garden.

LOT
7

16 Hanwell Street, Liverpool L6 0AW

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- A two bed mid terrace. Double glazing. Central heating.

Description A vacant two bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential income of in excess of £5,200 per annum.

Situated Off Lower Breck Road in a popular and well established residential location within close proximity to local shopping amenities, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

First Floor Two Bedrooms.

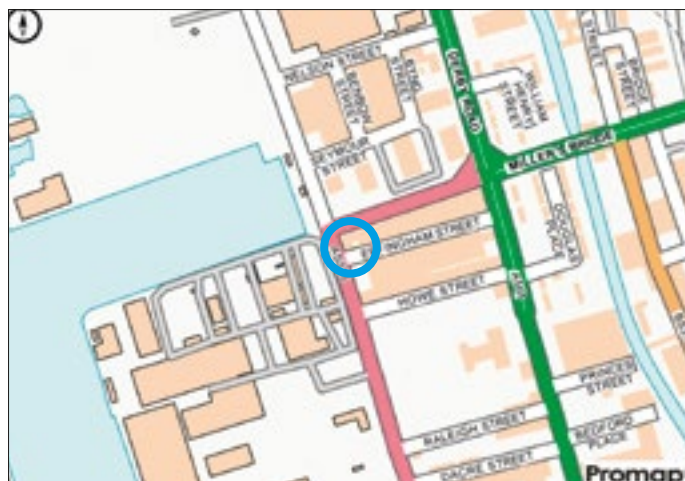
Outside Yard to the rear.

Ground Floor Vestibule, Lounge, Kitchen/Dining Room, Bathroom/WC

LOT
8

70 Regent Road, Bootle, Merseyside L20 8DB

*GUIDE PRICE £10,000-£20,000



Not to scale. For identification purposes only

- Development opportunity, currently a ground floor retail unit with two bed flat to the upper floors.

Description A substantial three storey plus basement corner property which is in need of a full upgrade and refurbishment scheme. The property was previously arranged as a ground floor retail unit together with a two bedroomed flat above. The property would be suitable for a number of uses to include residential redevelopment into individual units for rental purposes or possible short term holiday lets to include serviced short term accommodation on an Airbnb basis or booking.com.

Situated Fronting Regency Road close to local amenities and within walking distance to Liverpool city centre amenities including shops, bars, restaurants and universities.

Outside Rear Yard with potential for parking.

Note The property has not been internally inspected.

LOT
9

Park Lodge, 28 New Chester Road, Wirral, Merseyside CH62 5AB

*GUIDE PRICE £85,000+



- A freehold Tudor style Grade II listed detached character property. Central heating. Off road parking.

Description A rare opportunity to acquire a freehold Tudor style 19th century Grade II listed detached character property steeped in centuries of history. The property was constructed in 1903 and was originally commissioned by Lord Leverhume as the rural Town Hall. The property was used in the past for over 20 years as a Restaurant/Tea Room with function rooms above and is now vacant and would be suitable for a number of uses, to include residential accommodation, offices, or conversion back to a Cafe, subject to any necessary repair and modernisation works and consents. It was previously granted permission for a dine in and take out food café. The property benefits from the original old beams, central heating, off road parking to the side for 10/12 cars and gardens.

Situated Fronting New Chester Road (B5136) in a well-established location within easy reach of local amenities and approximately 3 miles from Birkenhead town centre.

Joint Agent
Clive Watkin


Ground Floor Kitchen, Reception Room, Store Room, WC.

First Floor Two Rooms (One with Balcony), Shower Room/WC, Office.

Outside Gardens, Parking for up to 12 vehicles.



Not to scale. For identification purposes only



LOT

10

19 Castell Grove, St. Helens, Merseyside WA10 2EA

*GUIDE PRICE £27,000+



Not to scale. For identification purposes only

- **One bedroom purpose built flat. Double glazing. Electric heating.**

Description A purpose-built one bedroomed flat benefiting from double glazing and electric heating. The property is suitable for immediate investment purposes with a potential rental income of approximately £4,800 per annum.

Situated Off Peter Street in a popular and well established residential location within walking distance to St Helens town centre and all amenities and transport links.

Outside Off road parking

First Floor Open Plan Lounge/ Kitchen, Bedroom with En Suite Bathroom/WC

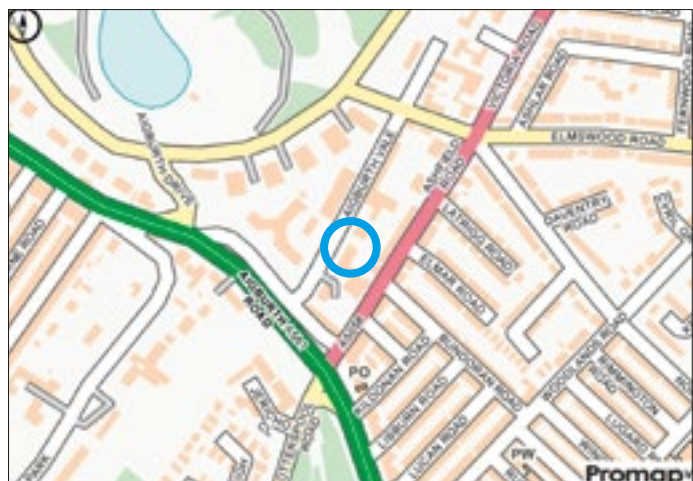
Attic Loft Space (not inspected)

LOT

11

3 Aigburth Vale, Aigburth, Liverpool L17 0DE

*GUIDE PRICE £350,000+



Not to scale. For identification purposes only

- **Redevelopment opportunity suitable for conversion to self-contained flats (STC).**

Description A substantial extended four storey plus basement Victorian semi-detached property suitable for residential conversion to provide self-contained flats or a HMO investment opportunity, subject to any necessary consents. We are advised the vendor has applied for planning permission to convert the property into nine self-contained flats and awaiting a decision. Any interested parties should make their own enquiries. The property benefits from gardens and off road parking.

Situated Fronting Aigburth Vale in a very popular and well established residential location close to local amenities, schooling, Sefton Park and approximately 3 miles south from Liverpool city centre.

First Floor Three Rooms, Kitchen, Bathroom/WC.

Second Floor Three Rooms, Kitchen, WC.

Third Floor Attic Room.

Basement Not inspected

Ground Floor Entrance hallway, three Reception Rooms, WC.

Outside Gardens front and rear. Driveway

Architect drawings and the Artist's impression are available for inspection.

LOT
12**66 Bala Street, Liverpool L4 2QN*****GUIDE PRICE £30,000–£35,000**

Not to scale. For identification purposes only

- **A two bed mid terrace. Double glazing. Central heating.**

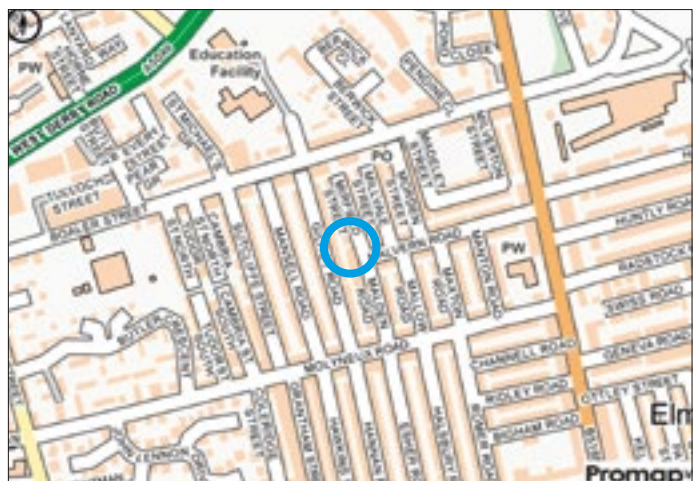
Description A two bedroomed middle terraced property benefiting from double glazing and central heating. Following a scheme of refurbishment works and modernisation the property would be suitable for investment purposes. The potential rental income is approximately £5,400.00 per annum.

Situated Off Oakfield Road in a popular residential location within close proximity to local amenities, Liverpool Football Club and approximately 2 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Through Lounge/Dining Room, Kitchen, Bathroom/WC.

First Floor Two Bedrooms.

LOT
13**44 Mirfield Street, Liverpool L6 6BD*****GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

- **Two bedroom end terrace. Double glazing. Central heating. Good order throughout.**

Description A two bedroomed end terrace property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate investment purposes with a potential rental income of £6,000 per annum.

Situated Just off Molyneux Road and Boaler Street in a popular and well established residential location within close proximity to local shopping amenities, schooling, Newsham Park and approximately 3 miles from Liverpool city centre.

First Floor Two Bedrooms

Outside Yard to rear

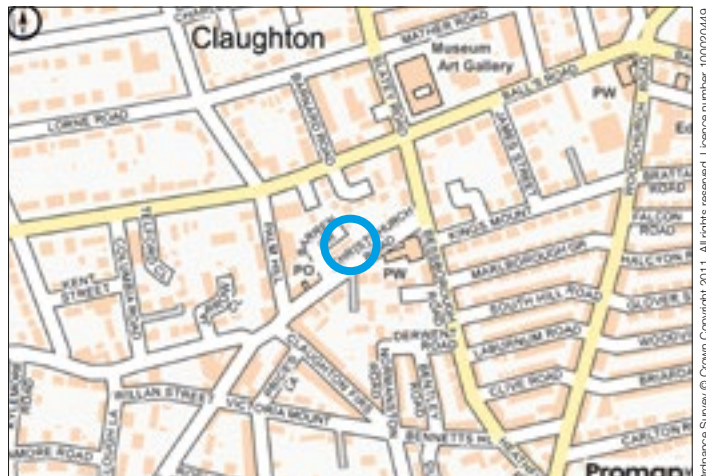
Ground Floor Through Lounge/Dining Room, Kitchen, Bathroom/WC

LOT

14

Flat 6, 32 Christchurch Road, Prenton, Merseyside CH43 5SF

*GUIDE PRICE £75,000+



Not to scale. For identification purposes only

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- **A vacant three bedroomed duplex apartment. Partial double glazing. Communal grounds.**

Description A vacant three bedroomed duplex apartment within a detached period building which benefits from partial double glazing and communal grounds. Following modernisation the property would be suitable for occupation or investment purposes.

Situated Fronting Christchurch Road in the heart of Oxton Village close to local amenities including shops, restaurants and bars.

Outside Communal Grounds.

Ground Floor Main Entrance Hallway.

Second Floor Flat Three rooms, kitchen, bathroom/WC

Third Floor One room.

LOT

15

6 Swifts Close, Netherton, Merseyside L30 2RJ

*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

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- **A residential investment producing £6,000.00 per annum. Double glazing, central heating. Gardens.**

Description A two bed semi-detached property benefiting from double glazing, gardens and central heating. The property is currently let by way of an Assured Shorthold tenancy producing £6,000.00 per annum.

Situated Off Swifts Lane in an established and popular residential location within easy reach of local amenities and schooling.

Outside Gardens front and rear.

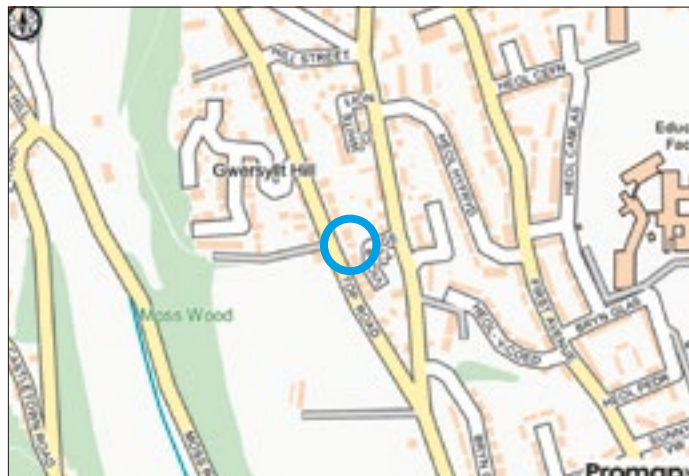
Ground Floor Entrance Hall, Lounge, Kitchen.

First Floor Two Bedrooms, Box Room, Bathroom/WC

LOT
16**12 Vicarage Close, Bottom Road, Summerhill, Wrexham LL11 4YX**
*GUIDE PRICE £130,000+

- **Three bed detached bungalow. Double glazing. Central heating. Driveway. Garage.**

Description A three bedroomed detached bungalow benefiting from double glazing, central heating, driveway, detached garage, Gardens and excellent views. Following upgrade and refurbishment the property will be suitable for occupation, investment or re-sale purposes.



Not to scale. For identification purposes only

Situated Off Bottom Road within close proximity to local amenities, Schooling and excellent transport links.

Ground Floor Hall, Living room, Dining room, Kitchen, Wetroom/ WC, three Bedrooms.

Outside Gardens, Driveway, Garage.

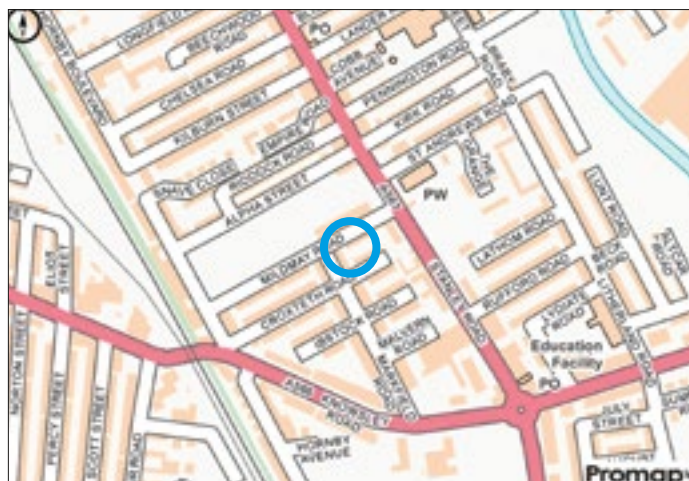
Joint Agent
Beresford Adams

Beresford Adams

LOT
17**48 Mildmay Road, Bootle, Merseyside L20 5EN**
*GUIDE PRICE £50,000+

- **Residential investment producing £10,920 per annum. The property benefits from double glazing and central heating.**

Description A two/three-bedroomed middle terraced property currently let to three tenants at a rental income of £70pppw to include bills producing a total rental income of £10,920 per annum. The property benefits from double glazing, central heating and will be sold fully furnished.



Not to scale. For identification purposes only

Situated Off Stanley Road within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor Entrance Hall, one Letting Room, Lounge/ Dining Room, Kitchen.

First Floor Two Letting Rooms, Bathroom/WC.

Outside Rear Yard.

LOT

18

73 Hannan Road, Liverpool L6 6DA

*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- **A three bedroomed mid terraced in need of repair and modernisation.**

Description A three bedroomed middle terraced property in need of a full upgrade and scheme of refurbishment works, following which the property would be suitable for occupation, resale or investment purposes. If let to 4 tenants at a rental income of £75pppw the potential income is approximately £15,600 per annum.

Situated Off Kensington High Street and Molyneux Road in a popular and well established residential location within close proximity to local amenities, The Royal Liverpool University Hospital, Liverpool universities and Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC.

Outside Yard to the rear.

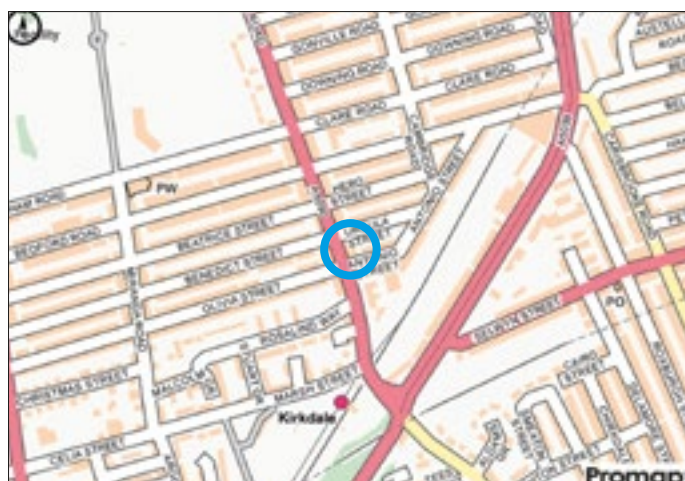
Ground Floor Hall, two reception rooms, kitchen.

LOT

19

14 Hawthorne Road, Bootle, Merseyside L20 2DN

*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

- **Three storey mid-terrace refurbished throughout with a potential income of £14,220 per annum.**

Description A three storey middle terraced property converted to provide 2 x two-bedroomed and 1 x one-bed self-contained flats. The property has been recently refurbished throughout and when fully let the potential income being in excess of £14,220 per annum.

Situated Fronting Hawthorne Road at its junction with Westminster Road in an established location within easy reach of local amenities, schooling and approximately 2 miles north of Liverpool city centre.

First Floor Flat 2 Vestibule, Open Plan Lounge/Kitchen, 2 Bedrooms, Bathroom/WC (not inspected)

Second Floor Flat 3 Open Plan Lounge/Kitchen, Bedroom with en-suite Shower Room/WC

Ground Floor Flat 1 Vestibule, Open Plan Lounge/Kitchen, 2 Bedrooms, Bathroom/WC

Loft Room Not finished.

LOT
20**328 Upper Parliament Street, Liverpool L8 7QL**
*GUIDE PRICE £85,000+

Not to scale. For identification purposes only

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- **Mixed use property suitable for a number of uses.**

Description A three storey middle terrace property comprising a ground floor takeaway together with two bedroomed self-contained accommodation above. The property benefits from aluminium double glazing to the ground floor, roller shutters, central heating, fire doors and a fire alarm and emergency lighting. The property has been trading for over 30 years and will be sold with vacant possession to include all fixtures and fittings. Alternatively the property would be suitable for a number of uses, subject to any relevant consents.

Situated Fronting Upper Parliament Street close to its junction with Lodge Lane in a popular and well established location within close proximity to local shopping amenities, schooling and approximately 1 mile from Liverpool city centre.

Basement Two Storerooms. WC

Ground Floor Takeaway Main Shop Front, Preparation Room, Kitchen,

First Floor (Accessed via Shop) Lounge, Kitchen/Diner (emergency exit).

