

Now inviting instructions  
for 6th September auction

# SuttonKersh

Established 1976

1<sup>st</sup>  
for

# Auctions

**PROPERTY AUCTION SALE**

**THURSDAY 12 JULY 2012**

commencing at 12pm prompt at

Marriott Hotel, City Centre

One Queen Square, Liverpool L1 1RH



THE SUNDAY TIMES  
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# Location



Marriott Hotel  
City Centre  
One Queen Square  
Liverpool L1 1RH

## Auction programme **2012** **Liverpool**

### **AUCTION DATES**

6 September  
25 October  
6 December

### **CLOSING DATES**

9 August  
20 September  
1 November

Entries are invited from owners or their agents

Contact:

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for free advice or to arrange a free valuation

**0870 873 1212**

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## Merseyside's leading auction team...



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# Auction results **Tuesday 22 May**

LOT	PROPERTY	RESULT	PRICE
1	13 Bentley Road, Liverpool L8 0SZ	Sold	£120,000
2	31 Woodgreen Road, Old Swan, Liverpool L13 3EA	Sold	£56,750
3	10 Normandale Road, Liverpool L4 8UQ	Sold	£62,000
4	31 Rydal Street, Liverpool L5 6QP	Sold	£36,000
5	13 Norwich Road, Liverpool, L15 9HL	Available At	£150,000
6	Apt 9, Millwood Court, Alderfield Drive, Liverpool L24 6TQ	Available At	£35,000
7	6a Duke Street, Waterloo, Liverpool L22 8QU	Available At	£100,000
8	13 Ottley Street, Liverpool L6 3AL	Sold	£39,000
9	104 Lawrence Road, Liverpool L15 0EQ	Sold Prior	
10	Apt 11, Millwood Court, Alderfield Drive, Liverpool L24 6TQ	Available At	£38,000
11	4 Colesborne Road, Liverpool L11 2TL	Sold Prior	
12	43 Hero Street, Bootle, Merseyside L20 2HA	Sold	£43,500
13	297 Warbreck Moor, Liverpool L9 0HX	Sold	£70,000
14	20 Huntley Road, Liverpool L6 3AJ	Sold After	
15	21 Annesley Road, Aigburth, Liverpool L17 9QR	Sold Prior	
16	19 Ismay Street, Liverpool L4 4EE	Sold	£31,000
17	Apt 12, Millwood Court, Alderfield Drive, Liverpool L24 6TQ	Sold After	
18	13 Osborne Road, Tuebrook, Liverpool L13 8AS	Sold	£82,000
19	16/16a Greenbank Road, Liverpool L18 1HN	Sold Prior	
20	91 Rocky Lane, Liverpool L6 4BB	Sold	£18,000
21	57 Morecambe Street, Liverpool, L6 4AU	Sold	£35,250
22	Le Bateau, 62 Duke Street, Liverpool L1 5AA	Sold After	
23	60 Croxteth Road, Liverpool L8 3SQ	Available At	£300,000
24	8 Hero Street, Bootle, Merseyside L20 2HA	Sold	£45,500
25	48 Benedict Street, Bootle, Merseyside L20 2EN	Sold After	
26	55 Newsham Drive, Liverpool L6 7UQ	Available At	£100,000
27	46a South Road, Waterloo, Liverpool L22 5PQ	Withdrawn	
28	173-173a Smithdown Road, Liverpool L15 2HD	Available At	£82,500
29	2 Longfellow Street, Bootle, Merseyside L20 4JR	Available At	£55,000
30	185 Smithdown Road, Liverpool L15 2HD	Available At	£82,500
31	13 Anfield Road, Liverpool L4 0TE	Sold Prior	
32	2 Goschen Street, Everton, Liverpool L5 1TA	Sold	£36,500
33	40 Croxteth Road, Liverpool, L8 3SQ	Available At	£210,000
34	Land At 16 Princes Avenue, Liverpool L8 2TA	Sold Prior	
35	116 Linacre Road, Liverpool L21 8JT	Sold Prior	
36	37 Holmrook Road, Liverpool L11 3AG	Withdrawn	
37	315 Breck Road/1a Oakfield Road, Everton, Liverpool L5 6PU	Sold	£12,500
38	6 Woodlands Square & 4 Healey Close, Liverpool L27 5RZ	Sold	£64,000
39	184 Molyneux Road, Kensington, Liverpool L6 6AW	Sold Prior	
40	70 Stockbridge Lane, Liverpool, L36 3SF	Sold Prior	
41	10 Banner Street, Liverpool L15 0HQ	Available At	£52,000
42	5 Liberty Street, Liverpool L15 0ET	Sold After	
43	100 Alderson Road, Liverpool L15 1HH	Withdrawn	
44	12 Anderson Road, Litherland, Liverpool L21 7ND	Available At	£55,000
45	62 Balliol Road, Bootle, Merseyside L20 7EJ	Withdrawn	
46	256 Stanley Road, Kirkdale, Liverpool L5 7QP	Sold Prior	
47	11 Waller Close, Liverpool L4 4QJ	Available At	£25,000
48	168 Earle Road, Liverpool L7 6HH	Available At	£60,000
49	Land And Building, 287 Newton Street, St. Helens, Merseyside WA9 2JR	Sold	£85,000
50	20 Kestrel Dene, Liverpool L10 7NR	Sold After	
51	59 Kimberley Drive, Liverpool L23 5TA	Available At	£100,000
52	99 & 101 Linacre Road, Liverpool L21 8JT	Withdrawn	
53	90 Burleigh Road South, Liverpool L5 1TW	Available At	£100,000

