

AUCTION - 141 - 18 July 2024

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
2	<b>247 COUNTY ROAD, WALTON, LIVERPOOL</b> Please note the property benefits from electric panel heating and not central heating as stated in the printed brochure.
3	<b>114 LOWER HALL STREET, ST. HELENS, MERSEYSIDE</b>  Please note the tenant has provided a one month notice period to vacate starting from the 18th July 2024  The guide price has been changed to £35,000 plus
5	<b>24 ANDREW STREET, LIVERPOOL</b> THIS PROPERTY HAS SOLD PRIOR
6	<b>79 TREVOR ROAD, LIVERPOOL</b> This property has been sold prior
11	<b>109 BOTANIC ROAD, LIVERPOOL</b> this lot has sold prior
13	<b>62 ELDRED ROAD, CHILDWALL, LIVERPOOL</b> This lot has sold prior to auction.
18	<b>31 WAPSHARE ROAD, LIVERPOOL</b> This property has been withdrawn.
19	<b>11 BIRCHFIELD ROAD, WALTON, LIVERPOOL</b> Please note that three of the rooms are now vacant and therefore the total rental income is now £7440 and not as stated in the brochure.  The guide price has been reduced to £60,000 plus
20	<b>12 WORCESTER DRIVE NORTH, LIVERPOOL</b> The property is fully let by way of Assured Shorthold Tenancies producing a total income of £19,540 per annum.
21	<b>3 WALTON HALL AVENUE, LIVERPOOL</b> Please note the property will be sold with vacant possession.

- 22      **18 CROSSLEY AVENUE, ELLESMERE PORT**  
Please note the guide price has been reduced to £120,000 plus
- 26      **9 TILSTON ROAD, KIRKBY, LIVERPOOL**  
This lot has been withdrawn from the auction.
- 27      **134 QUEENS DRIVE, WALTON, LIVERPOOL**  
Please note that one room is now vacant and the total rental income is now £23,016 per annum and not as stated in the brochure.  
  
The guide price has been reduced to £125,000 plus
- 28      **80 MANSELL ROAD, LIVERPOOL**  
Please note this property has sold prior to auction.
- 30      **46 OLIVE MOUNT, BIRKENHEAD, MERSEYSIDE**  
Please note the guide price has been reduced to £95,000 plus
- 33      **560 OLD CHESTER ROAD, BIRKENHEAD, MERSEYSIDE**  
  
Please note the guide price has been reduced to £80,000 plus
- 34      **75 WATLING AVENUE, FORD, LIVERPOOL**  
This lot has sold prior to auction.
- 35      **346 Marsh Lane, Bootle, Merseyside. L20 9BX**  
This lot has sold prior to auction.
- 36      **6 KINGS MOUNT, PRENTON, MERSEYSIDE**  
Please note the guide price has been reduced to £195,000 plus
- 38      **8 LOWWOOD ROAD, BIRKENHEAD, MERSEYSIDE**  
Please note the guide price has been reduced to £195,000 plus
- 39      **42 PARTON STREET, LIVERPOOL**  
Please note the rental income for this property is £5,624 not as stated in the catalogue. The guide price has been reduced to £55,000 plus
- 40      **12 GREENLEAF STREET, LIVERPOOL**  
Please note the guide price has been reduced to £45,000 plus.
- 42      **FLAT 22 CATHERINE HOUSE, UPPER PARLIAMENT STREET, LIVERPOOL**

This lot has sold prior to auction.

44      **LAND AT FORMER ROCK STATION HOTEL, 9 HIGHFIELD  
RD, BIRKENHEAD,**

This lot has been sold prior to auction.

45      **LAND AT FORMER CROFT PUBLIC HOUSE, HALTON  
LODGE AVE, RUNCORN,**

This lot has sold prior to auction.

52      **36 SEYMOUR DRIVE, ELLESMERE PORT**

This lot has been sold prior to auction.

53      **31 HESKIN WALK, LIVERPOOL**

This property has been sold prior.

54      **APT 312, 15 HATTON GARDEN, LIVERPOOL**

The car parking space is no longer let on a separate agreement.

55      **1 CAVENDISH GARDENS, DEVONSHIRE ROAD,  
LIVERPOOL**

Please note the guide price has been reduced to £50,000 plus.

57      **4 THE ORCHARD, ORMSKIRK, LANCASHIRE**

Please note this lot has sold prior to auction.

61      **51 KELSO ROAD, LIVERPOOL**

Please note this property has been postponed.

63      **5 BALDWIN AVENUE, CHILDWALL, LIVERPOOL**

This lot has sold prior to auction.

64      **36 Bardsay Road, Liverpool. L4 5SG**

**This lot has sold prior to auction.**

67      **76 EASTBANK STREET, SOUTHPORT, MERSEYSIDE**

Please note that we have been made aware that the tenant of flat 76b  
has given notice to vacate in August.