Second Floor Two Bedrooms, Bathroom/WC.

Outside Off street parking to the rear

LOT
21**Apt Bt9 Fox Street Village, 50-56 Fox Street, Liverpool L3 3BQ**
*GUIDE PRICE £25,000-£30,000

Not to scale. For identification purposes only

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- **Residential investment producing £5,148 per annum. Double glazing. Electric heating.**

Description A fully furnished second floor studio apartment benefiting from double glazing, electric heating, CCTV and a secure intercom entry system. The apartment is currently let by way of an Assured Shorthold Tenancy at a rental of £5,148 per annum.

Situated In Fox Street village close to the newly developed Great Homer Street area and within walking distance to John Moores University. Liverpool city centre is approximately 1 mile away.

Ground Floor Communal Entrance Hall.

Second Floor Studio Open Plan

Lounge/Kitchen/Diner/Bedroom, Shower Room/WC.

Outside Communal Gardens.

Note Building works are currently ongoing and further communal areas may be added at a later date.

Joint Agent
Entwistle Green



LOT

22

43 Oak Leigh, Liverpool L13 7EN

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- Residential investment producing £6,300 per annum. Double glazing. Central heating.

Description A three bedroomed mid terraced property currently let by way of an Assured Shorthold Tenancy producing £6,300 per annum. The property benefits from double glazing, central heating and a newly fitted roof.

Situated Off West Derby Road in an established and popular residential location within easy reach of local amenities, schooling, Newsham Park and approximately 2.5 miles from Liverpool city centre.

First Floor Three Bedrooms

Outside Yard to the rear

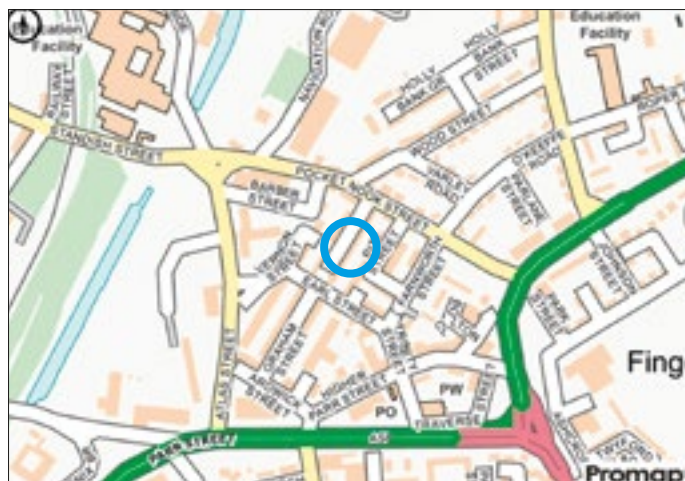
Ground Floor Hall, two Reception Rooms, Kitchen, Bathroom/WC

LOT

23

21 Graham Street, St. Helens, Merseyside WA9 1LX

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- A residential investment property producing £5,253.00 per annum. Double glazing. Central heating.

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,253.00 per annum.

Situated Off Pocket Nook Street in a popular residential location close to local amenities, schooling and within walking distance to St. Helens town centre.

Outside Yard to the rear.

Ground Floor Through Lounge/ Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

LOT
24**193 High Street, Wibsey, Bradford, West Yorkshire BD6 1JU**
*GUIDE PRICE £31,500+

- **A one bedroomed end terrace house. Double glazing.**

Description A one bedroomed end of terrace house which benefits from double glazing. Following modernisation the property would be suitable for occupation or investment purposes.



Not to scale. For identification purposes only

Situated Within the village of Wibsey in a popular and well established location within close proximity to local amenities, shops and transport links.

First Floor 1 Bedroom 4.4m x 2.5m (14'6" x 8'4"), plus Recess 1.8m x 1.1m (6'0" x 3'7") with night storage heater, bathroom/WC.

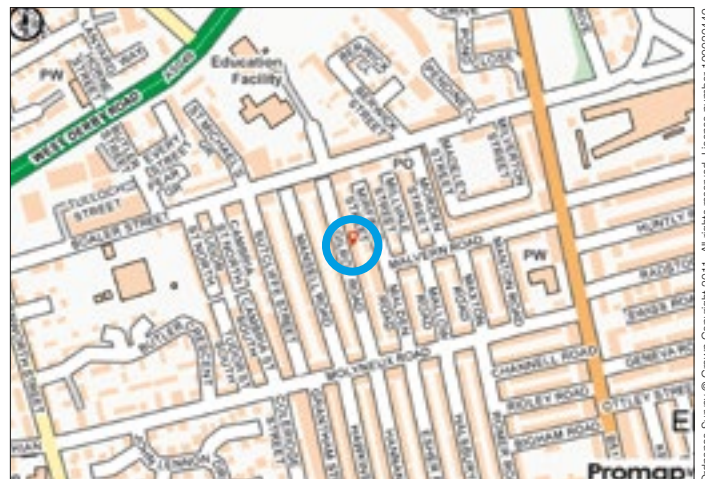
Ground Floor Entrance Hall, Lounge 3.4m x 3.1m (11' x 10'0"), Kitchen 4.1m x 1.7m (13'4" x 5'6").

EPC Rating G.

LOT
25**31 Gilroy Road, Liverpool L6 6BG**
*GUIDE PRICE £45,000+

- **A three bedroomed mid terraced in need of a scheme of refurbishment works and modernisation.**

Description A three bedroomed middle terraced property suitable for investment purposes following a scheme of refurbishment works and modernisation.



Not to scale. For identification purposes only

Situated Between Boaler Street and Molyneux Road in a popular and well established residential location, close to local amenities and schooling. Liverpool city centre is approximately 3 miles away.

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear

Ground Floor Hall, two Reception Rooms, Kitchen

LOT

26

16–19, 22, 25, 27, 28, 33 & 34 Birkdale Court, 207 Tarbock Road
L36 0RQ

*GUIDE PRICE £750,000+



- A residential investment opportunity producing £50,880 per annum. Ten apartments. Double glazing. Central heating.

Description A residential investment opportunity comprising ten purpose built apartments (8 × 2 bed and 2 × 3 bed) all currently let by way of Assured Shorthold tenancies producing a total of £50,880 per annum. There are two residential blocks within a modern and attractive development with a total of 31 apartments within the development. The apartments are situated over the ground, first and second floors within an 'L' shaped modern four storey detached building. The units are accessed by way of electronic gates leading to secure allocated parking. The flats are all in very good order and benefit from double glazing, central heating and a secure intercom system.

Situated Off Tarbock Road in a popular and well established residential location within close proximity to local amenities, Huyton Village, schooling and transport links to include M57 and M62. Approximately 5 miles from Liverpool city centre.

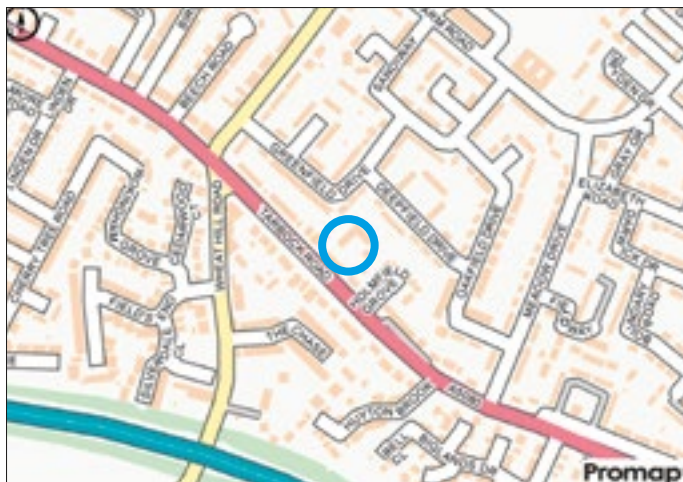
Ground Floor **No. 17** Two Bedrooms, Bathroom, Lounge, Kitchen.

First Floor **No. 18** Two Bedrooms, Bathroom, Lounge, Kitchen, Veranda. **No. 27** Two Bedrooms, Bathroom, Lounge, Kitchen, Veranda. **No. 33** Two Bedrooms, Bathroom, Lounge, Kitchen, Veranda.

Second Floor

No. 16 Two Bedroom duplex, Bathroom, Lounge, Kitchen. **No. 19** Three Bedroom duplex, Bathroom, Lounge, Kitchen. **No. 22** Two Bedroom duplex, Bathroom, Lounge, Kitchen. **No. 25** Three Bedroom duplex. **No. 28** Two Bedroom duplex. **No. 34** Two Bedroom duplex

Outside Communal Gardens and Parking.



Not to scale. For identification purposes only

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LOT
27

Unit 30, Bridgewater Building, 3c Bridgewater St, Liverpool L1 0AR
*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **A residential investment property producing £6,444 per annum. Double glazing. Electric heating.**

Description A fully furnished fifth floor studio apartment currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,444 per annum. The property benefits from double glazing, electric heating, CCTV, secure entry system and is 28 square metres in area. We have been advised by the vendor this is the largest type unit by area in the building.

Situated Fronting Watkinson Street between St James Street and Bridgewater Street in a popular location within walking distance to Liverpool city centre amenities.

Ground Floor Communal Hallway, Lift Access, Bike Store, Laundrette

Fifth Floor Studio Open Plan Lounge/Kitchen/Bedroom/Study Area, Shower Room/WC.

Lower Ground Floor Basement Communal Lounge/Games Room, Mini Gym

LOT
28

Emporium Rousell, Stryd Y Castell, Castle Street, Penrhyndeudrae LL48 6AL
*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

- **Development opportunity.**

Description A Grade II listed former chapel which is currently arranged as a ground floor retail unit together with mezzanine levels above. The property would be suitable for a number of uses subject to any necessary consents. Planning permission has been granted for residential use to the upper floors. Full documents can be found online on the Gwynedd Council website under planning permissions C12/1212/08/CR and C12/1210/08/LL

Situated Off Eryri Terrace (A487) close to local amenities and Schooling and within reach of excellent transport links.

Note We have been advised that there is no council rates to pay as the property is rates exempt.

Ground Floor Retail unit 35'8" x 46'6"

Joint Agent
Beresford Adams

Beresford Adams

Mezzanine Levels Storage.

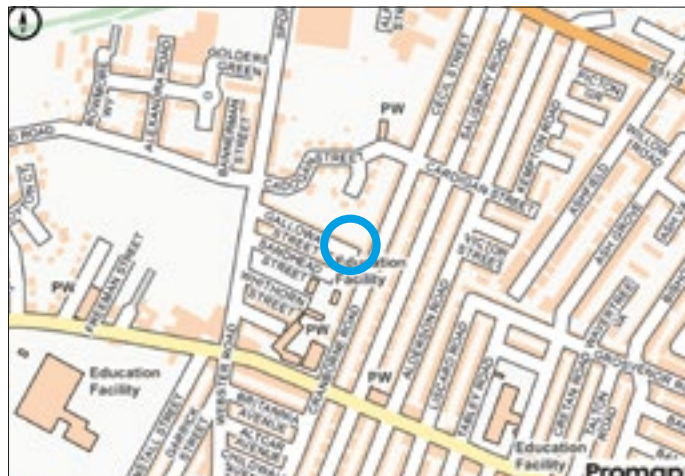
Outside Parking.

LOT

29

59 Galloway Street, Liverpool L7 6PD

*GUIDE PRICE £37,500+



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Not to scale. For identification purposes only

- **Two bed mid terraced. Double glazing. Central heating.**

Description A two bed middle terraced property benefiting from double glazing and central heating. Following a scheme of refurbishment works and modernisation the property would be suitable for investment purposes. The potential rental income is approximately £5,400.00 per annum.

Situated Off Webster Road in a popular residential location within easy reach of local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

Ground Floor Lounge, Kitchen, Bathroom/WC

First Floor Two Bedrooms

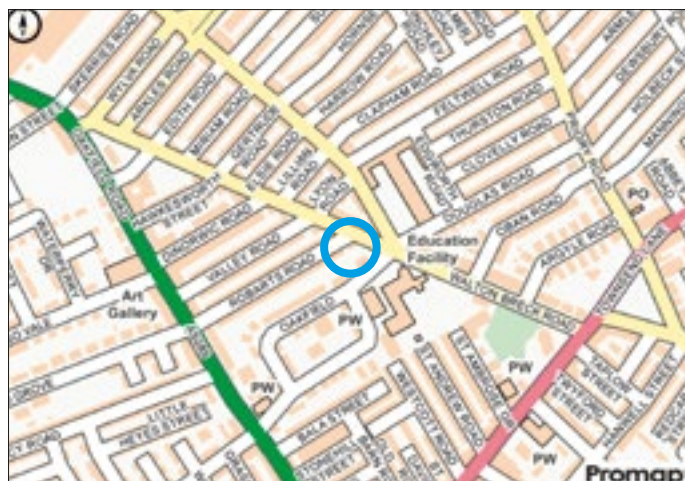
Outside Yard to the rear

LOT

30

278 Walton Breck Road, Liverpool L4 0SY

*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- **A mid terrace providing 2 x 1-bed flats. Double glazing. Partial central heating.**

Description A middle terraced property converted to provide two one-bedroomed self-contained flats. The property benefits from double glazing and partial central heating. Following a scheme of refurbishment works and modernisation the flats would be suitable for investment purposes. The potential rental income is approximately £9,600 per annum.

Situated Fronting Walton Breck Road in a popular and well established residential location close to local amenities, Liverpool Football Club and approximately 2 miles from Liverpool city centre.

First Floor Flat 2 Lounge, Kitchen, Bedroom, Bathroom/WC

Outside Yard to the rear.

Ground Floor Main entrance Hallway

Flat 1 Lounge, Kitchen, Bedroom, Bathroom/WC

LOT
31**1a Old Rickerscote Lane, Stafford ST17 4HG**

*GUIDE PRICE £25,000+



Not to scale. For identification purposes only

- **First floor one bed roomed self contained flat within a semi detached property. Off road parking. Garden.**

Description A first floor one bed roomed self-contained flat within a semi-detached property benefiting from off road parking and garden. The property is in need of a full upgrade and refurbishment scheme and once upgraded it would be suitable for occupation, resale or investment purposes. We understand that it may be possible to purchase the Freehold for the building however would advise interested parties to make their own enquiries.

Situated Off School Lane which is in turn off Moss Pit (the A449) in a popular and well established residential location close to local amenities and approximately 3 miles from Stafford town centre.

Outside Garden and Off Road Parking

Joint Agent
Bridgfords

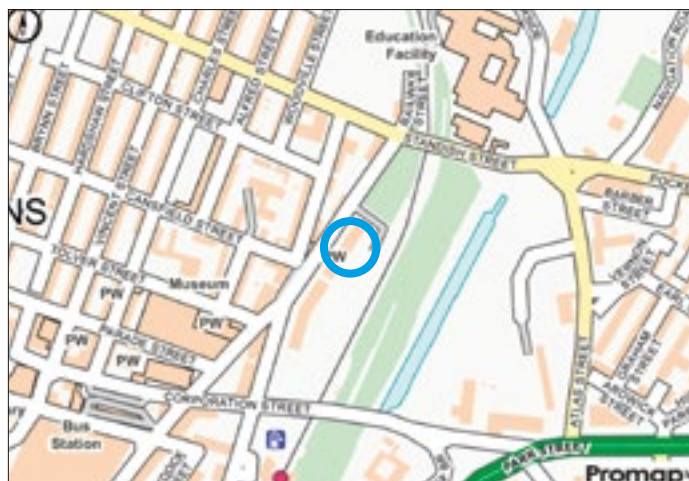
[bridgfords](http://bridgfords.com)

Ground Floor Entrance Hall with stairs leading to flat

First Floor Flat Lounge, Kitchen, Bedroom, Bathroom/WC

LOT
32**330 Lower Hall Street, St. Helens, Merseyside WA10 1GF**

*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

- **A third floor two bed flat. Double glazing, central heating, balcony. Allocated parking. Good condition.**

Description A third floor two bedroomed self-contained flat within a purpose built block benefiting from double glazing, central heating, a balcony and allocated parking. The property is in good condition and would be suitable for immediate investment purposes with a potential rental income of £5,400.00 per annum.

Situated Off Hall Street in a popular location close to local amenities and within walking distance to St. Helens town centre.

Third Floor Open Plan Lounge/ Kitchen, two Bedrooms, En-suite Shower/WC, Bathroom/WC, Balcony.

Outside Allocated car parking space.

Ground Floor Main entrance, Hallway.

LOT
33**37 Hope Street, Liverpool L1 9DZ*****GUIDE PRICE £350,000+**

- **Grade II listed building with planning permission to provide five self contained units.**

Description A substantial Grade II listed five storey Georgian mid-town house property which is being offered with the benefit of full planning permission to convert the existing building to provide four self-contained residential units. The planning also includes the demolition of the rear garage to be replaced with a detached building which will provide a fifth unit. The property benefits from original features and has been renovated in the past and benefits from central heating. Planning reference under Liverpool City Council: 18L/1520. Architects drawings are available for inspection at the Auctioneers Offices.

Situated Fronting Hope Street at its junction with Upper Duke Street occupying a much sought after position in the Heart of Liverpool's University Quarter. The Everyman Theatre, Anglican Cathedral, Philharmonic Hall, Liverpool One and restaurants are within walking distance.

Lower Ground Floor Hall, two Rooms, Kitchen, WC, Shower.

Ground Floor Vestibule, Main Entrance Hallway, two Large Rooms, Office, WC.

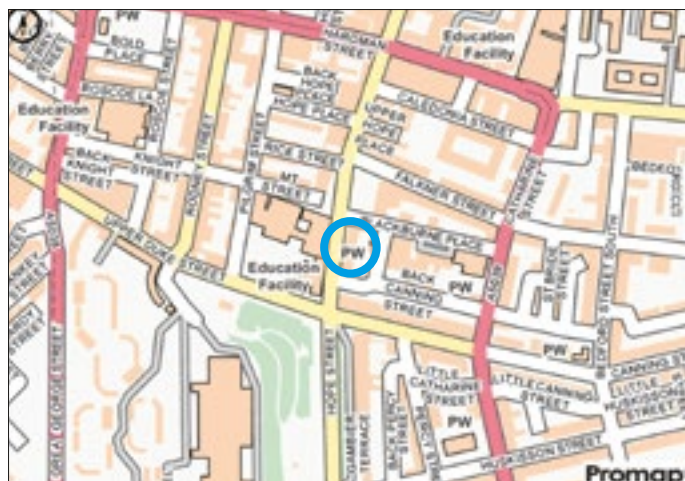
First Floor Three Rooms, Kitchen, WC, Shower Room/WC.