**OVER 70% SOLD**

54	Plot 13 To The South Of 30 High Street, Denbigh, Clwyd LL16 3RY	<b>Sold</b>	£100
55	Plot 18 To The South Of 30 High Street, Denbigh, Clwyd LL16 3RY	<b>Sold</b>	£175
56	Plot 19 To The South Of 30 High Street, Denbigh, Clwyd LL16 3RY	<b>Sold</b>	£2,050
57	Plot 20 To The South Of 30 High Street, Denbigh, Clwyd LL16 3RY	<b>Sold</b>	£400
58	4 Altfinch Close, Liverpool L14 8YG	<b>Unavailable</b>	
59	Plot A Land To The West Japonica Gardens, St. Helens, Merseyside WA9 4WP	<b>Sold</b>	£300
60	Plot B Land To The West Japonica Gardens, St. Helens, Merseyside WA9 4WP	<b>Sold</b>	£1,000
61	Plot C Land To The West Japonica Gardens, St. Helens, Merseyside WA9 4WP	<b>Sold</b>	£750
62	Plot D Land To The West Japonica Gardens, St. Helens, Merseyside WA9 4WP	<b>Sold</b>	£1,500
63	Plot E Land To The West Japonica Gardens, St. Helens, Merseyside WA9 4WP	<b>Sold</b>	£1,000
64	Plot F Land To The West Japonica Gardens, St. Helens, Merseyside WA9 4WP	<b>Sold</b>	£550
65	105 Needham Road, Liverpool L7 0EF	<b>Sold</b>	£54,500
66	5 Whitby Street, Liverpool L6 4DH	<b>Sold</b>	£35,000
67	34 Smollett Street, Bootle, Merseyside L20 4PT	<b>Withdrawn</b>	
68	8 Sutton Street, Liverpool L13 7EJ	<b>Sold</b>	£61,750
69	14 Shrewsbury Place, Liverpool L19 5PD	<b>Sold</b>	£41,000
70	7 Liberty Street, Liverpool L15 0ET	<b>Available At</b>	£50,000
71	14 Horryngford Road, Aigburth, Liverpool L19 3QX	<b>Sold Prior</b>	
72	46 Woodville Road, Birkenhead, Merseyside CH42 9LY	<b>Withdrawn</b>	
73	129 Arthur Street, Birkenhead, Merseyside CH41 4JD	<b>Sold Prior</b>	
74	39 St. Andrew Road, Liverpool L4 2RJ	<b>Sold After</b>	
75	98 Carisbrooke Road, Liverpool L4 3RB	<b>Sold</b>	£60,000
76	30 Princes Road, Liverpool L8 1TH	<b>Sold After</b>	
77	56 Rathbone Road, Wavertree, Liverpool L15 4HQ	<b>Sold Prior</b>	
78	28 Cullen Street, Liverpool L8 0QZ	<b>Withdrawn</b>	
79	34 Lime Grove, Toxteth, Liverpool L8 0SL	<b>Available At</b>	£60,000
80	16 Darrel Drive, Liverpool L7 4lw	<b>Available At</b>	£30,000
81	151 Smithdown Road, Liverpool, L7 4JF	<b>Available At</b>	£55,000
82	231 Walton Village, Liverpool L4 6TH	<b>Available At</b>	£60,000
83	71 Taunton Street, Liverpool L15 4ND	<b>Available At</b>	£67,500
84	23 Tiverton Street, Liverpool L15 4LR	<b>Available At</b>	£65,000
85	43 Taunton Street, Liverpool L15 4ND	<b>Available At</b>	£70,000
86	24 Chestnut Grove, Wavertree, Liverpool L15 8HS	<b>Available At</b>	£110,000
87	18 Rock Park, Birkenhead, Merseyside CH42 1PJ	<b>Sold</b>	£177,000
88	481 Mill Street, Liverpool L8 4RD	<b>Sold Prior</b>	
89	77 Cotswold Street, Liverpool L7 2PY	<b>Sold Prior</b>	
90	42-54 Broad Lane, Norris Green, Liverpool L11 1AJ	<b>Sold Prior</b>	
91	29 Corwen Road, Liverpool L4 7TL	<b>Sold</b>	£63,000
92	15 Crownway, Huyton, Liverpool L36 2PX	<b>Sold</b>	£48,000
93	51 Newsham Drive, Liverpool L6 7UQ	<b>Sold Prior</b>	
94	35 Truro Road, Liverpool L15 9HW	<b>Available At</b>	£77,000
95	29 Mayor's Road, Altrincham, Cheshire WA15 9RW	<b>Withdrawn</b>	
96	147, 149, 151 & 153 Mill Street, Liverpool L8 6SN	<b>Sold Prior</b>	

