

AUCTION - 108 - 31 October 2019

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
1	58 SAXONY ROAD, KENSINGTON, LIVERPOOL This property has been sold prior.
2	1 MOORFIELDS/33-37 DALE STREET, LIVERPOOL, VAT is applicable to the purchase price and will be charged on completion.
4	20 FALLOWFIELD WAY, ATHERTON, MANCHESTER This lot has sold prior to Auction.
5	1 WYNCROFT STREET, LIVERPOOL This property has sold prior to auction.
7	WELCOME, BRADLEY LANE, BRADLEY, STAFFORD This property has been sold prior.
9	234 DERBY ROAD, BOOTLE, MERSEYSIDE The guide price has been reduced to £200,000 plus
15	21 SEVENACRE ROAD, LIVERPOOL This property has been sold prior.
16	19 HOLMROOK ROAD, LIVERPOOL The guide price has changed to £55,000 plus
18	THE FORMER JUNCTION INN, 63 ROSEGROVE LANE, BURNLEY, LANCASHIRE Please note the guide price has been reduced to £90,000 plus
19	66 CRITCHLEY ROAD, LIVERPOOL This property has sold prior to auction.
20	1C LIBERTY STREET, WAVERTREE, LIVERPOOL This property has been sold prior
21	46 WELLINGTON STREET, GARSTON, LIVERPOOL This property has been sold prior.
22	FLAT 3, 22 RADNOR PLACE, PRENTON, MERSEYSIDE This lot has sold prior to Auction.
25	544-546 PRESCOT ROAD, OLD SWAN, LIVERPOOL

This property has been sold prior.

26 **76 CARISBROOKE ROAD, LIVERPOOL**

The property has been sold prior.

27 **7 ST. GREGORYS CROFT, BOOTLE, MERSEYSIDE**

This lot has sold prior to auction.

28 **58 SAPPHIRE STREET, LIVERPOOL**

This property has sold prior to auction.

29 **61 LISBURN LANE, TUEBROOK, LIVERPOOL**

This property has sold prior to auction.

30 **19 ST. OSWALDS STREET, OLD SWAN, LIVERPOOL**

The property benefits from A3 use and not as stated in the brochure.

31 **22 WESTCOTT ROAD, LIVERPOOL**

The property will be sold vacant possession and not as stated in the brochure.

33 **6 GRASMERE STREET, LIVERPOOL**

This property has sold prior to auction.

34 **57 HINTON STREET, FAIRFIELD, LIVERPOOL**

This property has now completed and is sold.

35 **KINGSDALE, 32 WESTBANK ROAD, BIRKENHEAD, MERSEYSIDE**

The guide price has been reduced to £290,000 plus

36 **138 CEDAR COURT, LONGFIELD CENTRE, PRESTWICH, MANCHESTER**

Please note the guide price has been reduced to £140,000 plus.

37 **131 SPRING STREET, RISHTON, BLACKBURN**

This property has been postponed - please speak to a member of staff if you are interested.

44 **70 REGENT ROAD, BOOTLE, MERSEYSIDE**

This property has been sold prior.

49 **386 AIGBURTH ROAD, LIVERPOOL**

This property has sold prior.

55 **81 ORRELL LANE, LIVERPOOL**

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

- 58 **102 HAWKINS STREET, LIVERPOOL**
Please note the guide price has been increased to £52,000 plus
- 59 **10 MARNWOOD WALK, KIRKBY, LIVERPOOL**
This property has been postponed - please speak to a member of staff if you are interested.
- 62 **50 HAREBELL STREET, LIVERPOOL**
This property has been sold prior.
- 63 **66 BALA STREET, LIVERPOOL**
This property has been sold prior.
- 64 **8 LUDLOW STREET, LIVERPOOL**
The property will be sold vacant possession and not as stated in the brochure.
- 65 **34 INCE AVENUE, ANFIELD, LIVERPOOL**
This property has been sold prior.
- 69 **12 KENDAL DRIVE, MAGHULL, LIVERPOOL**
This property has sold prior to auction.
- 72 **175 RATHBONE ROAD, WAVERTREE, LIVERPOOL**
The guide price has been reduced to £55,000 plus
- 73 **UNIT 18, BRIDGEWATER BUILDING, 3C BRIDGEWATER STREET, LIVERPOOL**
The property is now vacant and not tenanted as stated in the brochure.
- 75 **96 SALISBURY ROAD, WAVERTREE, LIVERPOOL**
Please note the rent of £10,800 is a guaranteed net income. Please refer to the legal documents for further information.
- 81 **90 ST. MARYS ROAD & 2,2A,2B AND 2C MOSS STREET, GARSTON,**
The internal pictures are incorrect in the brochure and do not form part of the property.
- 83 **GROUND RENT INVESTMENTS 37 PARKFIELD ROAD, AIGBURTH, LIVERPOOL**
This lot has been postponed from the October auction.
- 84 **81 SUNBEAM ROAD, OLD SWAN, LIVERPOOL**
This property has been postponed to December.