Second Floor One Room with Ensuite Shower/WC, Open Plan Lounge/Kitchen, two Rooms, Bathroom/WC. Stairs to provide one further room.

Third Floor Two Rooms, Shower/WC.

Outside Rear Courtyard/Garden/Warehouse with access via Hope Way.

Note We are advised the property is held by way of a Leasehold interest for a term of 99 years from 14th July 1983 and the current rent passing is £29,000.00 per annum. Interested parties should make their own



Not to scale. For identification purposes only

enquiries to Liverpool City Council regarding the lease or purchase of the Freehold.



LOT
34**20 Amanda Road, Liverpool L10 4YF**

*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

- Residential investment producing £6,600 per annum. Double glazing. Driveway. Rear garden.

Description A two bedroomed end town house property benefiting from double glazing, driveway and rear garden. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,600 per annum. The sale also includes a garage which is situated at the rear the property as part of a block of garages.

Situated Off Field Lane in a popular and well established residential location close to local amenities and approximately 6 miles from Liverpool city centre.

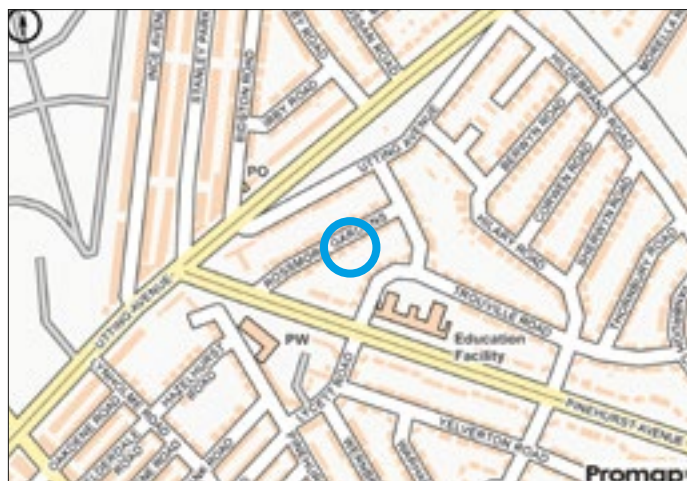
Outside Front driveway, rear garden.

Ground Floor Living Room, Kitchen

First Floor Two Bedrooms, Bathroom/WC

LOT
35**30 Rossmore Gardens, Liverpool L4 7TF**

*GUIDE PRICE £85,000+



Not to scale. For identification purposes only

- Residential investment producing £6,900.00 per annum. Double glazed, central heating, gardens, driveway.

Description A three bedroomed semi-detached property which is currently let by way of a Periodic Tenancy producing £6,900.00 per annum. The property benefits from double glazing, central heating, gardens and off road parking.

Situated Just off Pinehurst Avenue which in turn is off Utting Avenue in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 3.5 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC.

Outside Front & Rear Gardens, Shed, Driveway.

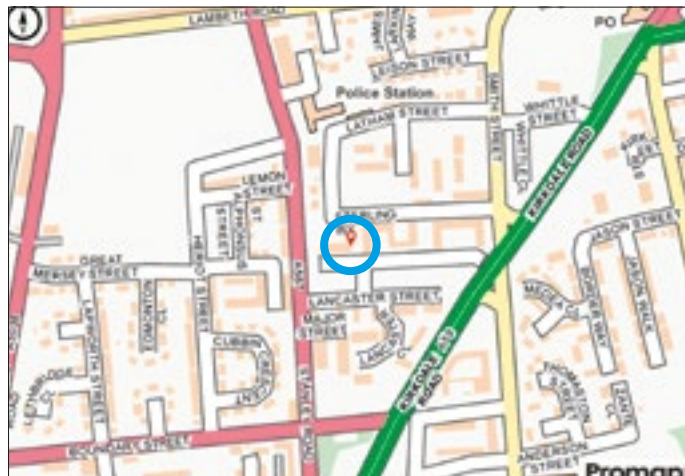
Ground Floor Hall, Dining Room, Kitchen, Lounge (with French Doors).

LOT

36

117 Great Mersey Street, Liverpool L5 2PL

*GUIDE PRICE £250,000+



Not to scale. For identification purposes only

- **Eight bed HMO. Central heating. Potential income £50,000pa.**

Description A substantial four storey plus basement Grade II listed Georgian style town house property providing a nine bed HMO investment opportunity with a potential rental income in excess of £50,000pa. The property has been refurbished and is currently let by way of an AST until March 2019. We are advised that the landlord will not be renewing the tenancies and the property will be sold with vacant possession. The property benefits from central heating, a rear garden and off street parking. We are advised the property also benefits from planning permission to erect a five bed HMO to the rear. Planning Ref: 18F/2563. Potential purchasers should make their own enquiries.

Situated Just off Stanley Road in a popular and well established residential location within close proximity to local amenities and approximately 1 mile from Liverpool city centre.

Lower Ground Floor Kitchen/ Dining Room, WC, Communal Lounge.

Ground Floor Entrance Hallway, Store room, two Letting Rooms, Bathroom/WC.

First Floor Landing, three Letting Rooms, Bathroom/WC.

Second Floor Three Letting Rooms, Bathroom/WC.

Third Floor/Attic One Letting Room

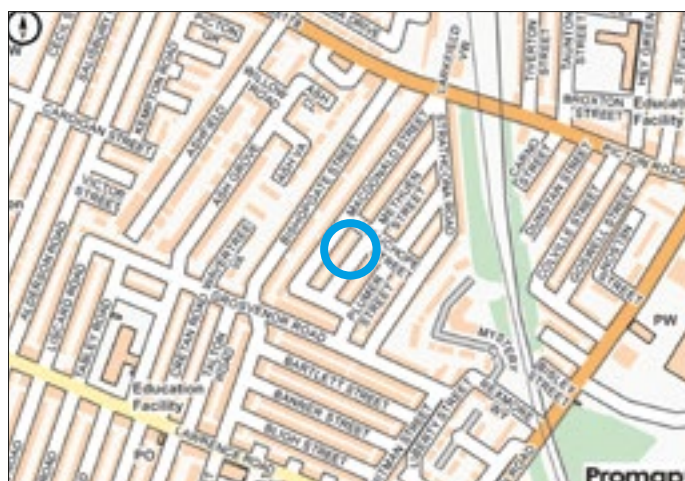
Outside Rear Garden, Off Street Parking.

LOT

37

84 Methuen Street, Liverpool L15 1EQ

*GUIDE PRICE £37,500+



Not to scale. For identification purposes only

- **A two bedrooomed middle terrace property.**

Description A vacant two bedrooomed middle terrace property which is in need of a full upgrade and scheme of refurbishment works. The property would be suitable for investment purposes with a potential rental of approximately £6,600.00 per annum.

Situated Off Picton Road in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 4 miles from Liverpool city centre.

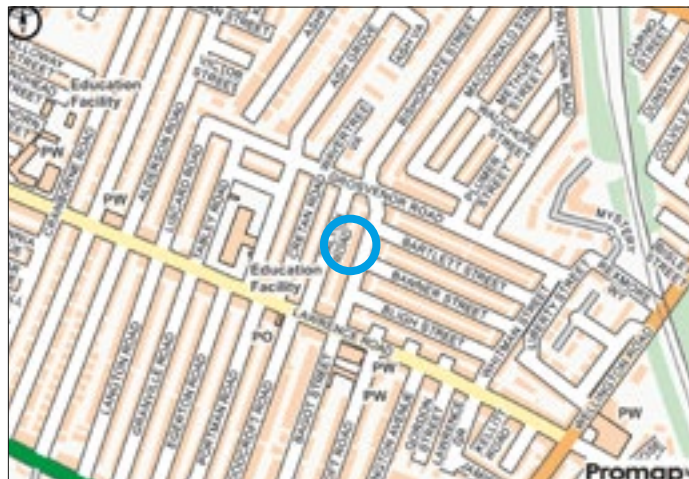
Ground Floor Lounge, Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

Outside Rear Yard.

LOT
38**109 Bagot Street, Liverpool L15 0HT**

*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

- **Two bed middle terrace. Double glazing. Central heating. Potential income in excess of £13,260 per annum**

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. Following upgrade and refurbishment the property would be suitable for occupation, resale or investment purposes. If let to three individuals the potential income being in excess of £13,260 per annum.

Situated Between Smithdown Road and Lawrence Road in a popular and well established residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

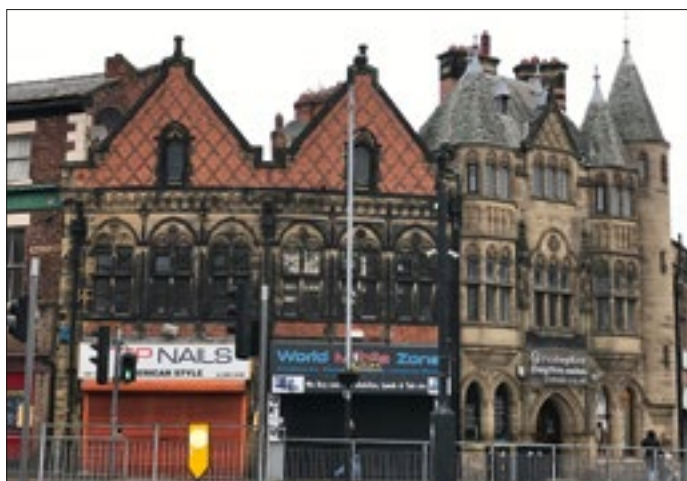
First Floor Two Bedrooms, Bathroom/WC

Outside Rear yard.

Ground Floor Hall, two Reception Rooms, Kitchen.

LOT
39**6 Charing Cross, Birkenhead, Merseyside CH41 6EJ**

*GUIDE PRICE £50,000-£60,000



Not to scale. For identification purposes only

- **Three storey commercial property with planning permission to trade as a hot food takeaway.**

Description A vacant three storey commercial property arranged as a ground floor retail unit together with basement workshop and a store room to the first floor. The property has until recently been let as a mobile phone store at a rental income of £6,600 per annum. There has previously had full planning permission to trade as a hot food takeaway premises or alternatively could be used for a variety of other uses subject to any necessary consents.

Situated Off Grange Road West on the bend of Charing Cross in a prominent main road position within walking distance to Birkenhead town centre amenities, schooling and transport links.

Ground Floor Main Sales Area (4.34m x 2.08m), Rear Trading Area (4.09m x 2.01m)

First Floor Store Room (4.75m x 4.65m)

Basement Work Bench, WC and Sink (4.75m x 4.04m)

LOT

40

Newstead Farm, Quarry Street, Liverpool L25 6DY

*GUIDE PRICE £750,000+



- **Grade II listed sandstone farm house.**

Description A rare opportunity to acquire a freehold character Grade II listed sandstone farm house sat on a rectangular shaped plot of approximately 0.66 acres. The property comprises a six bedroomed two storey former farm building fronting onto Quarry Street and constructed around a central courtyard. There is potential to upgrade and convert the barn areas to form additional habitable living accommodation, either as part of an enlarged single dwelling or as one or more new dwellings, subject to any relevant consents. In addition there is also potential for the construction of a new additional dwelling in the western part of the site, using the existing access driveway from Quarry Street which would be shared with the existing buildings.

Situated On the Westerly side of Quarry Street just Off Beaconsfield Road in a prime suburban residential area of South Liverpool within walking distance to Woolton Village, Calderstones Park, schooling and approximately 5 miles south of Liverpool city centre.

Basement Cellar Not inspected

Ground Floor Hallway with washroom/WC, two Reception Rooms, extension living room, office/study, Billiard Room/Games Room, Cloak Room, Kitchen with Pantry, Utility/ Dining Room

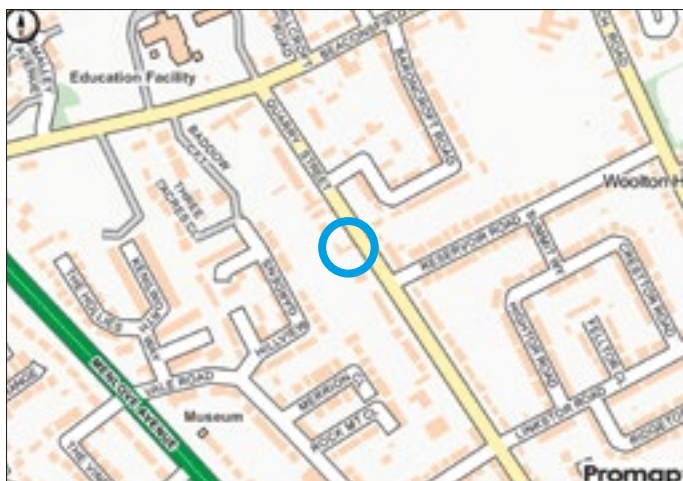
First Floor Right Wing Four Bedrooms, Shower Room/WC.

First Floor Left Wing Two Bedrooms (one with a Dressing Room/Shower), Bathroom/ WC,

Ancillary Buildings

Main Barn providing storage/garage space
Two Storey Barn Workshop/Stores and multi-purpose room

Outside Courtyard, large Gardens and land with potential



Not to scale. For identification purposes only

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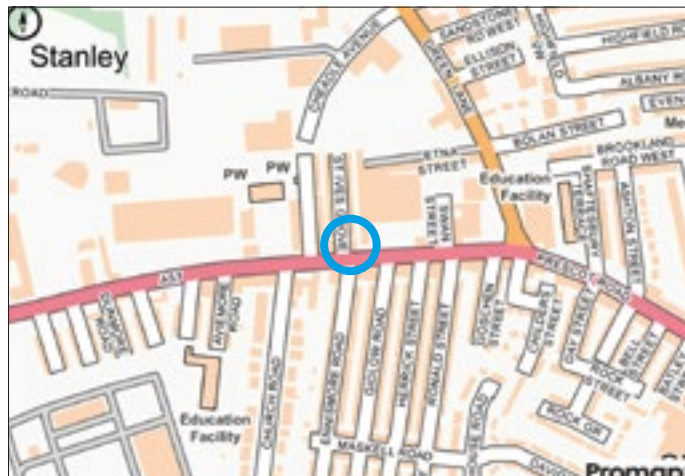


LOT

41

335 Prescott Road, Old Swan, Liverpool L13 3BS

*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

- **Mixed use commercial investment producing £10,959 per annum. Double glazing, central heating, secure intercom system.**

Description A three storey mixed use investment opportunity currently producing £10,959 per annum. The property comprises a ground floor retail unit together with a two bedroomed self-contained flat above, accessed via a separate side entrance. The property benefits from double glazing and central heating, secure intercom system and electric roller shutters.

Situated In a popular suburb of Liverpool located approximately 4 miles east of the city centre. The property occupies a prominent position fronting Prescott Road (A57) one of the main arterial routes linking the city centre to the M62 motorway. Nearby occupiers include Tesco, HSBC, Boots, Greggs and a number of local traders.

Ground Floor Retail Unit Main Sales Area, 2 Rear Rooms, Kitchen/WC

First Floor Flat Landing, Kitchen, Wetroom/WC, Lounge,

Second Floor Two Bedrooms

Outside Yard to the rear.

Joint Agent
Atlas Estates



LOT

42

12 Wendell Street, Liverpool L8 0RQ

*GUIDE PRICE £47,500+



Not to scale. For identification purposes only

- **A residential investment producing £6,000.00 per annum. Double glazing. Central heating.**

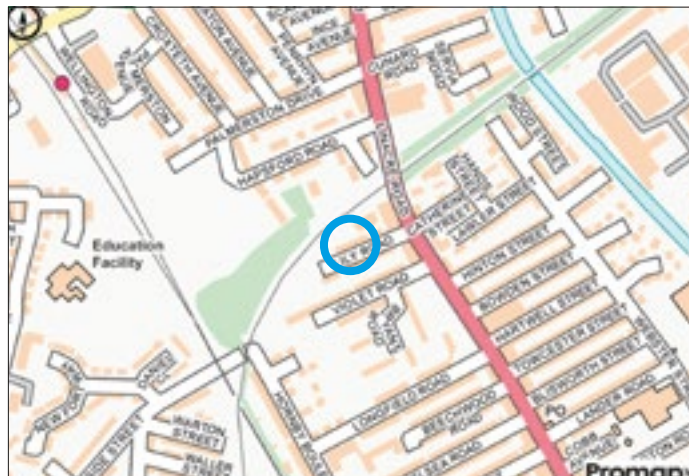
Description A two bedroomed middle terraced property benefiting from double glazing and central heating. The property has recently been refurbished and is currently let by way of an Assured Shorthold Tenancy agreement producing £6,000.00 per annum.

Situated Off Smithdown Road in a popular residential location close to local amenities and approximately 4 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Vestibule, lounge/dining room, kitchen, bathroom/WC.

First Floor Two Bedrooms.

LOT
43**18 Lily Road, Litherland, Liverpool L21 6NX*****GUIDE PRICE £60,000+**

Not to scale. For identification purposes only

- **A vacant two bedrooed mid terrace property. Double glazing. Central heating. Good condition.**

Description A vacant two bedrooed middle terrace property which benefits from double glazing and central heating. The property is in excellent condition throughout and would be suitable for immediate investment purposes with a potential rental income of approximately £5,400.00 per annum. Viewing is strongly recommended.

Situated Off Linacre Road and Stanley Road in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 5 miles from Liverpool city centre.

First Floor Two Bedrooms, Bathroom/WC.

Outside Rear Yard.

Ground Floor Vestibule, Hall, Through Living Room/Dining Room, Kitchen.

LOT
44**97 Wellington Street, Millom, Cumbria LA18 4DH*****GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

- **A three bed mid terrace. Double glazing. Central heating.**

Description A three bedrooed middle terraced property benefiting from double glazing and central heating. Following a scheme of modernisation works the property would be suitable for investment purposes with a potential rental income of approximately £4,500.00 per annum.