**TOTAL REALISATION = £3,770,916**

## Sutton Kersh win silver at 2012 Lettings Agency of the Year Awards

**Sutton Kersh incorporating Thomson & Moulton has been awarded silver at the 2012 Lettings Agency Of The Year Awards in the specialist category for Best Block Management which was judged nationally.**

Hundreds of lettings agents from across the country attended the awards ceremony that took place at the Lancaster London Hotel on Friday 25th May. Sir Matthew Pincet and Lucia Coward hosted the event which was sponsored by The Sunday Times and Zoopla.

The awards ceremony was the the culminating event of a thorough judging process which was overseen by industry experts. Judges described the firm as "a good local lettings player with a solid team" and also praised its user-friendly website and personal service.

This is the second award that the Sutton Kersh Group has received at the Sunday Times Property Awards in the last six months – in December 2011 Sutton Kersh's estate agency chain won silver in the category for Best Small Agency Northern England.

Tudor Roberts, Director at Sutton Kersh and Thomson & Moulton and Head of Block Management commented "We are delighted to have won this award. To gain national recognition for the service we provide is a huge honour and a sign of the quality and commitment that exists within our team. We currently manage over 100 blocks across Merseyside. On the back of this success we now look to grow our portfolio whilst continuing to deliver an award winning service."



## Sutton Kersh's auction proceeds pass £12,000,000

**The May auction result took our total auction proceeds for the year so far to in excess of £12,000,000.**

From the catalogue of 88 available lots 60 sold generating a total revenue of £3,807,815.

The event took place at the Marriott Hotel in Liverpool City Centre on the 22nd May. Pre auction activity was high with 17 properties selling prior generating over £1,400,000. A further 37 properties sold in the room and 6 more afterwards.

The opening lot of the day was a substantial residential investment on Bentley Road in Toxteth. The three-storey property has been converted into five self contained flats which generate a gross annual income of £12,600 per annum. It was guided at £110,000+ and sold in the room for



£120,000 providing the new owner with a yield of 10.5%.

A vacant residential property on Needham Road in Kensington also attracted a high level of interest in the room. The three bedroom extended middle terrace property is suitable for immediate occupation or

investment purposes and is in good order throughout. It was guided at £40,000-£45,000 and sold in the room for £54,500.

The sale of the former premises of Le Bateau was negotiated after the auction for an undisclosed amount. The new owner, who wishes to remain anonymous, has

confirmed that it will reopen as a bar and that the well known bar designer 44th Hill will be involved with the refurbishment.

Cathy Holt, auction manageress at Sutton Kersh commented " We are pleased with the result. It was a busy room with high levels of bidding. We have had a great start to the year generating in excess of £12,000,000 of sales across the 3 auctions. The July auction looks very promising with over 105 lots include in the catalogue – the biggest catalogue to be offered in Merseyside for over 4 years."

