

<u>AUCTION - 150 - 23 October 2025</u>	
<u>ADDENDUM REPORT</u>	
<u>Lot</u>	<u>Addendum</u>
3	140 MOLYNEUX ROAD, KENSINGTON, LIVERPOOL Please note the guide price has been amended to £70,000 plus.
4	APT 12 EMBASSY BUILDING, WELLINGTON STREET, GARSTON, LIVERPOOL There is no central heating at the property as stated in the brochure.
6	25 LABURNUM STREET, BLACKPOOL Please amend the guide price to £60,000 plus
10	35 PAULINE WALK, FIELD LANE, LIVERPOOL Please note the guide price has been amended to £80,000 plus.
13	APT 1, HARRINGTON CHAMBERS, 26 NORTH JOHN STREET, LIVERPOOL Please note the guide price has been amended to £50,000 plus.
15	FLATS B AND C, 443 STANLEY ROAD, BOOTLE, MERSEYSIDE Please note - Completion is to take place 10 working days after the Seller confirms the property is vacant. If the property is not vacant within 6 months of exchange of Contracts, the Seller or Buyer can unilaterally withdraw the Contract and neither party can pursue each other for any losses incurred.
16	FLATS 1-5, 7 ST. EDMONDS ROAD, BOOTLE, MERSEYSIDE This lot has sold prior to the auction.
19	BG05, BLOCK B, 9 DUNCAN STREET, SALFORD This lot has been postponed to the December auction.
22	FLATS 1-4, 12 LISTER ROAD, LIVERPOOL

	The guide price has been amended to £290,000. Please note the studio is now vacant. The tenant of Flat 3 asked to exit the tenancy with 2 weeks notice (they are on a 12 month contract). The vendor has advised he declined this and instead agreed with them that they would retain responsibility for the flat and the rent until such time a new tenant is found and on-boarded. It is likely that a new tenant will be found by the end of the weekend of 25th October, but until that point, the existing tenant remains contractually responsible for the flat and the rent.
23	MEDIA HOUSE, 130 CLAUGHTON ROAD, BIRKENHEAD, MERSEYSIDE
	The guide price has been reduced to £350,000+*
25	53 DACY ROAD, LIVERPOOL
	The guide price has been amended to £75,000 plus
27	7 ARMSCOT CLOSE, LIVERPOOL
	This lot has sold prior to auction.
29	44 BANNER STREET, LIVERPOOL
	Please note the guide price has been reduced to £75,000 plus.
30	FLAT 6, 83A BOLD STREET, LIVERPOOL
	The guide price has been reduced to £55,000 plus
35	27 ST. DAVIDS ROAD NORTH, LYTHAM ST. ANNES, LANCASHIRE
	Please note this property has been withdrawn.
45	41 THORNDAL ROAD, LIVERPOOL
	This lot has sold prior to auction.
48	53 NORTHDAL ROAD, LIVERPOOL
	This lot has been sold prior to auction.
53	FLAT 69 MYSTERY CLOSE, LIVERPOOL
	Please note - the rental income for this property is £8,700 per annum not £7,800 as previously stated in the listing.
56	2/2A MILLVALE STREET, LIVERPOOL
	The guide price has been reduced to £67,000 plus

58	12 POULEVARA HOUSE, WEST OAKHILL PARK, LIVERPOOL
	This property is vacant, not let as stated in the catalogue.
62	THE OLD CHAPEL, POLBATHIC, TORPOINT, CORNWALL
	EPC Rating - G
63	4 ABBEY STREET, PENZANCE, CORNWALL
	This lot has sold prior to auction.
66	WINNOW, TINTAGEL, CORNWALL
	This lot has sold prior to auction.
69	TYTHE COTTAGE TEA ROOMS, LITTLEHAM VILLAGE, LITTLEHAM, EXMOUTH, DEVON
	This lot has been postponed to the December auction.
73	FLAT 3, CHYCELIN, ALVERTON TERRACE, PENZANCE, CORNWALL
	This lot has been sold prior to auction.
74	PEDYR'S BAKE HOUSE, 4 FORE STREET, POLPERRO, LOOE, CORNWALL
	Domestic EPC Rating - F
76	FLAT 7, DELAFORD HOUSE, 13 HAIGH ROAD, LIVERPOOL
	The guide price has been reduced to £80,000