Situated Fronting Wellington Street in a popular location close to local amenities, schooling and within walking distance to Millom town centre.

Outside Yard to the rear.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

LOT

45

Land to the east side of St. Oswalds Street, Liverpool L13 5SB

*GUIDE PRICE £200,000+



Not to scale. For identification purposes only

- **Redevelopment opportunity.**

Description A potential residential redevelopment opportunity subject to the necessary planning consents. The site comprises St Oswalds Youth Club and associated land which is linked to the adjacent Church Hall. There is an additional former Church Hall which is separated from the main site, as detailed on the site plan and within the legal pack. Architect drawings are also available for the conversion to provide a 69 bedroomed nursing home, however no planning application has been submitted.

Situated Fronting St. Oswald's Street on the corner of Mill Lane sat on a good sized corner plot

in a popular and well established residential location within walking distance to Edge Lane Retail

Park, Old Swan amenities, schooling and approximately 3 miles to Liverpool city centre.

Planning

Previously Liverpool City Council have granted planning permission for two scheme as outlined below: 1. Previous applications have been accepted (now expired) to partially demolish St. Oswalds Parish Club and erect a two-storey block of 4 no. flats; to convert retained part

of parish club and youth centre into 10 no. flats, and carry out external alterations to buildings (including glazed link buildings), landscaping, and new car park – 07F/1494 2. To carry out internal and external alterations including erection of glazed link buildings, in connection with partial demolition of St. Oswalds Parish Club and conversion of Montini Youth Centre to form 6 no. flats – 07L/1493. Potential purchasers should make their own enquiries.

LOT

46

18 Seaford Close, Liverpool L31 2JS

*GUIDE PRICE £100,000+



Not to scale. For identification purposes only

- **Three bed end terraced. Double glazing. Central heating. Gardens. Communal parking. Fully refurbished throughout.**

Description A three bedroomed end terraced property benefiting from double glazing, central heating, gardens and communal parking. The property has been refurbished throughout and would be suitable for immediate occupation or investment purposes.

Situated Off Southport Road (A5147) within close proximity to local amenities and Schooling.

Ground Floor Hall, Kitchen, Open plan Lounge/Dining room, WC

First Floor Three Bedrooms, Bathroom/WC

Outside Gardens, Communal parking.

Joint Agent

Entwistle Green



LOT
47**1 Botanic Place, Liverpool L7 0ER**

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **A two bed end terrace. Double glazing. Central heating. Potential rental income £11,700 per annum**

Description A two bedroomed end terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes. If the property was let to three students at £75pppw the potential rental income is approximately £11,700 per annum.

Situated Off Edge Lane in a popular residential location close to local amenities, Botanic Gardens, schooling and approximately 2 miles from Liverpool city centre.

Outside Yard to the rear.

Joint Agent
Entwistle Green

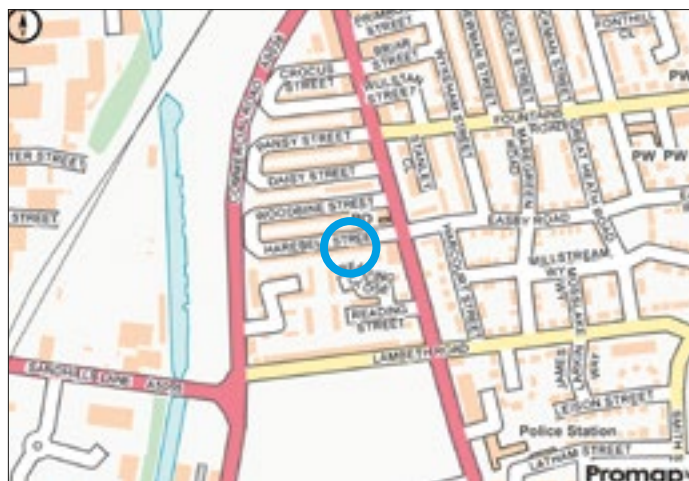


Ground Floor Porch, Lounge, Dining Room, Kitchen, Bathroom/WC.

First Floor Two Bedrooms.

LOT
48**50 Harebell Street, Liverpool L5 7RP**

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **Residential investment producing a rental income of £4,680 per annum. Double glazing. Central heating.**

Description A two bedroomed mid terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,680 per annum.

Situated Off Stanley Road in a popular and well established residential location within close proximity to local amenities and approximately 1.5 miles from Liverpool city centre.

Outside Yard to the rear

Ground Floor Living Room, Kitchen

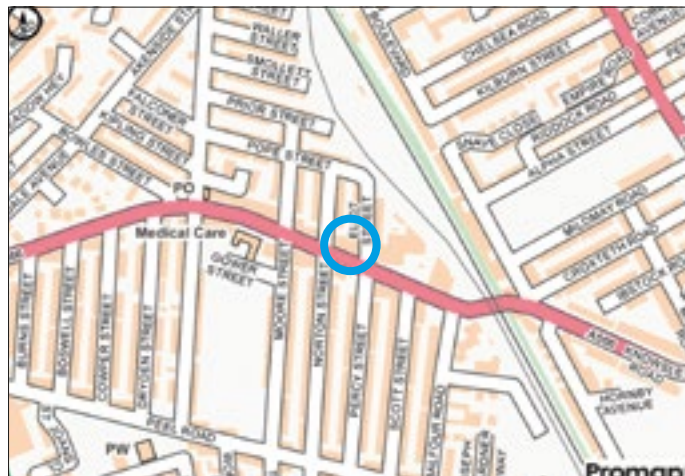
First Floor Two Bedrooms, Bathroom/WC

LOT

49

147 Knowsley Road, Bootle, Merseyside L20 4NJ

*GUIDE PRICE £75,000+



Not to scale. For identification purposes only

- **Part let mixed use investment producing £4,800 per annum. Potential income when fully let £15,000 per annum. Double glazing. Central heating.**

Description A mixed use investment opportunity comprising a ground floor retail unit together with 2 self-contained flats above. The shop is currently let by way of a renewed 12 month tenancy producing £4,800 per annum. The flats are vacant and following modernisation would be suitable for letting. The property benefits from part double glazing and central heating. The potential rental income when fully let is approximately £15,000 per annum.

Situated Fronting Knowsley Road (A566) in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

Ground Floor Shop Main Sales Area, Rear Beauty Room, Kitchen, WC.

Flat A Kitchen, Bedroom,

Stairs to first floor Lounge and Bathroom/WC.

First Floor/Second Floor Flat B Kitchen, Bedroom, Stairs to second floor Lounge, Bathroom/WC and Second Bedroom.

Outside Yard to Rear.

Joint Agent
S. Vance & Co

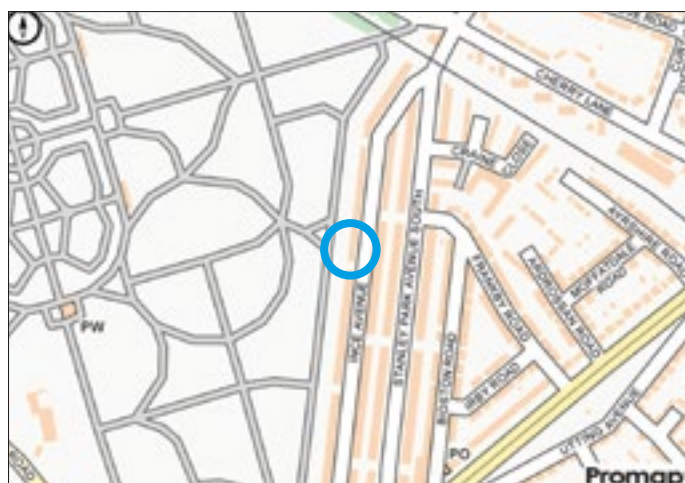
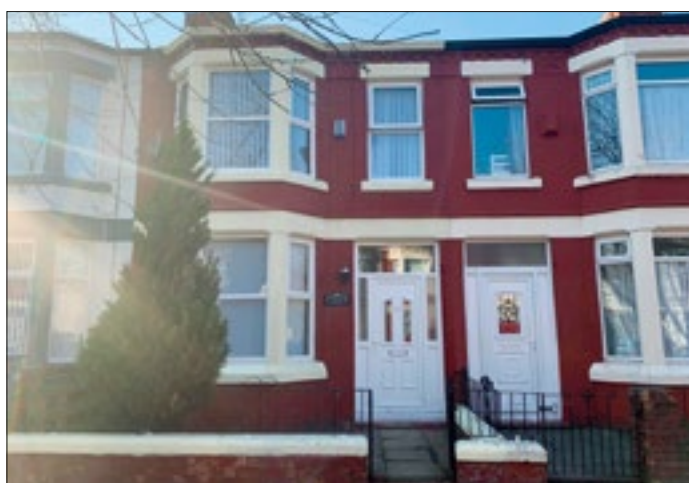


LOT

50

161 Ince Avenue, Anfield, Liverpool L4 7UT

*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

- **A three bedroomed middle terrace property. Double glazing. Central heating. Potential rental income in excess of £7,200.00 per annum.**

Description A vacant three bedroomed middle terrace property which has been newly refurbished and benefits from a new kitchen, new bathroom, newly fitted double glazing and central heating. The property would be suitable for immediate occupation or investment purposes with a potential rental income of approximately £7,200.00 per annum.

Situated Off Utting Avenue in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor Hall, Lounge, Kitchen/Dining Room.

First Floor Three Bedrooms, Bathroom/WC.

Outside Rear Yard.

LOT
51**88 Aigburth Road, Aigburth, Liverpool L17 7BN**

*GUIDE PRICE £135,000+



Not to scale. For identification purposes only

- **A commercial investment producing £15,000.00 per annum. Double glazing. Central heating.**

Description A mixed use investment property producing £15,000 per annum. The property comprises a ground floor retail unit currently trading as 'Sugar n Slice' together with a two bedroomed duplex flat to the upper floors accessed via a separate front entrance. The property benefits from double glazing and central heating. The retail unit is currently let by way of a 5 year lease from September 2018 producing £6,600.00 and the flat is currently let producing £8,400.00 per annum.

Situated Fronting Aigburth Road in a popular residential location close to local amenities and approximately 2 miles from Liverpool city centre.

Ground Floor Shop Main sales area, Kitchen, Storage, WC.

First Floor Flat Lounge, Kitchen, Bathroom/WC.

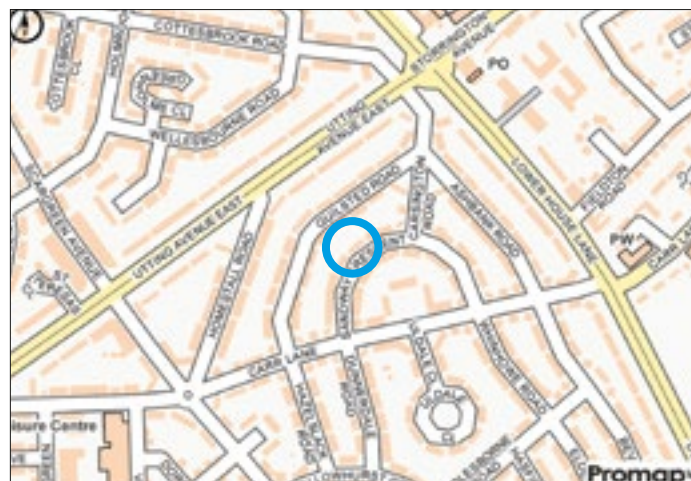
Second Floor Two Bedrooms.

Outside Yard to the rear.

Joint Agent
Atlas Estates

LOT
52**35 Sandway Crescent, Liverpool L11 2SN**

*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- **Residential investment producing £7,020 per annum. Double glazing. Central heating. Gardens.**

Description A three bedroomed mid-town house which is currently let by way of an Assured Shorthold Tenancy at a rental of £7,020 per annum. The property benefits from double glazing, central heating and gardens.

Situated Off Carr Lane in a popular and well established residential location approximately 6 miles from Liverpool city centre.

Ground Floor Hall, Through Lounge, Kitchen.

First Floor Three Bedrooms, Bathroom/WC

Outside Front and rear gardens.

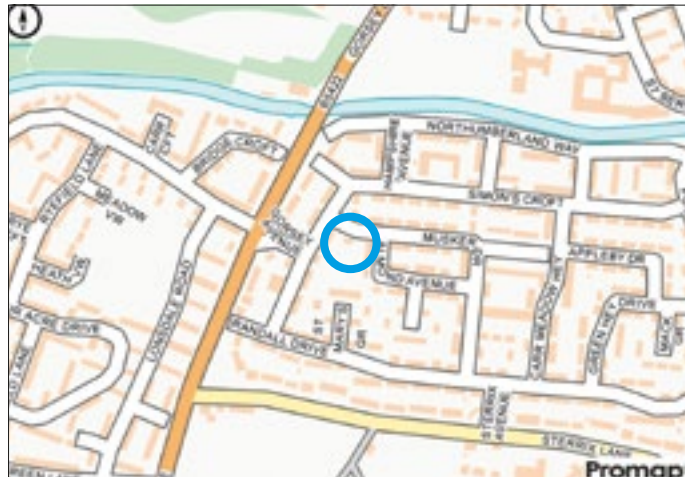
Note Sutton Kersh have not internally inspected the property.

LOT

53

61 Musker Drive, Bootle, Merseyside L30 2PF

*GUIDE PRICE £60,000-£70,000



Not to scale. For identification purposes only

- **A three bed semi-detached property. Double glazing. Central heating. Fully modernised throughout.**

Description A three bedroomed semi-detached property benefiting from double glazing and central heating. The property has been fully modernised throughout and is ready for immediate occupation or investment purposes. The potential rental income when let being in excess of £7,200 per annum.

Situated Off Gorse Lane within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

Joint Agent
Entwistle Green



Ground Floor Hall, two Reception rooms, Kitchen.

First Floor Three Bedrooms, Bathroom/WC

Outside Front and rear gardens.

LOT

54

67 Kingswood Avenue, Walton, Liverpool L9 0JN

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **Two bedroom mid terrace. Double glazing. Central heating. Potential income £6,000 per annum.**

Description A two mid terraced property benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes. The potential rental income is approximately £6,000 per annum.

Situated Off Greenwich Road in a popular and well established residential location within close proximity to Walton Vale amenities, schooling and approximately 3 miles from Liverpool city centre.

First Floor Two Bedrooms

Outside Yard to the rear

Ground Floor Through Lounge/ Dining Room, Kitchen (no fittings), Bathroom/WC

LOT
55**32 Granville Road, Wavertree, Liverpool L15 2HR**

*GUIDE PRICE £100,000+



Not to scale. For identification purposes only

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- **Residential investment producing a rental of £11,280 per annum. Double glazing. Central heating. Security alarm. Smoke detectors.**

Description A three bedroomed middle terraced property benefiting from double glazing, central heating, security alarm and smoke detectors. The property is currently let to three individuals at a rental of £11,280 per annum to include bills and is in good condition throughout with replacement windows and recently fitted kitchen. There is potential to let to four individuals which would increase the annual income to in excess of £15,040.

Situated Off Smithdown Road in a popular and well established residential location close to local amenities, schooling, universities and approximately 3 miles from Liverpool city centre.

Outside Rear Yard

Ground Floor Hall, Lounge, Letting Room, Kitchen

First Floor Bathroom/WC, three Letting Rooms

LOT
56**15 Holland Street, Liverpool L7 0JG**

*GUIDE PRICE £160,000+



Not to scale. For identification purposes only

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- **A residential investment opportunity producing £25,000 per annum. Double glazing. Electric heating. Secure intercom system.**

Description A residential investment opportunity currently producing £25,000 per annum. The property comprises a semi-detached property converted to provide five self-contained units. The property benefits from double glazing, electric heating and a secure intercom system. The property will be sold fully furnished and all of the flats are let by way of Assured Shorthold Tenancies producing £25,000 per annum.

Situated Off Prescott Road (A57) in a popular residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre..

First Floor Flat 3 Open Plan Lounge/Kitchen, Bedroom, Shower room/WC. **Flat 4** Open Plan Lounge/ Bedroom/ Kitchen, Shower room/WC.

Ground Floor Main Entrance Hallway **Flat 1** Open Plan Lounge/ Bedroom/ Kitchen, Shower room/WC. **Flat 2** Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.

Second Floor Flat 5 Open Plan Lounge/Kitchen, Bedroom, Shower room/WC.

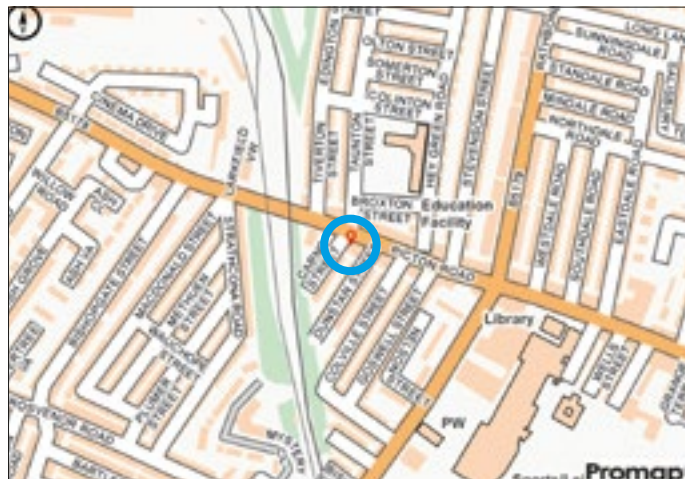
Outside Front and Rear Gardens.

LOT

57

182 Picton Road, Wavertree, Liverpool L15 4LL

*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

- **Three bed mid terraced. Double glazing. Central heating.**

Description A three bedroomed mid terraced benefitting from double glazing and central heating. Following a scheme of refurbishment works and modernisation the property would be suitable for investment purposes. The potential rental income is approximately £7,200 per annum.