We are now inviting instructions for our 6th September auction. Benefit from an extended marketing period by instructing us early. Call 0151 207 6315 to book a free, no obligation market appraisal.

# 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:**

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 5 years from the above date. The details may also be supplied to other parties if Sutton Kersh are legally required to do so.

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

**List A – Photographic evidence of Identity**

**List B – Evidence of Residence**

Tick	Item	Ref No
	Current signed passport	
	Current full UK/EU photocard driving licence	
	Valid identity card (e.g. HM Forces, police warrant / prison officer card, government / local authority issued card)	
	Firearm or shotgun certificate	
	Resident permit issued by the Home Office to EU Nationals	

Tick	Item	Ref No
	Utility bill issued in last three months (not mobile phone)	
	Recent bank / building society / mortgage / credit card statement	
	Revenue & Customs tax notification (current tax year)	
	Current house / motor insurance certificate	
	Recent council tax bill / council rent book	

Signed ..... Date .....

on behalf of Sutton Kersh

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

# Order of sale **Thursday 12 July**

**For sale by public auction unless sold prior or withdrawn**

<b>LOT</b>	<b>PROPERTY</b>	<b>PRICE</b>
1	10 Osborne Road, Tuebrook, Liverpool L13 8AT	£55,000+
2	54 Hampden Street, Liverpool L4 5TZ	£30–35,000
3	432a Mill Street, Liverpool L8 4RG	£15–20,000
4	55 Garmoyle Road, Liverpool L15 3JH	£125,000+
5	130 Oakfield Road, Walton, Liverpool L4 0UQ	£30–35,000
6	1/1a Charles Berrington Road, Liverpool L18	£100–125,000
7	4–6 Liscard Way, Wallasey, Merseyside CH44 5TP	£385,000+
8	4 Johnson Street, Southport, Merseyside PR9 0BQ	£80,000+
9	26 Empress Road, Liverpool L6 0BX	£40–45,000
10	559/559a Prescot Road, Old Swan, Liverpool L13 5UX	£215,000+
11	10 & 12 Aughton Street, Ormskirk L39 3BW	£240,000+
12	10 Signal Works Road, Liverpool L9 9EX	£40–45,000
13	35 Morecambe Street, Liverpool L6 4AU	£30–35,000
14	53 Orwell Road, Liverpool L4 1RG	£35,000+
15	53 Bligh Street, Liverpool L15 0HE	£40–45,000
16	2a & 2b Goodall Street, Liverpool L4 3SR	£100,000+
17	25 Alpha Drive, Birkenhead, Merseyside CH42 1PH	£175,000+
18	100 Macdonald Street, Liverpool L15 1EL	£40–45,000
19	67 Wendell Street, Liverpool L8 0RG	£40,000+
20	62 Derby Lane, Old Swan, Liverpool L13 3DN	£20,000+
21	50/50a Lower Breck Road, Liverpool L6 4BX	£50,000+
22	26 Aughton Street, Ormskirk L39 3BW	£400,000+
23	3 Bridle Way, Bootle, Merseyside L30 4UA	£75,000+
24	Unit 2, 29/33 Tulketh Street, Southport, Merseyside PR8 1AG	£320,000+
25	219 Hoylake Road, Wirral, Merseyside CH46 0SJ	£90,000+
26	2 Newhouse Road, Liverpool L15 0HL	£55,000+
27	The Strand Tavern, 245 Strand Road, Bootle, Merseyside L20 3HJ	£80,000+
28	11 & 12 North View, Edge Hill, Liverpool L7 8TS	£400,000+
29	248, 250, 252 Grange Road, Birkenhead, Merseyside CH41 6EB	£300,000+
30	28–34 Woolton Street, Woolton, Liverpool L25 5JD	£190,000+
31	290 Hoylake Road, Moreton, Wirral, Merseyside CH46 6AF	£320,000+
32	17 Durden Street, Liverpool L7 4LN	£20–25,000
33–37	Plots 6–10 to the south of 30 High Street, Denbigh, Clwyd LL16 3RY	Nil Reserve
38	17 Upton Road, Moreton, Merseyside CH48 0PD	£160,000+
39	7, 9, 11–13, 17–19 Leicester Street & Barons Quay, Northwich, CW9 5LA	£400–435,000
40	11 Bank Street, Wrexham, Clwyd LL11 1AH	£40,000+
41	4 Fairbank Street, Liverpool L15 4JQ	£40–45,000
42	84 Vandyke Street, Liverpool L8 0RT	£25–30,000
43	70–72 New Chester Road, New Ferry, Merseyside CH62 5AD	£50–60,000
44	221 Hoylake Road, Moreton, Wirral, Merseyside CH46 0SJ	£140,000+
45	2/6 Harrowby Close, Liverpool L8 2XW	£90,000+
46	Unit A Maritime Business Park, 6 Sovereign Way, Birkenhead CH41 1DL	£210,000+
47	69 Breck Road, Anfield, Liverpool L4 2QS	£50,000+
48	12 Hillside Avenue, Liverpool L36 8DX	£55,000+
49	14 Hillside Avenue, Liverpool L36 8DX	£55,000+
50	39 Newcombe Street, Liverpool L6 5AN	£40,000+
51	Unit B Maritime Business Park, 7 Sovereign Way, Wallasey CH41 1DL	£115,000
52	41 Cranborne Road, Liverpool L15 2HX	£65,000+
53	21 Methuen Street, Liverpool L15 1EG	£40–45,000
54	18/20 New Street, Mold, Clwyd CH7 1NZ	£85,000+
55	Unit C Maritime Business Park, 8 Sovereign Way, Wallasey CH41 1DL	£90,000+
56	19 & 21 Williamson Street, Liverpool L1 1EB	£400,000+