Please note we have not been provided with a copy of the commercial  
lease and all rental details have been provided by the vendor.

71      **36 MARLFIELD ROAD, WEST DERBY, LIVERPOOL**

Please note the guide price has been reduced to £117,000 plus

- 72        **2, 4 & 6-8 CROOKES ROAD/GARAGE AT TURNER LANE, SHEFFIELD**  
This lot has sold prior to auction.
- 75        **88 GRANGE ROAD WEST, PRENTON, MERSEYSIDE**  
This property has been sold prior.
- 78        **27 WINGATE ROAD, AIGBURTH, LIVERPOOL**  
This property has been sold prior.
- 79        **203 GREENHILL ROAD, ALLERTON, LIVERPOOL**  
THIS PROPERTY HAS SOLD PRIOR
- 80        **75 MOSS LANE/ 2 HANFORD AVENUE, LIVERPOOL**  
Please note the ground floor retail unit also has a kitchen. the property also has 1 bedroom to the first floor and 2 bedrooms to the second floor and not as stated in the brochure.
- Sutton Kersh have not internally inspected the maisonette and all details have been provided by the vendor.
- 81        **22 THORNES ROAD, LIVERPOOL**  
The ground floor has an ensuite Shower room/W.C.
- 89        **36 GRESHAM STREET, LIVERPOOL**  
This lot has sold prior to auction.
- 91        **44 SEYMOUR DRIVE, ELLESMERE PORT**  
Please note the guide price has been reduced to £120,000 plus
- 93        **1-5 MILLHOUSE COURT, WEST DERBY, LIVERPOOL**  
No 4 has now been relet at a rental of £850pcm and the new annual rental is approx £50,400.
- No. 5 does not have 2 wet rooms to the ground floor however, it does have 2 reception rooms.
- 96        **NELSON HOUSE, 6 THE BEACON, EXMOUTH, DEVON**  
This lot has sold prior to auction.
- 97        **1 ORCHARD ROAD, PLYMOUTH**  
EPC - F
- 98        **9 & 9A PRIMLEY PARK, PAIGNTON, DEVON**  
Please note this property has been postponed

- 99        **3 WOODLAND VIEW, COOMBE, ST. AUSTELL, CORNWALL**  
EPC Rating - D
- This lot has been postponed.
- 101       **2 CARN BARGUS, WHITEMOOR, NANPEAN, ST. AUSTELL, CORNWALL**  
The guide price has been reduced to £100,000+
- 102       **103A LADYSMITH ROAD, PLYMOUTH**  
EPC Rating - D
- A quote has been supplied to repair the surface crack in the render for the sum of £475.00. The owners of 103b Ladysmith Road have provided an email to the auctioneers stating that they would agree to pay 50% of the agreed costs.
- 103       **MORWENNA, MARY TAVY, TAVISTOCK, DEVON**  
EPC Rating - G
- 106       **15 TOPSHAM ROAD, EXETER**  
The guide price has been reduced to £350,000+  
Flat 2 - EPC F  
Flat 3 - EPC G  
Flat 4 - EPC D
- 107       **FORMER MORTUARY STUDIO EAST, NORTH GRANGE, CLYST HEATH, EXETER**  
This lot has sold prior to auction.
- 108       **23 THE FRADGAN, NEWLYN, PENZANCE, CORNWALL**  
EPC Rating - G
- 109       **2 TRELAWN COTTAGES, MOUNT, BODMIN, CORNWALL**  
  
This lot has been sold prior.
- 110       **57 BONVILLE ROAD, PLYMOUTH**  
The guide price has been reduced to £130,000+
- 111       **29 BILLACOMBE ROAD, PLYMOUTH, DEVON**  
This lot has been postponed.

- 112      **2 VALLEY BUNGALOWS, MILLENDREATH HOLIDAY VILLAGE, LOOE, CORNWALL**  
We understand from the site owners that a new 125 year lease is available to purchase by separate negotiation.
- 119      **7 LESCUDJACK ROAD, PENZANCE, CORNWALL**  
This lot has sold prior to auction.
- 122      **MERMAID HOTEL, THE COOMBES, POLPERRO, LOOE, CORNWALL**  
EPC Rating C
- 123      **14 LITTLE GREGWARTHA, FOUR LANES, REDRUTH, CORNWALL**  
EPC - F
- 124      **FLAT 14 BROUGHTON HALL ROAD, LIVERPOOL**  
THIS PROPERTY HAS SOLD PRIOR
- 125      **18 STOCKBRIDGE STREET, LIVERPOOL**  
This lot has sold prior to auction.
- 126      **25 ROBSON STREET, LIVERPOOL**  
This property has been sold prior.
- 127      **259 - 263 COUNTY ROAD, WALTON, LIVERPOOL**  
This property has sold prior to auction.