- 85 **39-41 WARBRECK MOOR, LIVERPOOL**
Please note that there is no physical AST. The tenant has occupied Flat 2 for over 14 years.
- 86 **100 DEWSBURY ROAD, LIVERPOOL**
This property has been sold prior.
- 88 **8 DUNBABIN ROAD, WAVERTREE, LIVERPOOL**
This property has sold prior.
- 89 **47 ADLAM ROAD, LIVERPOOL**
This property has been sold prior.
- 90 **59 SELWYN STREET, LIVERPOOL**
The rental income is £5,323 per annum and not as stated in the brochure.
- 91 **6 MACDONALD STREET, LIVERPOOL**
This property has sold prior to auction.
- 92 **101 BREEZE HILL, LIVERPOOL**
This property has been sold prior.
- 93 **167 CLEVELAND STREET, BIRKENHEAD, MERSEYSIDE**

This property has sold prior to auction.
- 94 **42 CLARE WALK, LIVERPOOL**
This property has sold prior to auction.
- 95 **61 ROBINSON ROAD, LIVERPOOL**
This property has sold prior to auction.
- 96 **179 WESTMINSTER ROAD, LIVERPOOL**
This lot has sold prior to Auction
- 97 **25 FRECKLETON DRIVE, KIRKBY, LIVERPOOL**
This property has sold prior to auction.
- 98 **50 NORTON STREET, BOOTLE, MERSEYSIDE**
This property has sold prior to auction.
- 99 **162 WARGRAVE ROAD, NEWTON-LE-WILLOWS, MERSEYSIDE**
This property has sold prior to auction.
- 100 **426 QUEENS DRIVE, WEST DERBY, LIVERPOOL**
This property has been sold prior.

- 101 **43 INCE AVENUE, ANFIELD, LIVERPOOL**
This lot has sold prior to auction.
- 102 **20 SMOLLETT STREET, BOOTLE, MERSEYSIDE**
This property has sold prior to auction.
- 103 **38 GIBBONS AVENUE, ST. HELENS, MERSEYSIDE**
This property has sold prior to auction.
- 104 **43 SOMERFORD ROAD, LIVERPOOL**
This lot has sold prior to auction.
- 105 **3 DAMWOOD ROAD, LIVERPOOL**
This property has sold prior to auction.
- 106 **103 GREEN LANE, STONEYCROFT, LIVERPOOL**
The guide price has been reduced to £40,000 plus
- 107 **FLAT 1, 15 SYBIL ROAD, LIVERPOOL**
This property has sold prior to auction.
- 108 **FLAT 2, 15 SYBIL ROAD, LIVERPOOL**
This property has sold prior to auction.
- 109 **FLAT 3, 15 SYBIL ROAD, LIVERPOOL**
This property has sold prior to auction.
- 110 **119/119A FLATS 1-4, WALTON BRECK ROAD, LIVERPOOL**

The property has been postponed. Please speak to a member of staff if you are interested.
- 111 **36 PRINCES COURT, 6 CROXTETH ROAD, LIVERPOOL**

The management company have advised that whilst the sub-letting of properties is facilitated this is subject to strict approval by the Board of Directors and is subject to prescribed criteria and conditions that all potential leaseholders will be expected to meet
- 113 **21 NETHERCROFT, LEVENS, KENDAL, CUMBRIA**
This lot has sold prior to Auction