Situated Fronting Picton Road at its junction with Rathbone Road in a popular residential location within close proximity to local amenities, Schooling and transport links and approximately 4 miles into Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to rear.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

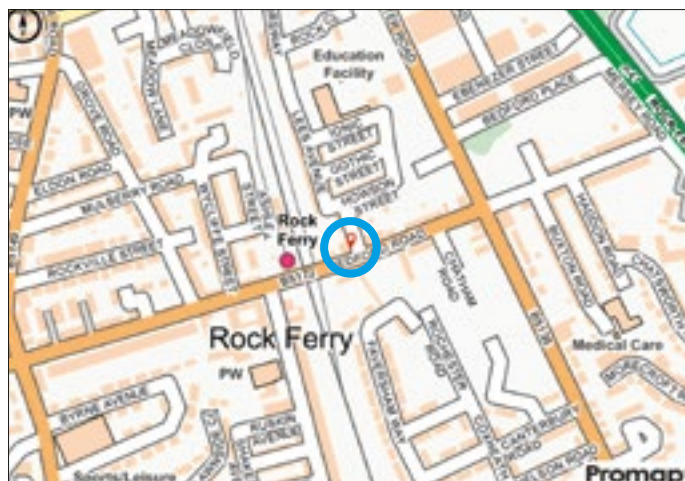
ON BEHALF OF RECEIVERS

LOT

58

174 Bedford Road, Birkenhead, Merseyside CH42 2AT

*GUIDE PRICE £65,000+



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Not to scale. For identification purposes only

- **Part let three storey mixed use corner property producing £4,800 per annum. Potential when fully let of £8,400 per annum.**

Description A part let 3 storey corner mixed use property comprising of a ground floor retail unit together with rooms above and a 2 bedroom flat to the second floor which is accessed via a separate side entrance. The shop is currently let by way of a 16 year lease from 19th August 2013 trading as 'Rock Ferry Sunbeds' at a rental of £4800 per annum. The total annual income when fully let being in excess of £8,400 per annum.

Situated Fronting Bedford Road (B5172) on the corner of Corinthian Street close to local amenities, Schooling and approximately 2 miles from Birkenhead town centre.

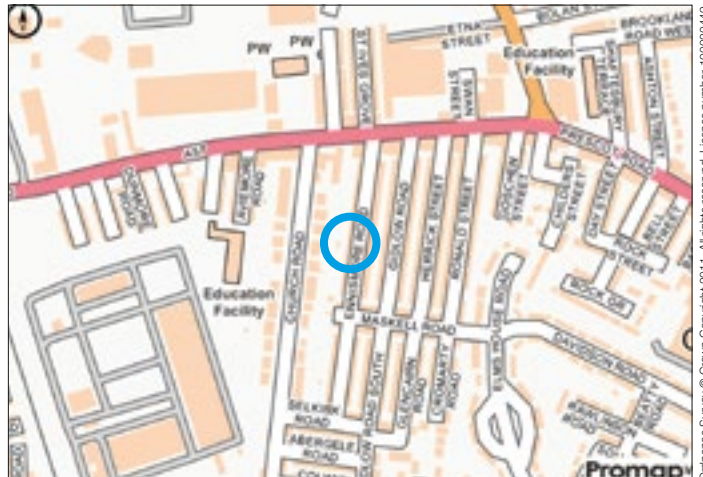
Second Floor Flat Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC

First Floor Rear yard.

Note Please note we have not internally inspected the property.

Ground Floor Main sales area.

First Floor Various beauty rooms.

LOT
59**34 Ennismore Road, Old Swan, Liverpool L13 2AT*****GUIDE PRICE £65,000+**

Not to scale. For identification purposes only

- **A three bedroomed middle terrace property. Double glazing. Central heating.**

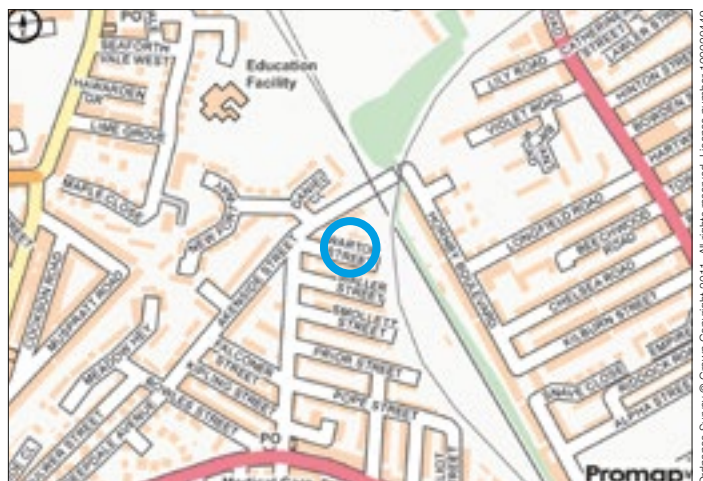
Description A vacant three bedroomed middle terrace property benefiting from double glazing, central heating, new kitchen and new bathroom. The property is in good condition and would be suitable for immediate investment purposes with a potential rental income of approximately £6,600.00 per annum.

Situated Off Prescot Road (A57) in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 5 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC.

Outside Rear Yard.

Ground Floor Hall, Lounge, Kitchen, Dining Room (with French Doors).

LOT
60**14 Warton Street, Bootle, Merseyside L20 4PX*****GUIDE PRICE £55,000+**

Not to scale. For identification purposes only

- **A vacant two bedroomed mid terrace property. Double glazing. Central heating. Good condition.**

Description A vacant two bedroomed middle terrace property which benefits from double glazing and central heating. The property is in excellent condition throughout and would be suitable for immediate investment purposes with a potential rental income of approximately £5,400.00 per annum. Viewing is strongly recommended.

Situated Off Gray Street in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 5 miles from Liverpool city centre.

First Floor Two Bedrooms, Bathroom/WC.

Outside Rear Yard.

Ground Floor Lounge, Dining Room/Kitchen.

LOT

61

81/83 Holt Road and 1a Stamford Street, Liverpool L7 2PN

*GUIDE PRICE £150,000+



- **Mixed use investment currently part-let. Potential income when fully let of £30,000 per annum.**

Description A substantial three storey mixed use investment property comprising a ground floor retail unit together with five self-contained units above (three one-bed and two studio apartments) accessed via a separate side entrance. The property benefits from double glazing, electric heating and roller shutters. The retail unit is currently let by way of a 10 year lease from 2011 by 'cash for clothes' at a rental of £2,856 per annum. Following refurbishment works the flats would be suitable for investment purposes and when fully let the potential income is in excess of £30,000 per annum. Alternatively the flats could be converted to provide an HMO Investment opportunity, subject to any consents.

Situated Fronting Holt Road on the corner of Stamford Street close to local amenities, Universities, Edge Lane Retail Park and approximately 2 miles from Liverpool city centre.

Ground Floor Shop Main sales area, Rear room, WC

1a Stamford Road

First Floor Flat 1 Open plan Lounge/Kitchen, Bedroom, Bathroom/WC

Flat 2 Open plan Lounge/Kitchen, Bedroom, Bathroom/WC

Flat 4 Open plan Lounge/Kitchen/Bedroom, Bathroom/WC

Second Floor Flat 3

Open plan Lounge/Kitchen/Bedroom, Bathroom/WC

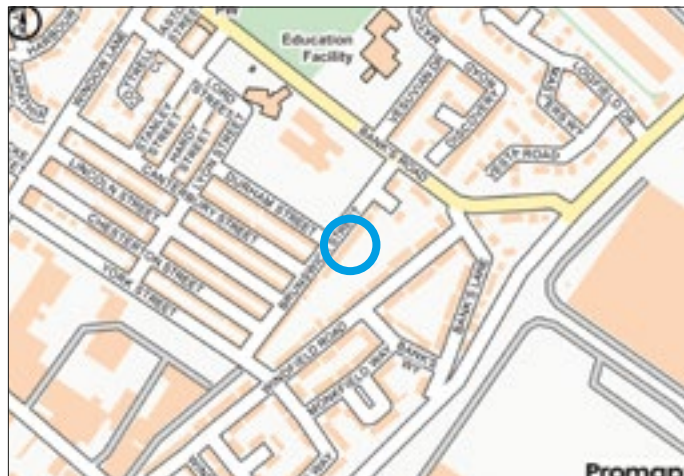
Flat 5 Open plan Lounge/Kitchen/Bedroom, Bathroom/WC

Outside Rear Yard.



Not to scale. For identification purposes only

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LOT
62**10 Brunswick Street, Garston, Liverpool L19 8LH*****GUIDE PRICE £60,000+**

Not to scale. For identification purposes only

- **Two bedroom mid terrace. Double glazing. Central heating. Gardens front and rear.**

Description A two bedroomed mid terraced property benefiting from double glazing, central heating and gardens to the front and rear. The property is in need of refurbishment and modernisation throughout and once upgraded would be suitable for occupation, resale or investment purposes with a potential rental income in excess of £6,000 per annum.

Situated Off Banks Road within close proximity Speke Retail Park, Garston Village amenities, schooling and approximately 7 miles from Liverpool city centre.

Bathroom/WC with walk in shower

Outside Gardens to the front and rear.

Ground Floor Entrance Hallway, Living Room, Dining Room, Kitchen

First Floor Two Bedrooms,

LOT
63**68 Hawkins Street, Liverpool L6 6BZ*****GUIDE PRICE £50,000+**

Not to scale. For identification purposes only

- **A residential investment opportunity producing £5,400. Double glazing. Central heating.**

Description A two bedroomed middle terraced property which is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,400 per annum. The property benefits from double glazing and central heating.

Situated Off Kensington High Street and Molyneux Road in a popular and well established residential location within close proximity to local amenities, The Royal Liverpool University Hospital, Liverpool Universities and Liverpool city centre.

First Floor Two Bedrooms

Outside Yard to the rear

Ground Floor Through Lounge, Kitchen, Bathroom/WC

LOT

64

349, 351 & 353 Westminster Rd/1 & 1a Braemer St, Liverpool L4 3TF

*GUIDE PRICE £200,000+



- **Residential investment producing £27,000 per annum.**

Description A detached property providing three houses, two one-bedroomed self-contained flats and an advertising hoarding. The property is fully let producing a rental income in excess of £27,000 per annum. The property benefits from double glazing and central heating.

Situated Fronting Westminster Road on the corner of Braemer Street, close to its junction with Marsh Street in a popular location close to local amenities, schooling and approximately 4 miles from Liverpool city centre..

1 Braemer Street

Ground Floor Flat 1 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

First Floor Flat 1A Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

349 Westminster Road

Ground Floor Lounge, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

Second Floor 1 Further room above.

351 Westminster Road

Ground Floor Open Plan Lounge/Kitchen, WC.

First Floor Two Bedrooms, Bathroom/WC. One Further room above.

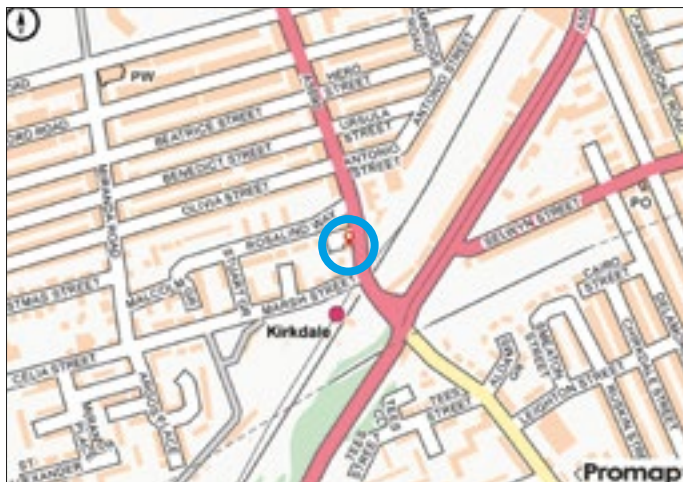
353 Westminster Road

Ground Floor Lounge, Kitchen

First Floor Two Bedrooms

Outside Yard to the rear

Joint Agent
Entwistle Green



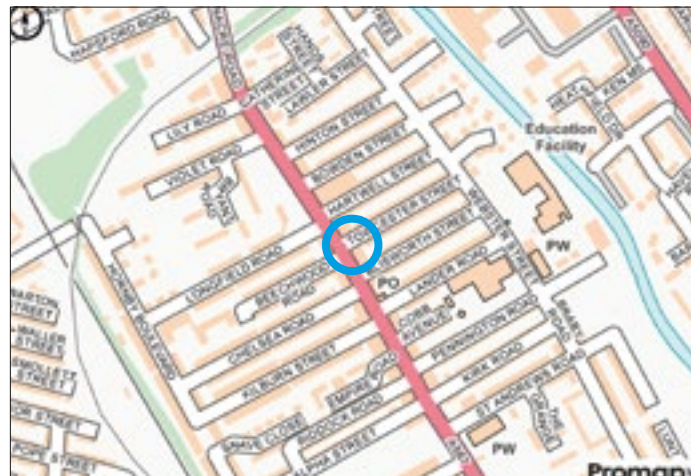
Not to scale. For identification purposes only

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LOT
65

139 Linacre Road, Litherland, Liverpool L21 8JP

***GUIDE PRICE £80,000+**



Not to scale. For identification purposes only

- **Mixed use investment producing £13,440 per annum.**

Description A mixed use three storey investment opportunity currently fully let and producing an income of £13,440.00 per annum. The property comprises a ground floor retail unit together with two self-contained flats above each accessed via their own separate side entrance. The property benefits from double glazing and central heating and electric roller shutters.

Situated Fronting Linacre Road on the corner of Towcester Street in a popular residential location close to local amenities, schooling and approximately 6 miles from Liverpool city centre.

Ground Floor Shop Main Sales Area, Kitchenette, WC.

Ground Floor Flat 139b (Separate side entrance) Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

First Floor Flat 139A (Separate side entrance) Hall, Lounge, Kitchen, Bathroom/WC.

Second Floor Two Bedrooms

Outside Yard to the rear

Joint Agent
Entwistle Green



LOT
66

48 Holmes Street, Liverpool L8 0RJ

***GUIDE PRICE £47,500+**



Not to scale. For identification purposes only

- **A residential investment producing £6,000.00 per annum. Double glazing. Central heating.**

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. The property has recently been refurbished and is currently let by way of an Assured Shorthold Tenancy agreement producing £6,000.00 per annum.

Situated Off Smithdown Road in a popular residential location close to local amenities and approximately 4 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Vestibule, Lounge, Kitchen/Dining Room, Bathroom/WC.

First Floor Two Bedrooms.

LOT

67

Tir A Mor Restaurant, 1-3 Mona Terrace, Criccieth, LL52 0HG

*GUIDE PRICE £200,000+



Not to scale. For identification purposes only

- **Substantial property comprising a restaurant to the ground and first floors and storage to the second floor.**

Description A superb opportunity to acquire a reputable restaurant in an enviable position by the sea. A substantial property comprising a restaurant to the ground and first floors and storage to the second floor which could be converted to provide accommodation subject to gaining the necessary consents. The property has been completely refurbished by its current owners and is good condition throughout.

Situated Fronting Mona Terrace on the corner of Penpaled Road in a prominent position in the

much sought after village of Criccieth within close proximity to local shops, cafes, hotels,

pubs, schooling, the beach and all other amenities and approximately 5 miles from Porthmaog town centre.

Lower Ground Floor Cellar with three rooms

Ground Floor Entrance lobby, 18 cover dining area with bar, ladies/disabled WCs, gents WC, fully equipped commercial kitchen

First Floor 18 cover dining area with bar, store room

Second Floor Two rooms, bathroom/WC

Joint Agent
Beresford Adams

Beresford Adams

LOT

68

Flat 18 Park View, 156 East Prescott Road, Liverpool L14 5ND

*GUIDE PRICE £75,000+



Not to scale. For identification purposes only

- **Residential investment producing £6,600 per annum. Double glazing. Central heating. Allocated parking space.**

Description A modern three bedroomed purpose built penthouse apartment benefiting from double glazing, central heating, two bathrooms, secure intercom system and gated access. There is also one allocated car parking space. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £6,600 per annum.

Situated Fronting East Prescott Road in a popular and well established residential location close to local amenities, and approximately 4 miles from Liverpool city centre.

Ground Floor Main Entrance Hallway

Third Floor Flat Hall, Lounge/Diner Fitted Kitchen, Storeroom,

Bathroom/WC with Walk In Shower, three Bedrooms (one with En Suite Bathroom/WC)

Outside Communal Gardens and Allocated Parking Space

EPC Rating C

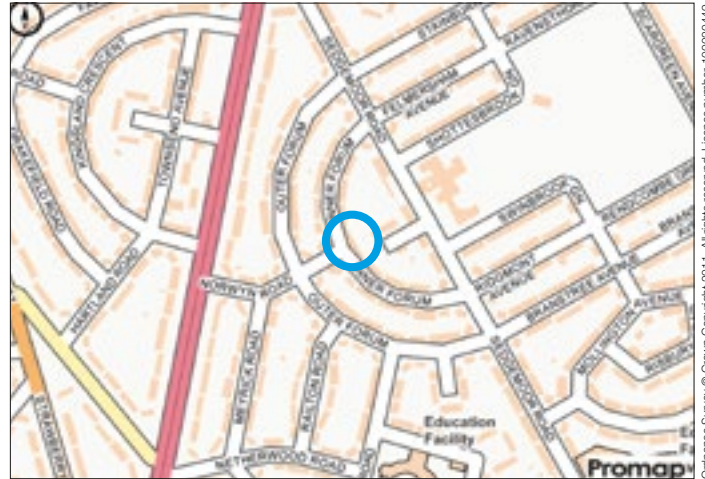
LOT
69**101 Inner Forum, Liverpool L11 5BG**

*GUIDE PRICE £65,000+



- **Residential investment producing £6,600 per annum. Double glazing. Central heating. Gardens front and rear. Driveway.**

Description A three bedroomed mid-town house property benefiting from double glazing, central heating, gardens to the front and rear and driveway. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,600 per annum.



Not to scale. For identification purposes only

Situated Off Townsend Avenue in a popular and well established residential location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor Entrance Hallway, Living Room/Dining Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

Outside Gardens to the front and rear.