# Order of sale **Thursday 12 July**

57	Former Public Convenience, West Derby Road/Oak Leigh, Liverpool L13	<b>£10,000+</b>
58	12 Anderson Road, Litherland, Liverpool L21 7ND	<b>£45,000+</b>
59	24 Auburn Road, Liverpool L13 8BJ	<b>£35–40,000</b>
60	23 Tiverton Street, Liverpool L15 4LR	<b>£65,000+</b>
61	210 Walton Breck Road, Liverpool L4 0RQ	<b>£25–30,000</b>
62	439 Mill Street, Liverpool L8 4RD	<b>£20–25,000</b>
63	50 Haselbeech Crescent, Liverpool L11 3AT	<b>£35–40,000</b>
64	10 Banner Street, Liverpool L15 0HQ	<b>£40–45,000</b>
65	12 Purser Grove, Liverpool L15 1HB	<b>£60,000+</b>
66	35 Suffield Road, Liverpool L4 1UL	<b>£40,000+</b>
67	127 & 129 Sefton Street, Toxteth, Liverpool L8 5SN	<b>£210,000+</b>
68	17 Plumer Street, Liverpool L15 1EE	<b>£40–45,000</b>
69	Apt 9, Millwood Court, Alderfield Drive, Liverpool L24 6TQ	<b>£30–35,000</b>
70	66 Macdonald Street, Liverpool L15 1EL	<b>£40–45,000</b>
71	1a Helena Street, Liverpool L9 1BH	<b>£35–40,000</b>
72	55 Newsham Drive, Liverpool L6 7UQ	<b>£80,000+</b>
73	67 Grenfell Road, Liverpool L13 9BZ	<b>£60,000+</b>
74	89 Grosvenor Road, Wavertree, Liverpool L15 0EZ	<b>£40–45,000</b>
75	145 Strathcona Road, Liverpool L15 1EB	<b>£40–45,000</b>
76	Apt 11, Millwood Court, Alderfield Drive, Liverpool L24 6TQ	<b>£30–35,000</b>
77	4 Altfinch Close, Liverpool L14 8YG	<b>£30–35,000</b>
78	611 Prescot Road, Old Swan, Liverpool L13 5XA	<b>£155–165,000</b>
79	7 Liberty Street, Liverpool L15 0ET	<b>£40–45,000</b>
80–89	Plots Q-Z Land to the west of Japonica Gardens, St Helens, Merseyside WA9 4WP	<b>Nil Reserve</b>
90	33 Cawfield Avenue, Widnes, Cheshire WA8 7HG	<b>£40,000+</b>
91	9 Oban Road, Anfield, Liverpool L4 2SA	<b>£15–20,000</b>
92	212 Smithdown Road, Liverpool L15 3JT	<b>£140,000+</b>
93	60/64 Liverpool Road, Crosby, Liverpool L23 5SJ	<b>£175,000+</b>
94	15 Channell Road, Fairfield, Liverpool L6 6DD	<b>£20–25,000</b>
95	41 Gwladys Street, Liverpool L4 5RN	<b>£35–40,000</b>
96	65 Mossville Road, Liverpool L18 7JN	<b>£85,000+</b>
97	45 Warwick Road, Bootle, Merseyside L20 9BY	<b>£45,000+</b>
98	52 Pinehurst Avenue, Anfield, Liverpool L4 7UH	<b>£60,000+</b>
99	13 Alton Road, Liverpool L6 4BH	<b>£60,000+</b>
100	81 Beatrice Street, Bootle, Merseyside L20 2EG	<b>£30–35,000</b>
101	39 Sandway Crescent, Liverpool L11 2SN	<b>£40–45,000</b>
102	24 Chestnut Grove, Wavertree, Liverpool L15 8HS	<b>£95–100,000</b>
103	34, 34a, 34b Knowsley Road, Bootle, Liverpool L20 4NL	<b>£70,000+</b>
104	38 Princes Road, Liverpool L8 1TH	<b>£100,000+</b>
105	Olivers Bar, 21–23 Bow Street, Ashton-under-Lyne, Lancashire OL6 6BV	<b>£50,000+</b>
106	311 Breck Road, Everton, Liverpool L5 6PT	<b>£30,000+</b>
107	6a Duke Street, Waterloo, Liverpool L22 8QU	<b>£80,000+</b>
108	29 Lanville Road, Liverpool L19 7NL	<b>£130,000+</b>