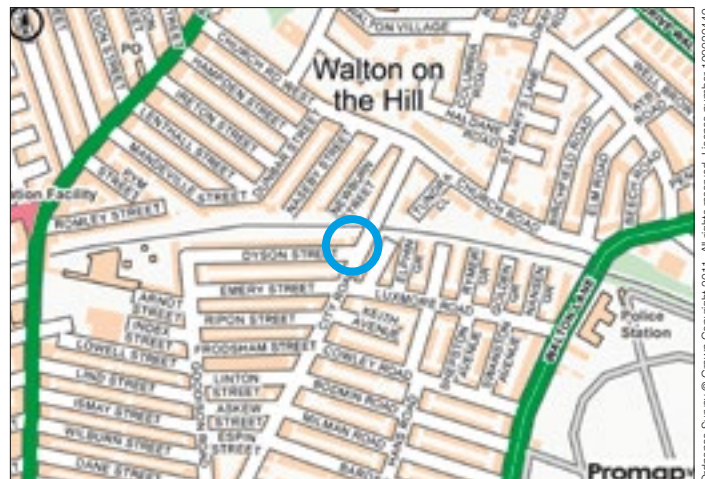
LOT
70**103-105 City Road, Liverpool L4 5UW**

*GUIDE PRICE £40,000+



- **Residential investment producing a rental income of £4,680 per annum. Double glazing. Central heating.**

Description A two bedroomed end terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,680 per annum.



Not to scale. For identification purposes only

Situated Fronting City Road on the corner of Askew Street in a popular residential location close to local amenities, schooling, Everton Football Club and approximately 4 miles from Liverpool city centre.

Ground Floor Living Room, Kitchen

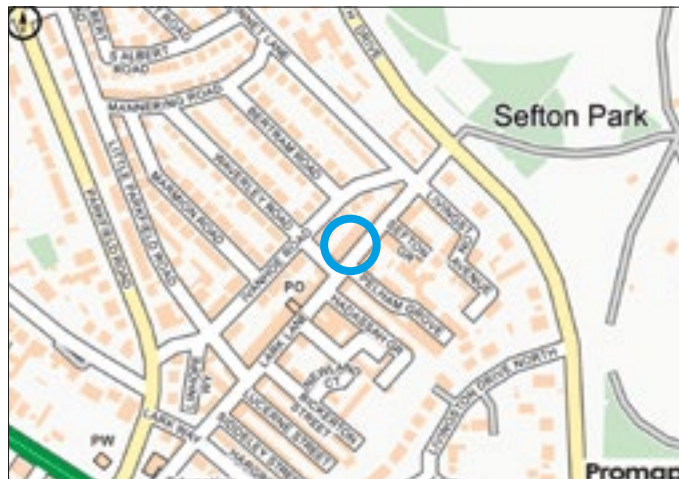
First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear.

LOT
71

119 Lark Lane, Liverpool L17 8UR

*GUIDE PRICE £160,000+



Not to scale. For identification purposes only

- **A three bed middle terraced property. Central heating. Potential income when let in excess of £24,700.00 per annum.**

Description A vacant three bedroomed middle terrace property situated in a conservation area. The property is in good order throughout and would be suitable for investment purposes. If let to five students at £95pppw the potential rental income would be

approximately £24,700.00 per annum. The property benefits from central heating and a newly recovered slate roof.

Situated Fronting Lark Lane in a sought after position within close proximity to all local amenities, Sefton Park and approximately 3 miles from Liverpool city centre.

First Floor Three Letting Rooms, Bathroom/WC

Outside Yard to Rear.

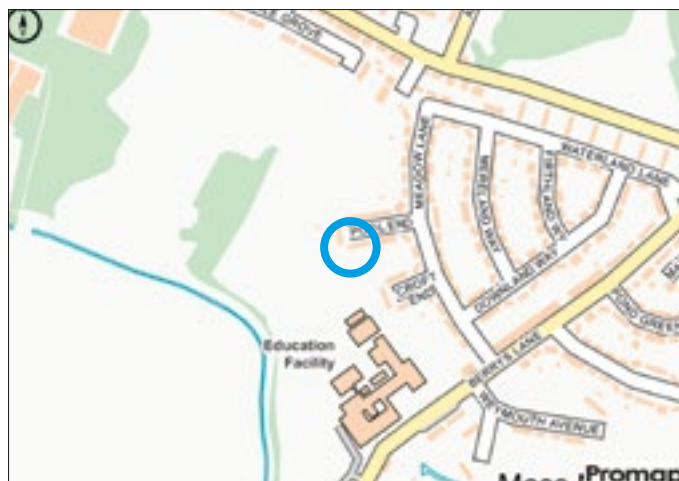
Ground Floor Hall, Communal Lounge, two Letting Rooms, Kitchen, Shower Room/WC

Joint Agent
Andrew Orme

LOT
72

17 Pool End, St. Helens, Merseyside WA9 3RE

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **Three bed end town house. Double glazing. Central heating.**

Description A three bedroomed end town house benefitting from double glazing and central heating, gardens and driveway. Following modernisation the property would be suitable for investment purposes with a potential income in excess of £6,600 per annum. The property is on a large plot and benefits from a substantial rear garden, there is potential to extend to the side and rear subject to any necessary consents.

Situated Off Meadow Lane close to local amenities and schooling and approximately 3 miles from St Helens town centre.

Outside Front and rear gardens, driveway.

Ground Floor Vestibule, Through Lounge, Kitchen/Diner.

First Floor Three Bedrooms, Bathroom/WC.

LOT
73**Pamasi, Station Road, Gnosall, Stafford ST20 0EZ**

*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

- **Two bedroomed mid terrace. Double glazing.**

Description A two bedroomed mid terraced property in need of refurbishment and modernisation. The property benefits from double glazing and once upgraded would be suitable for resale or investment purposes with a potential rental income of approximately £7,200 per annum.

Situated Fronting Station Road in a popular and well established residential location close to Gnosall amenities, transport links and schooling and approximately 7 miles to Stafford town centre.

First Floor Two Bedrooms, Bathroom/WC

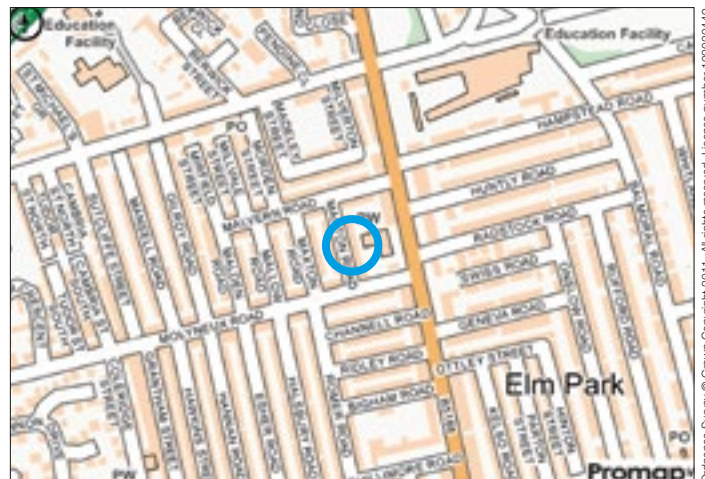
Outside Rear Garden

Joint Agent
Bridgfords

Ground Floor Two Reception Rooms, Kitchen, Shower Room/WC

LOT
74**12 Manton Road, Kensington, Liverpool L6 6BL**

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **Residential investment producing £5,400 per annum. Double glazing. Central heating.**

Description A two bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,400 per annum. The property benefits from double glazing and central heating.

Situated Off Molyneux Road which in turn is off Sheil Road in a popular and well established residential location within close proximity to local amenities, schooling and 2.5 miles Liverpool city centre.

First Floor Two Bedrooms, separate WC, Bathroom.

Outside Yard to the rear

Ground Floor Hall, Front Living Room, Rear Dining Room, Kitchen.

LOT
75**Walsingham Court, Walsingham Road, Wallasey CH44 9EY*****GUIDE PRICE £410,000+**

- **Residential investment opportunity producing approximately £47,550 per annum with potential income of in excess of £54,000.**

Description A residential investment opportunity currently producing approximately £47,550 per annum. When fully let the potential rental income is in excess of £54,000. Nine flats are currently let and two are vacant. The sale will also include the Freehold interest. The property comprises a three storey detached block standing on a corner plot and providing 15 self-contained apartments. Four have been sold off separately: nos 1, 3, 5 and 11. The buyer will have the first option to buy the flats if they become available. They are also the option to buy the Management Company. The property benefits from a secure intercom system, CCTV, and gardens to the front and side. The flats are arranged over three floors and are comprised of two different layouts: Type 1 – Hall, Cloakroom, Studio Room, Kitchen, Bathroom/W.C. Type 2 – Hall, Living Room, Kitchen, Bedroom, Bathroom/W.C.

Situated At the junction of Walsingham Road and Liscard Road in a popular residential area close to local shops and amenities, Egremont Parade and approximately 3 miles from Liverpool city centre.

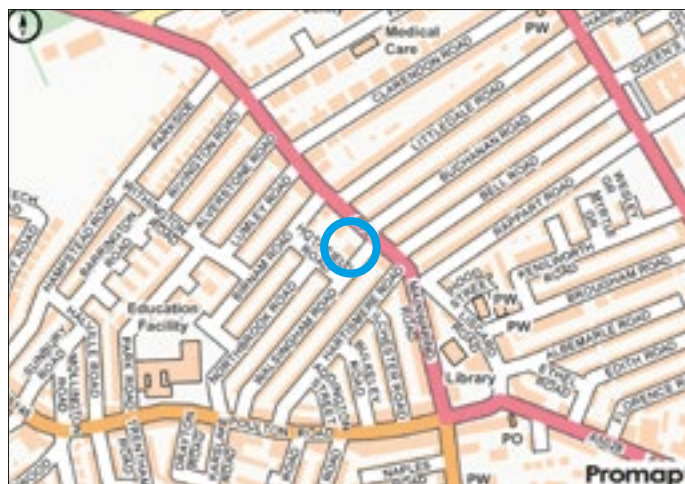
Ground Floor Flat 2 Lounge/Bedroom, Kitchen, Bathroom/WC. **Flat 4** Lounge/Bedroom, Kitchen, Bathroom/WC

First Floor Flat 6 Lounge, Kitchen, Bedroom, Bathroom/WC. **Flat 7** Lounge/Bedroom, Kitchen, Bathroom/WC. **Flat 8** Lounge/Bedroom, Kitchen, Bathroom/WC.

Flat 9 Lounge/Bedroom, Kitchen, Bathroom/WC. **Flat 10** Lounge/Bedroom, Kitchen, Bathroom/WC

Second Floor Flat 12 Lounge/Bedroom, Kitchen, Bathroom/WC. **Flat 12a** Lounge/Bedroom, Kitchen, Bathroom/WC. **Flat 14** Lounge/Bedroom, Kitchen, Bathroom/WC. **Flat 15** Lounge/Bedroom, Kitchen, Bathroom/WC.

Outside Communal Gardens to the front and side.



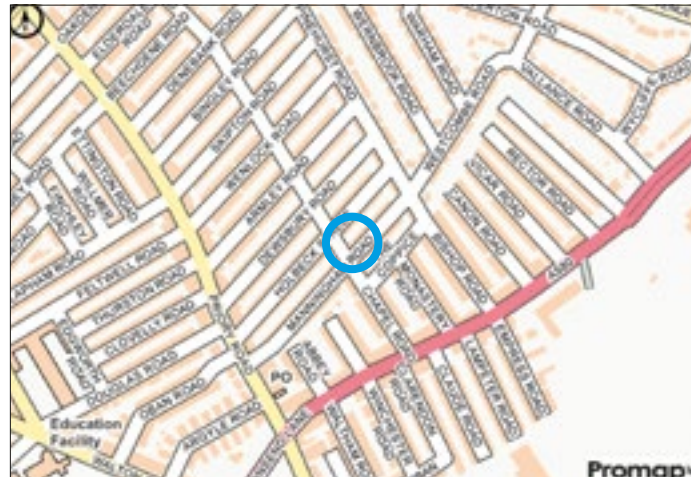
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LOT
76**73 Manningham Road, Liverpool L4 2UQ**

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **A residential investment producing £4,800 per annum. Double glazing, central heating.**

Description A two bedroomed middle terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold tenancy producing £4,800.00 per annum.

Situated Off Priory Road in a popular and well established residential location within easy access to Stanley Park, Liverpool Football Club and approximately 4 miles from Liverpool city centre.

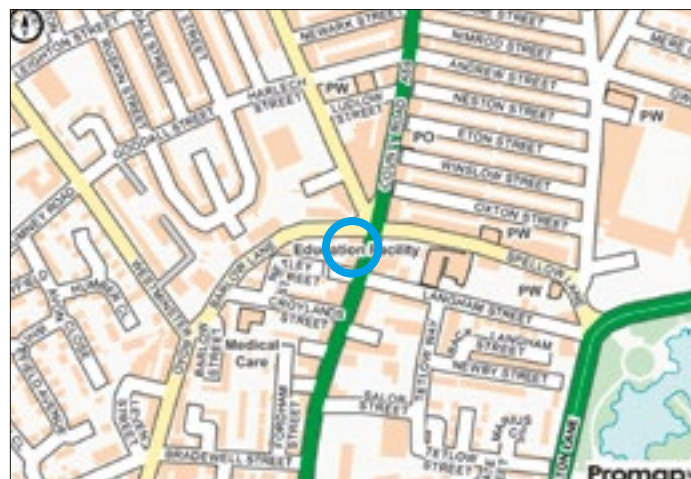
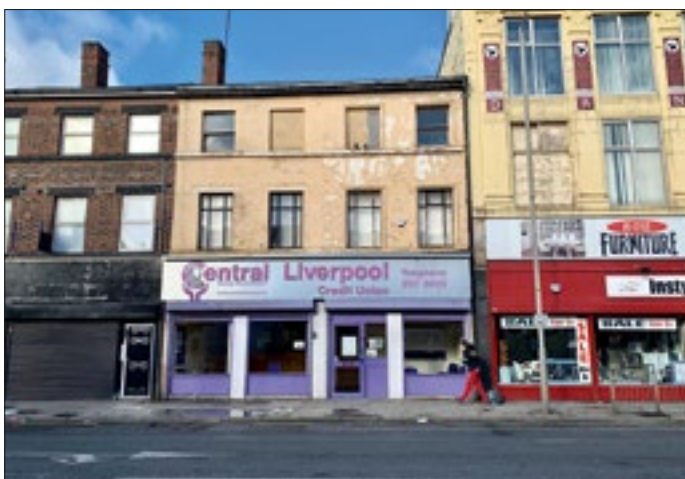
Outside Yard to Rear.

Ground Floor Entrance Hall, Lounge, Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

LOT
77**245-247 Walton Road, Liverpool L4 4AR**

*GUIDE PRICE £75,000+



Not to scale. For identification purposes only

- **A mixed use investment opportunity currently producing £10,000 per annum.**

Description A mixed use investment opportunity producing £10,000 per annum. A three storey plus basement double fronted middle terraced mixed use property comprising ground and first floor retail sales area, together with storage accommodation to the second floor. The property benefits from electric roller shutters and alarm. The ground floor is currently occupied by 'Central Liverpool Credit Union Limited' let by way of a renewed 3 year lease from March 2019.

Situated Fronting Walton Road one of the main arteries into Liverpool city centre in a popular and well established location approximately 3 miles from Liverpool city centre.

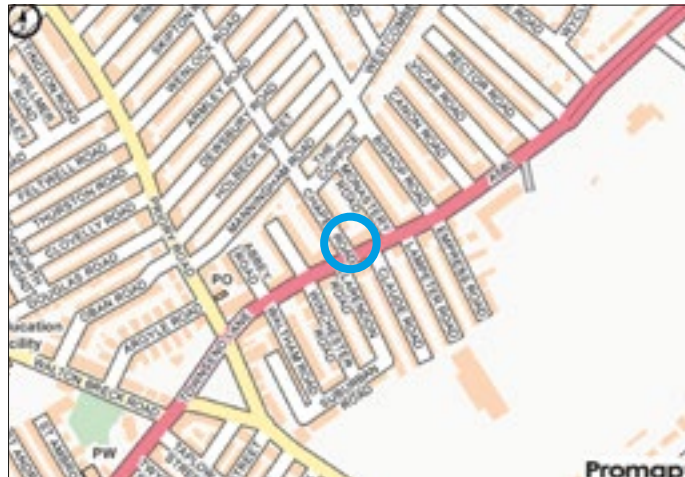
Second Floor 882 sq ft

Outside Yard to the rear

Tenure Leasehold with a residue of a term of 999 years from 25 March 1919, the rent reserved being a peppercorn.

Ground Floor Shop Main Sales Area, Rear office, Kitchen, WC. 1,160 sq ft

First Floor 882 sq ft

LOT
78**47 Townsend Lane/2 Chapel Road, Anfield, Liverpool L6 0AX*****GUIDE PRICE £70,000+**

Not to scale. For identification purposes only

- **Retail unit and three one-bedroomed self-contained flats. Part let producing £3,360 per annum. Potential rent £18,000pa.**

Description A substantial corner property comprising a ground floor retail unit together with three one-bedroomed self-contained flats, accessed via two separate side entrances. The property benefits from part double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes. We are advised that one of the flats is currently let by way of an Assured Shorthold Tenancy producing £3,360 per annum. When fully let the potential rental income is approximately £18,000 per annum.

Situated Fronting Townsend Lane on the corner of Chapel Road in a popular residential location close to local amenities, schooling, Liverpool Football Club and approximately 4 miles from Liverpool city centre.

47 Townsend Lane

Shop Main sales area, Kitchen, WC, two Store Rooms.

47A/47B Townsend Lane

Over First/Second Floors: Each flat comprises a Lounge, Kitchen, Bedroom, Bathroom/WC.

2 Chapel Road

Flat Lounge, Kitchen, Bedroom, Bathroom/WC.

Joint Agent

J & D Estates

LOT
79**43 Andrew Street, Liverpool L4 4DS*****GUIDE PRICE £40,000+**

Not to scale. For identification purposes only

- **A three bedroomed mid terraced in need of modernisation. Double glazing.**

Description A three bedroomed middle terraced benefiting from double glazing. Following modernisation the property would be suitable for investment purposes. The potential rental income is approximately £6,000 per annum.

Situated Off County Road in a popular and established residential location within easy reach of local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

First Floor Three Bedrooms**Outside** Yard to the rear

Ground Floor Hall, Reception Room, Kitchen, Bathroom/WC

LOT
80**44 St. Andrew Road, Liverpool L4 2RJ**

*GUIDE PRICE £50,000+



- **A residential investment opportunity producing £14,400 per annum. Double glazing. Central heating. Good condition.**

Description A four bedroomed three storey middle terraced property currently let to four tenants producing a rental income of £14,400 per annum inclusive of bills. The property is in good condition and benefits from double glazing, central heating and will be sold fully furnished.



Not to scale. For identification purposes only

Situated Off Breck Road in an established and popular residential location within easy access to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Basement Cellar Not inspected.

Ground Floor Hall, Through Living Room/Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

Second Floor Two Bedrooms.

Outside Yard to Rear.

Note New HMO regulation states the storey-height criteria will no longer apply. Please refer to the Liverpool City council website for further details.

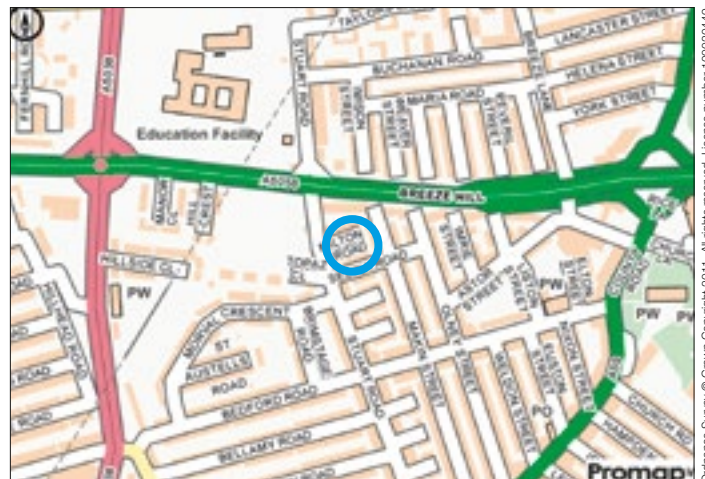
LOT
81**10 Milton Road, Walton, Liverpool L4 5RP**

*GUIDE PRICE £40,000+



- **A two bedroomed mid terraced property. Double glazing. Central heating.**

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential income in excess of £5,400 per annum.



Not to scale. For identification purposes only

Situated Off Stuart Road which in turn is off Breeze Hill (A5058) close to amenities and approximately 2.5 miles from Liverpool city centre.

Ground Floor Through Lounge, Kitchen, Bathroom/WC

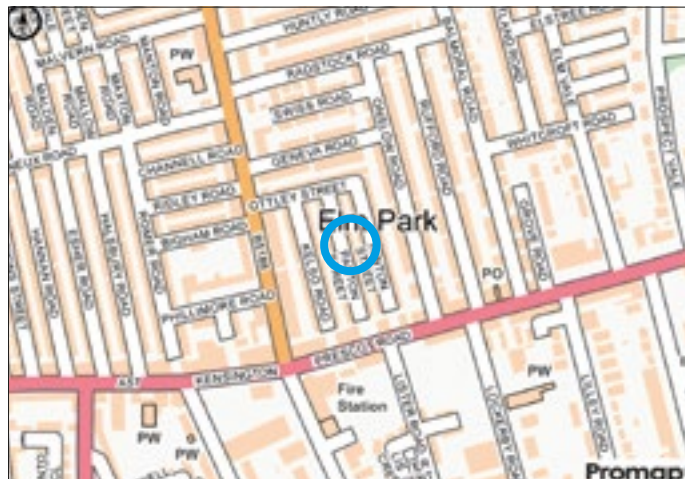
First Floor Two Bedrooms.

Outside Rear yard.

LOT
82

48 Parton Street, Liverpool L6 3AW

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **A residential investment producing £7,800.00 per annum. Double glazing. Central heating.**

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently fully let to three tenants by way of an Assured Shorthold Tenancy producing £7,800.00 per annum.

Situated Off Sheil Road in a popular residential location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Vestibule, Lounge, Kitchen/Breakfast room, Bathroom/WC.

First Floor Two Bedrooms.

LOT
83

Former Farnworth Arms, 1 Farnworth Street/Kensington L6 9BA

*GUIDE PRICE £125,000+



Not to scale. For identification purposes only

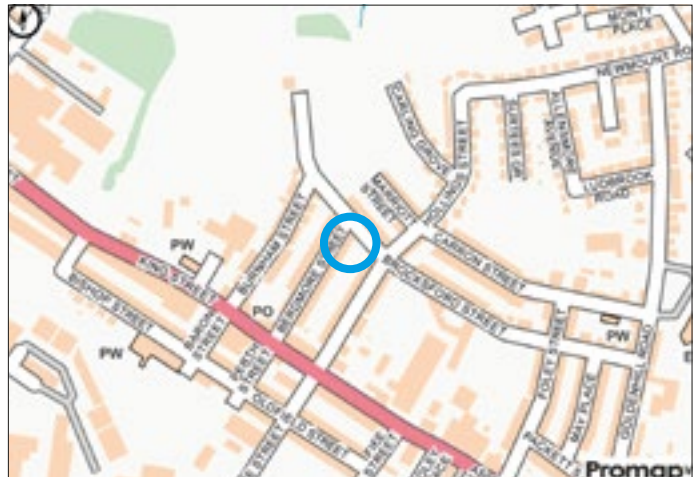
- **Vacant site suitable for redevelopment**

Description A vacant corner site formally the Farnworth Arms which has previously been granted planning permission for the construction of two four-storey blocks comprising four five-bedroomed student accommodation units (20 rooms in total). The site would be suitable for a variety of uses subject to any necessary consents.

Situated Fronting Farnworth Street off Boaler Street in a popular residential location close to city centre amenities, Liverpool universities, The Royal Liverpool University Hospital.

LOT
84**67 Berdmore Street, Stoke-on-Trent ST4 3HD**

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **A two bed roomed middle terrace property.**

Description A two bed roomed middle terrace property which following refurbishment would be suitable for investment purposes with a potential rental income of approximately £5,100.00 per annum.

Situated Off King Street in a popular and well established residential location within close proximity to local shopping amenities, schooling and transport links.

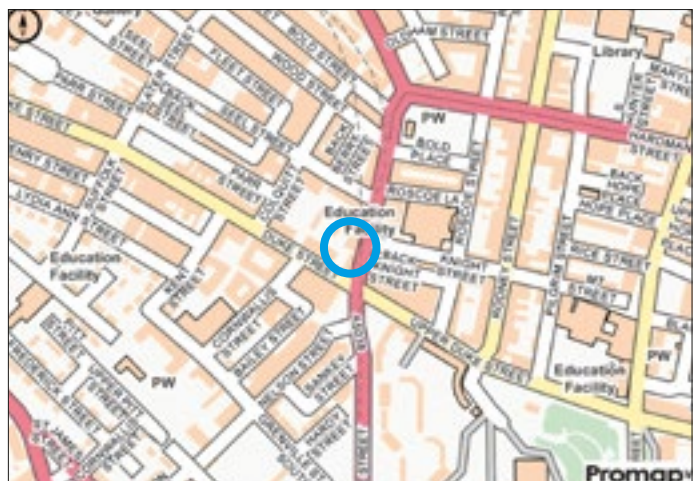
Outside Rear Yard.

Ground Floor Lounge, Kitchen, Bathroom/WC.

First Floor Two Bedrooms.

LOT
85**52 Berry Street, Liverpool L1 4JQ**

*GUIDE PRICE £150,000+



Not to scale. For identification purposes only

- **Development opportunity suitable for a number of uses subject to any consents.**

Description A three storey mixed use end of terrace property suitable for a number of uses, subject to any relevant consents. The property is in poor condition and requires a full upgrade and scheme of refurbishment works.

Situated Fronting Berry Street at its junction with Duke Street in a very popular and well established location in China Town District surrounded by restaurants and bars.

Outside Yard to rear and shared walkway.

Ground Floor Main Sales Area, Rear Room

First/Second Floor Various Rooms

LOT

86

74 Hinton Street, Fairfield, Liverpool L6 3AR

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **Two bedroom mid terraced property. Double glazing. Central heating.**

Description A two bedroomed middle terraced property benefiting from double glazing. The property is in need of refurbishment and modernisation and once upgraded would be suitable for rental purposes with a potential income of approximately £5,400 per annum.

Situated Off Ottley Street which in turn is off Sheil Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool city centre.

Outside Yard to the rear

Ground Floor Lounge, Kitchen, Bathroom/WC

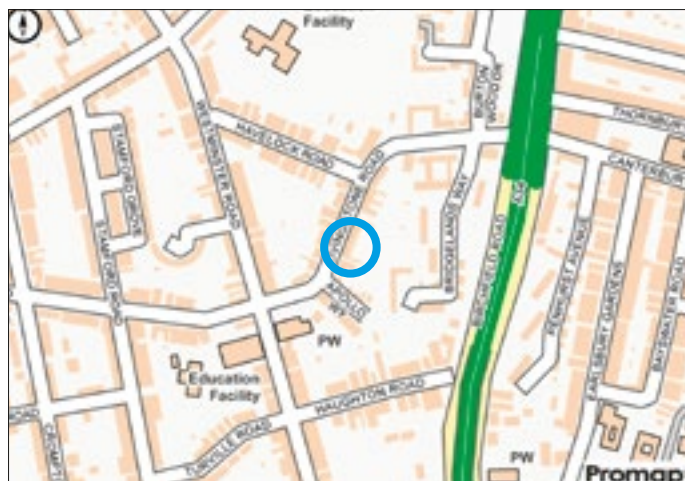
First Floor Two Bedrooms

LOT

87

22 Livingstone Road, Handsworth, Birmingham B20 3LL

*GUIDE PRICE £165,000+



Not to scale. For identification purposes only

- **A semi detached property converted to provide three self contained flats. Potential rental income of approximately £17,700 per annum.**

Description A three storey semi detached property which has been converted to provide 3 self contained flats (1 x 1 bedroom, 1 x 2 bedroom, 1 x 3 bedroom). The property benefits from central heating and would be suitable for investment purposes with a potential rental income of approximately £17,700 per annum.

Situated Off Westminster Road in a popular and well established residential location within close proximity to local shopping amenities, schooling and transport links.

First Floor Flat 2 Reception Room, Kitchen, three Bedrooms, Bathroom/WC.

Second Floor Flat 3 Living Room, Kitchen, Bedroom, Bathroom/WC.

Ground Floor Flat 1 Reception Room, Kitchen, two Bedrooms, Bathroom/WC.

Outside Front Driveway, Rear Garden.

LOT
88**202 Stanley Road, Bootle, Liverpool L20 3EP**
*GUIDE PRICE £200,000+

- **Development opportunity.**

Description A semi-detached period building which allows for a pleasant and spacious office environment, or alternatively may be well suited for conversion to residential use subject to any consents. The accommodation is arranged over basement and three upper floors. The property benefits from a reception area, kitchen facilities and a variety of open plan and private office areas. Access to the rear eight parking spaces is secured by an electric gate. The property benefits from gas fired central heating and male and female toilet facilities. The attractive frontage is enclosed by a walled garden and fitting hedgerows. The total area is approximately 3,202sq ft (297sq m).

Situated On a prominent main road position within Bootle, benefitting from excellent public transport networks with multiple bus stops along Stanley Road, and Bootle New Strand train station being just 0.4 miles away. The location is easily accessible via the A5058 connecting to Derby Road and Queens Drive. The property is just 3 miles from Liverpool city centre, and 4 miles to Switch Island connecting to the M57 and M58 allowing for ease of access to outer Merseyside.

Basement Four offices, kitchen, ladies WC, store room 793sq ft (73.60sq m)

Ground Floor Main entrance hallway, reception area, three offices, store room 908sq ft (84.30sq m)

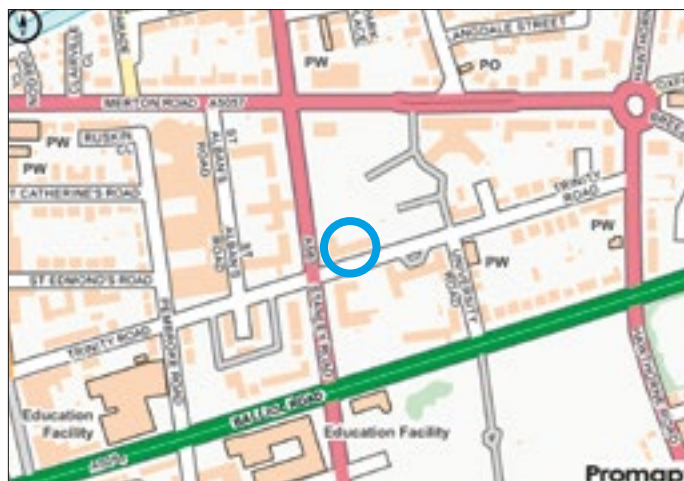
First Floor Five offices, gents WC 882sq ft (82.00sq m)

Second Floor Three offices, two store rooms 619sq ft (57.50sq m)

Outside Eight parking spaces.

Joint Agent
Mason Owen

**mason
owen...**
property consultants



Not to scale. For identification purposes only

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LOT

89

9 Dunbar Street, Liverpool L4 5TS

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- Residential investment producing £5,340 per annum. Double glazing. Central heating.

Description A three bedroomed mid terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,340 per annum.

Situated Off Church Road West which is in turn off County Road in a popular and well established residential location within walking distance to County Road amenities, schooling and approximately 3 miles from Liverpool city centre.

First Floor Three Bedrooms
Outside Yard to the rear.

Ground Floor Porch, Hallway, Living Room, Kitchen, Bathroom/ WC

LOT

90

10 Old Rough Lane, Liverpool L33 8XB

*GUIDE PRICE £190,000+



Not to scale. For identification purposes only

SOLD PRIOR

- Commercial investment producing £20,000 per annum.

Description A single storey detached commercial property which is currently used as a gymnasium producing £20,000 per annum. The property benefits from steel roller shutters.

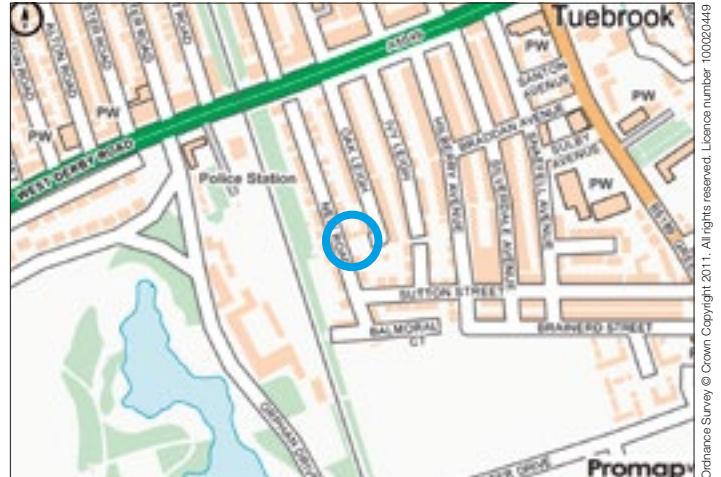
Situated The premises are situated fronting on to Old Rough lane approximately 0.5 miles from Liverpool city centre.

Ground Floor Reception area, Gym, Lounge, Store room, WC 290sq m (3,119sq ft)

Outside Rear yard.

LOT
91**Apt 15 New Road Court, Liverpool L13 8EF**

*GUIDE PRICE £15,000+



Not to scale. For identification purposes only

- **A ground floor studio flat. Double glazing. Electric heating. Communal gardens and parking.**

Description A ground floor studio flat within a purpose built block benefiting from double glazing and electric heating. Following modernisation the property would be suitable for investment purposes with a potential income in excess of £3,600 per annum.

Situated Off New Road which in turn is off West Derby Road within close proximity close to local amenities, Schooling and approximately 4 miles from Liverpool City Centre.

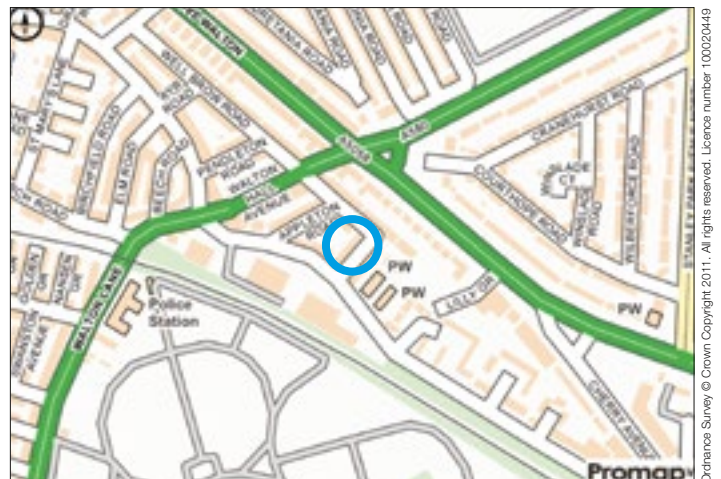
Ground Floor Main Entrance Hallway.

Flat Open Plan Lounge/Bedroom, Kitchen, Cloakroom, Shower Room/WC.

Outside Communal Gardens and Parking.

LOT
92**13 Willaston Road, Liverpool L4 6UP**

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **A 3 bed mid terrace. Double glazing. Central heating.**

Description A three bedroomed middle terraced property benefiting from double glazing and central heating. Following an upgrade and refurbishment scheme the property would be suitable for occupation, re-sale or investment purposes. The potential rental income when let would be approximately £6,900.00 per annum.

Situated Off Cherry Lane in a popular residential location close to local amenities and approximately 4 miles from Liverpool City Centre.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Yard to the rear.

Ground Floor Hall, Through Lounge/Dining Room, Kitchen.

LOT
93**438-440 Park Road, Liverpool L8 9RF*****GUIDE PRICE £125,000+**

Not to scale. For identification purposes only

- **Vacant commercial building suitable for a number of uses.**

Description A vacant commercial building approximately 464.31 sq m (4,997.95 sq ft) previously used as a car showroom and garage premises providing large open plan split level accommodation plus an additional garage and workshop. The property benefits from electric roller shutters and full display window frontage. The property would be suitable for a number of uses to include residential redevelopment subject to any necessary planning consents. Please note the land and hoarding is not included in the sale.