# Order of sale **by type**

## Vacant Residential

- 1 10 Osborne Road, Tuebrook, Liverpool L13 8AT
  - 2 54 Hampden Street, Liverpool L4 5TZ
  - 3 432a Mill Street, Liverpool L8 4RG
  - 8 4 Johnson Street, Southport, Merseyside PR9 0BQ
  - 13 35 Morecambe Street, Liverpool L6 4AU
  - 14 53 Orwell Road, Liverpool L4 1RG
  - 16 2a & 2b Goodall Street, Liverpool L4 3SR
  - 17 25 Alpha Drive, Birkenhead, Merseyside CH42 1PH
  - 32 17 Durden Street, Liverpool L7 4LN
  - 42 84 Vandyke Street, Liverpool L8 0RT
  - 48 12 Hillside Avenue, Liverpool L36 8DX
  - 49 14 Hillside Avenue, Liverpool L36 8DX
  - 58 12 Anderson Road, Litherland, Liverpool L21 7ND
  - 60 23 Tiverton Street, Liverpool L15 4LR
  - 62 439 Mill Street, Liverpool L8 4RD
  - 72 55 Newsham Drive, Liverpool L6 7UQ
  - 74 89 Grosvenor Road, Wavertree, Liverpool L15 0EZ
  - 76 Apt 11, Millwood Court, Alderfield Drive, Liverpool L24 6TQ
  - 91 9 Oban Road, Anfield, Liverpool L4 2SA
  - 94 15 Channell Road, Fairfield, Liverpool L6 6DD
  - 95 41 Gwladys Street, Liverpool L4 5RN
  - 96 65 Mossville Road, Liverpool L18 7JN
  - 97 45 Warwick Road, Bootle, Merseyside L20 9BY
  - 98 52 Pinehurst Avenue, Anfield, Liverpool L4 7UH
  - 99 13 Alton Road, Liverpool L6 4BH
  - 100 81 Beatrice Street, Bootle, Merseyside L20 2EG
  - 102 24 Chestnut Grove, Wavertree, Liverpool L15 8HS
  - 103 34, 34a, 34b Knowsley Road, Bootle, Liverpool L20 4NL
  - 104 38 Princes Road, Liverpool L8 1TH
  - 107 6a Duke Street, Waterloo, Liverpool L22 8QU
  - 108 29 Lanville Road, Liverpool L19 7NL
- ## Residential Investment
- 4 55 Garmoyle Road, Liverpool L15 3JH
  - 6 1/1a Charles Berrington Road, Liverpool L18
  - 9 26 Empress Road, Liverpool L6 0BX
  - 12 10 Signal Works Road, Liverpool L9 9EX
  - 15 53 Bligh Street, Liverpool L15 0HE
  - 18 100 Macdonald Street, Liverpool L15 1EL
  - 19 67 Wendell Street, Liverpool L8 0RG
  - 26 2 Newhouse Road, Liverpool L15 0HL
  - 28 11 & 12 North View, Edge Hill, Liverpool L7 8TS
  - 41 4 Fairbank Street, Liverpool L15 4JQ
  - 50 39 Newcombe Street, Liverpool L6 5AN
  - 52 41 Cranborne Road, Liverpool L15 2HX
  - 53 21 Methuen Street, Liverpool L15 1EG
  - 59 24 Auburn Road, Liverpool L13 8BJ
  - 63 50 Haselbeech Crescent, Liverpool L11 3AT
  - 64 10 Banner Street, Liverpool L15 0HQ
  - 65 12 Purser Grove, Liverpool L15 1HB
  - 66 35 Suffield Road, Liverpool L4 1UL
  - 68 17 Plumer Street, Liverpool L15 1EE
  - 69 Apt 9, Millwood Court, Alderfield Drive, Liverpool L24 6TQ
  - 70 66 Macdonald Street, Liverpool L15 1EL
  - 73 67 Grenfell Road, Liverpool L13 9BZ
  - 75 145 Strathcona Road, Liverpool L15 1EB
  - 77 4 Altfinch Close, Liverpool L14 8YG
  - 79 7 Liberty Street, Liverpool L15 0ET
  - 90 33 Cawfield Avenue, Widnes, Cheshire WA8 7HG
  - 101 39 Sandway Crescent, Liverpool L11 2SN
  - 30 28–34 Woolton Street, Woolton, Liverpool L25 5JD
  - 31 290 Hoylake Road, Moreton, Wirral, Merseyside CH46 6AF
  - 38 17 Upton Road, Moreton, Merseyside CH48 0PD
  - 39 7, 9, 11–13, 17–19 Leicester Street & Barons Quay, Northwich, CW9 5LA
  - 44 221 Hoylake Road, Moreton, Wirral, Merseyside CH46 0SJ
  - 54 18/20 New Street, Mold, Clwyd CH7 1NZ
  - 56 19 & 21 Williamson Street, Liverpool L1 1EB
  - 78 611 Prescott Road, Old Swan, Liverpool L13 5XA