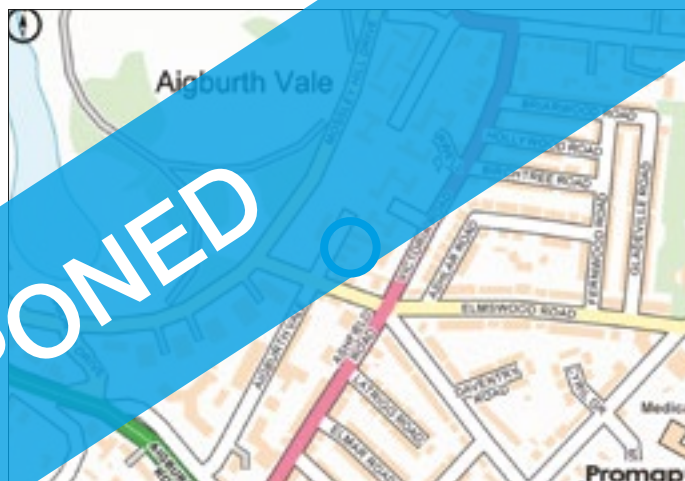
Situated fronting Park Road on the corner of Kedleston Street in a popular and well established location within close proximity to Aigburth road amenities, Sefton park and approximately 2 miles from Liverpool city centre.

Ground Floor Open plan accommodation with ancillary stores Area: 269.97 sq m (2,906.02 sq ft)

Second Floor (Mezzanine Level)

Open plan accommodation Area: 194.34 sq m (2,091.92 sq ft)

Outside Garage/Workshop 87.74 sq m (944.45 sq ft) With access from Kedleston Street

LOT
94**Travellers Court, Aigburth Vale, Liverpool L17 0DF*****GUIDE PRICE £12,000+**

Not to scale. For identification purposes only

- **The freehold interest of a block of 12 apartments producing £750 per annum.**

Description A freehold ground rent investment secured upon 12 self contained apartments. Each apartment is subject to a long leasehold interest with approx 984 years unexpired. A ground rent is payable in the sum of £750 per annum. The freeholder has the right to manage the property with the current service charge being £1,140 per flat per annum. Right of Pre Exemption The Lessees have not exercised their right of pre-exemption under the terms of the Landlord and Tenant Act 1987.

Situated Off Aigburth Vale and Elmswood Road in a very popular residential location within walking distance to Sefton Park, Aigburth Vale amenities and approximately 3 miles south of Liverpool city centre.

LOT
95**Apt 405, Beetham Tower, 4th Floor, 111 Old Hall Street, Liverpool L3 9BD**
*GUIDE PRICE £90,000+

Not to scale. For identification purposes only

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- **A 2 bedroomed modern apartment.**

Description A 2 bedroomed modern apartment benefiting from double glazing, electric heating, 24 hour concierge and lift. Following modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £8,400.00 per annum.

Situated In the heart of Liverpool City Centre within a popular and well established location within walking distance to all local shops, bars, restaurants, the Commercial District and transport links.

Fourth Floor Apt Hall, Lounge/ Kitchen, two Bedrooms, Bathroom/WC

Ground Floor Communal Entrance.

LOT
96**254 Park Road, Toxteth, Liverpool L8 4UE**
*GUIDE PRICE £80,000+

Not to scale. For identification purposes only

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- **A commercial investment property producing £4,800.00 per annum.**

Description A three storey mixed use property comprising of a ground floor retail unit together with two floors of accommodation above. The property is currently trading as "Boudoir Hair & Beauty" and the whole building is let by way of a rolling contract at a rental income of approximately £4,800.00 per annum.

Situated Fronting Park Road in a popular and well established residential location adjacent to Tesco Supermarket and within close proximity to local amenities and approximately 1 mile from Liverpool City Centre.

First Floor 6 Beauty Rooms, WC.

Second Floor Various rooms - Not inspected.

Outside Yard to the rear.

Ground Floor Hair Salon, Kitchen/Dining room.

Notes



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The following terms and conditions apply to all intended buyers who wish bids to be made by proxy or by telephone

- 1 For those who are unable to attend the auction the proxy bidding form should be used in order to submit a maximum bid to the Auctioneer. This bid will not be called upon prior to the time of offering the particular lot for which the bid has been made.

A prospective buyer should fill in the appropriate telephone bidding form or proxy bidding form in the catalogue and should ensure that all sections are completed. Failure to complete any part of the appropriate form may render the instructions ineffective.
- 2 Maximum bids must be for an exact figure and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective buyer.
- 3 All proxy and telephone bidding completed forms must be delivered to the auctioneer not less than 48 hours prior to the start of the auction at which the property, the subject of the bid, is to be sold. Funds to the sum of 10% of the maximum bid or £3,000 whichever is the greater, must be **cleared** and held with the auctioneer 48 hours prior to the auction to validate the proxy or telephone bidding form. Proof of funds for a 10% deposit must also be provided. **We will not bid on your behalf or accept your telephone bid unless we hold cleared funds.**

Funds can be paid by bankers draft, bank transfer or debit card. Please note we do not accept cash.

Buyer's Administration Charge – The successful buyer will be required to pay the Auctioneers a Buyer's Administration Charge of 1% of the purchase price subject to a minimum fee of £1,000 + VAT (£1,200 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts for each property purchased.

A separate proxy or telephone bidding form, deposit and buyer's administration charge should be supplied for each property upon which a bid is to be placed.
- 4 Any alteration to the proxy or telephone bid or withdrawal must be in writing and be received in writing and be received by the auctioneer prior to commencement of the auction.
- 5 The auctioneer, in accepting proxy bids, acts as agent for the prospective buyer and the prospective buyer shall be considered to have authorised the auctioneer on the basis of the terms and conditions set out in this auction catalogue, all relevant conditions of sale and any amendments to the auction catalogue. In the event of the prospective buyer's bid being successful, the auctioneer is authorised by the prospective buyer to sign any memorandum or contract relating to the property concerned.
- 6 The auctioneer accepts no liability for any bid not being made on behalf of the prospective buyer and reserves the right to bid himself or through an agent up to the reserve price for the particular property concerned.
- 7 In the event that another bidder makes a bid equal to the maximum bid the prospective buyer is prepared to make, the auctioneer reserves the right to accept the bid of any bidder attending the auction in person or through an agent.
- 8 The auctioneer accepts no responsibility for failure of telecommunications in respect of a telephone bid, or any delays in the postal system if a proxy bidding form is sent through the post.
- 9 If the prospective buyer wishes to attend the auction and bid in person, he or she shall notify the auctioneer who will then no longer bid. Such notification must be in writing and received by the auctioneer prior to commencement of the auction.
- 10 Prospective bidders should check with the auctioneer's office immediately prior to the auction to ensure there are no changes to the published terms and conditions.
- 11 In the case of unsuccessful bidders deposits, received by us into our clients' account, we will use best endeavours to return these to the originating bank account within 48 hours of the conclusion of the Sale. As part of this process our accounts team will contact you to ensure the funds are returned securely.
- 12 Should the property be knocked down to the proxy bidder by the Auctioneer at a figure which is less than the maximum bid price on the form, the whole of the deposit supplied with the form will still be cashed and will count towards the purchase price sold.
- 13 Proxy bidders are deemed to be making their bid with full knowledge of and in accordance with the Common Auction Conditions, Extra Conditions and Special Conditions of Sale, Addendum and the Important Notice for Prospective Buyers in the catalogue.
- 14 Proxy bidders are also deemed to have knowledge of any Addendum sheet which may be issued prior to or at the auction sale. Proxy bidders are advised to telephone the Auctioneer's offices before 10am on the day of the sale in order to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf.
- 15 The proxy bidder authorises the Auctioneer or any duly authorised partner or employee of Sutton Kersh as the prospective purchaser's agent to sign the Memorandum of Sale or Sale Contract incorporating any addendum at or after the auction.
- 16 Please note we must hold 2 forms of certified ID prior to auction: 1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement). If you are the successful purchaser we will carry out an additional electronic verification check on your identity which will leave a "soft footprint" on your credit history but does not affect your credit score. This will be undertaken by The Lexis Nexis company (Lexis House, 30 Farringdon Street, London, EC4A 4HH).
- 17 Proxy or telephone bidding forms should be sent to Mr J Kersh MRICS, Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY.

Proxy bidding form



Date of Auction Lot Number

I hereby instruct and authorise you to bid on my behalf in accordance with the terms and conditions attached hereto and I understand that should my bid be successful the offer will be binding upon me.

Address of Lot

Maximum bid price Words

Bankers draft* bank transfer* debit card for 10% deposit (£3,000 minimum) £ enclosed herewith (made payable to Sutton Kersh). **Please see Note 3 regarding cleared funds overleaf.** (In all cases we will require proof of funds). If the deposit has been transferred by bank transfer please provide the sort code and account number from where the money has been sent:

Sort Code Account Number

Buyer's Administration Charge – Should my bid be successful I agree to pay a Buyer's Administration Charge of 1% of the purchase price subject to a minimum fee of £1,000 + VAT (£1,200 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to Sutton Kersh, the auctioneers

Purchaser Details

Full name(s)

Company

Address

..... Postcode

Business telephone..... Home telephone

Solicitors

..... Postcode

For the attention of..... Telephone

I **attach deposit for 10% (£3,000 minimum) of my maximum bid**

I have read the Common Auction Conditions, Extra Conditions and Special Conditions of Sale. I accept that it is my responsibility to check for any amendments or addendum notes which may be read out by the auctioneer on the auction day. I authorise the auctioneer to sign the Memorandum of Sale on my behalf and I recognise that I will then be the fully bound purchaser of the property referred to above and must complete this transaction within the time specified in the Conditions of Sale.

Signed by prospective purchaser Date
or person signing on purchaser's behalf. The signatory warrants that authority has been given by the bidder.

Name and address of signatory if different from purchaser's details given above:

.....

Date of signing

Once you have completed this form please send to: Auction Department, Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY

Please note we must hold 2 forms of certified ID prior to auction: 1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement)

Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website www.countrywide.co.uk/notices/PrivacyNotice.pdf. Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at privacy@countrywide.co.uk.

FOR SUTTON KERSH OFFICE USE ONLY: Identification documentation seen (one from each list)

List A – Photographic evidence of Identity

Tick	Item	Ref No
	Valid Passport with MRZ (Machine Readable Zone – two alphanumeric lines on photo page as verifiable.)	
	Valid full UK photo driving licence.	
	Valid EU/EEA/Switzerland photo driving licence.	
	Valid EU/EEA/Switzerland national Identity Card.	
	Valid UK Armed Forces ID Card.	
	Valid UK Biometric Residence Permit (When copying include both sides.)	
	Valid Blue Badge scheme (disabled pass with photo)	
	Valid Freedom Pass	
	Valid Local Authority Bus pass	
	Valid full UK Driving licence (Non photo, paper) issued before 1998	
	Department for Works & Pensions letter confirming pension details including National insurance Number dated within the last 12 months	

List B – Evidence of Residence

Tick	Item	Ref No
	Valid full UK photo driving licence.	
	Valid full UK Driving licence (Non photo) issued before 1998	
	Local authority council tax bill (dated within the last 12 months).	
	UK Bank / Building societies statements/bills showing activity, dated within the last 6 mths. Including account number and sort code as verifiable.) (Accept internet printed.)	
	UK mortgage statement (dated within the last 12 months) (Accept internet printed.)	
	Utility bills dated within the last 6 months including - Electricity bill (with MPAN number - as verifiable.) Landline, Gas, Satellite TV, Water. (Accept internet printed.) (Not mobile phone bills.)	
	Her Majesty's Revenue and Customs (HMRC) Inland Revenue (IR) Coding / assessment / statement (dated within the last 12 months) with National Insurance number - as verifiable.	
	Department for Works & Pensions letter confirming pension details and NI Number - as verifiable. (Dated within the last 12 months).	

Signed on behalf of Sutton Kersh Date

Telephone bidding form



Name

Address

Telephone number where you can be contacted on the day of the auction

A member of staff will attempt to contact the bidder by telephone prior to the lot concerned being offered for sale. If contact is made then the bidder may compete in the bidding through the auctioneer's staff. If it is impossible to obtain telephone contact, or the link breaks down, the auctioneer is authorised to continue to bid on behalf of the telephone bidder up to the maximum bid stated on this form.

Lot No. of property to be bid on

Property known as

Maximum bid (Figures)

Bankers draft* bank transfer* debit card for 10% deposit (£3,000 minimum) £ enclosed herewith (made payable to Sutton Kersh). **Please see Note 3 regarding cleared funds overleaf.** (In all cases we will require proof of funds). If the deposit has been transferred by bank transfer please provide the sort code and account number from where the money has been sent:

Sort Code Account Number

Buyer's Administration Charge – Should my bid be successful I agree to pay a Buyer's Administration Charge of 1% of the purchase price subject to a minimum fee of £1,000 + VAT (£1,200 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to Sutton Kersh, the auctioneers

Should the telephone bidder exceed the bidding price stated on this form, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit can be a bankers draft or solicitors client account cheque, no cash must be sent through the post. The cheque will only be presented for payment should you be the successful bidder.

Solicitor address

Tel no Fax no

Person acting

I **attach deposit for 10% (£3,000 minimum) of my maximum bid**

I have read the Common Auction Conditions, Extra Conditions and Special Conditions of Sale. I accept that it is my responsibility to check for any amendments or addendum notes which may be read out by the auctioneer on the auction day. I authorise the auctioneer to sign the Memorandum of Sale on my behalf and I recognise that I will then be the fully bound purchaser of the property referred to above and must complete this transaction within the time specified in the Conditions of Sale.

Signed by prospective purchaser Date
or person signing on purchaser's behalf. The signatory warrants that authority has been given by the bidder.

Name and address of signatory if different from purchaser's details given above:

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Date of signing

Once you have completed this form please send to: Auction Department, Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY

Please note we must hold 2 forms of certified ID prior to auction: 1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement)

Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website www.countrywide.co.uk/notices/PrivacyNotice.pdf. Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at privacy@countrywide.co.uk.

FOR SUTTON KERSH OFFICE USE ONLY: Identification documentation seen (one from each list)

List A – Photographic evidence of Identity

Tick	Item	Ref No
	Valid Passport with MRZ (Machine Readable Zone – two alphanumeric lines on photo page as verifiable.)	
	Valid full UK photo driving licence.	
	Valid EU/EEA/Switzerland photo driving licence.	
	Valid EU/EEA/Switzerland national Identity Card.	
	Valid UK Armed Forces ID Card.	
	Valid UK Biometric Residence Permit (When copying include both sides.)	
	Valid Blue Badge scheme (disabled pass with photo)	
	Valid Freedom Pass	
	Valid Local Authority Bus pass	
	Valid full UK Driving licence (Non photo, paper) issued before 1998	
	Department for Works & Pensions letter confirming pension details including National insurance Number dated within the last 12 months	

List B – Evidence of Residence

Tick	Item	Ref No
	Valid full UK photo driving licence.	
	Valid full UK Driving licence (Non photo) issued before 1998	
	Local authority council tax bill (dated within the last 12 months).	
	UK Bank / Building societies statements/bills showing activity, dated within the last 6 mths. Including account number and sort code as verifiable.) (Accept internet printed.)	
	UK mortgage statement (dated within the last 12 months) (Accept internet printed.)	
	Utility bills dated within the last 6 months including - Electricity bill (with MPAN number - as verifiable.) Landline, Gas, Satellite TV, Water. (Accept internet printed.) (Not mobile phone bills.)	
	Her Majesty's Revenue and Customs (HMRC) Inland Revenue (IR) Coding / assessment / statement (dated within the last 12 months) with National Insurance number - as verifiable.	
	Department for Works & Pensions letter confirming pension details and NI Number - as verifiable. (Dated within the last 12 months).	

Signed on behalf of Sutton Kersh Date

- (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 mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.
- G5 TRANSFER**
- G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS
- (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and
- (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
- G5.2 If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.
- G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
- G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER
- (a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;
- (b) the form of new lease is that described by the SPECIAL CONDITIONS; and
- (c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.
- G6 COMPLETION**
- G6.1 COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.
- G6.2 The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.
- G6.3 Payment is to be made in pounds sterling and only by
- (a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and
- (b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.
- G6.4 Unless the SELLER and the BUYER otherwise agree, COMPLETION can't 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. The person giving the notice must be READY TO COMPLETE.
- G7.2 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 or forfeit any TENANCY under which ARREARS are due; and
- (f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.
- G11.9 Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.
- G12 Management**
- G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
- G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
- G12.3 The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and:
- (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;
- (b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and
- (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.
- G13 Rent deposits**
- G13.1 Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits,

- and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.
- G13.2 The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other DOCUMENT under which the rent deposit is held.
- G13.3 If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER's lawful instructions.
- G13.4 Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:
- 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.
- G15.6 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 I of the Landlord and Tenant Act 1987.
- G18.2 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.
- G19 Sale by PRACTITIONER**
- G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
- G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
- G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER'S obligations. The TRANSFER is to include a declaration excluding that personal liability.
- G19.4 The LOT is sold
- 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 recovered 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:
- 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:
- hold the warranty on trust for the BUYER; and
 - 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:
- procure that it becomes registered at the Land Registry as proprietor of the LOT;
 - procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
 - 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:
- apply for registration of the TRANSFER;
 - provide the SELLER with an official copy and title plan for the BUYER'S new title; and
 - 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:
- delivered by hand; or
 - made electronically and personally acknowledged (automatic acknowledgement does not count); or
 - 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:
- when delivered, if delivered by hand; or
 - 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.

Extra General Conditions

Applicable for all lots where the Common Auction Conditions apply.

- The Deposit**
 - General Conditions A5.5a shall be deemed to be deleted and replaced by the following: A5.5a. The Deposit:
 - must be paid to the AUCTIONEERS by bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)
 - is to be held as stakeholder save to the extent of the AUCTIONEERS' fees and expenses which part of the deposit shall be held as agents for the SELLER
- Buyer's Administration Charge**
 - Should your bid be successful you will be liable to pay a Buyer's Administration Charge of 1% of the purchase price subject to a minimum fee of £1,000 + VAT (£1,200 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.
- Extra Auction Conduct Conditions**
 - 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.
- Searches**
 - On completion the Buyer shall pay to the Seller, in addition to the purchase price, the cost incurred by the Seller in obtaining the Searches included in the Auction Pack.

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