## Vacant Mixed Use

- 25 219 Hoylake Road, Wirral, Merseyside CH46 0SJ

## Development Land

- 33–37 Plots 6–10 to the south of 30 High Street, Denbigh, Clwyd LL16 3RY
- 80–89 Plots Q-Z Land to the west of Japonica Gardens, St Helens, Merseyside WA9 4WP

## Vacant Retail

- 40 11 Bank Street, Wrexham, Clwyd LL11 1AH

## Telecommunications Mast Investment

- 43 70–72 New Chester Road, New Ferry, Merseyside CH62 5AD

## Commercial Investment

- 46 Unit A Maritime Business Park, 6 Sovereign Way, Birkenhead CH41 1DL
- 51 Unit B Maritime Business Park, 7 Sovereign Way, Wallasey CH41 1DL
- 55 Unit C Maritime Business Park, 8 Sovereign Way, Wallasey CH41 1DL
- 67 127 & 129 Sefton Street, Toxteth, Liverpool L8 5SN
- 92 212 Smithdown Road, Liverpool L15 3JT
- 93 60/64 Liverpool Road, Crosby, Liverpool L23 5SJ
- 105 Olivers Bar, 21–23 Bow Street, Ashton-under-Lyne, Lancashire OL6 6BV

## Vacant Commercial

- 5 130 Oakfield Road, Walton, Liverpool L4 0UQ
- 20 62 Derby Lane, Old Swan, Liverpool L13 3DN
- 21 50/50a Lower Breck Road, Liverpool L6 4BX
- 23 3 Bridle Way, Bootle, Merseyside L30 4UA
- 27 The Strand Tavern, 245 Strand Road, Bootle, Merseyside L20 3HJ
- 45 2/6 Harrowby Close, Liverpool L8 2XW
- 47 69 Breck Road, Anfield, Liverpool L4 2QS
- 57 Former Public Convenience, West Derby Road/Oak Leigh, Liverpool L13
- 61 210 Walton Breck Road, Liverpool L4 0RQ
- 71 1a Helena Street, Liverpool L9 1BH
- 106 311 Breck Road, Everton, Liverpool L5 6PT

## Retail Investment

- 7 4–6 Liscard Way, Wallasey, Merseyside CH44 5TP
- 10 559/559a Prescott Road, Old Swan, Liverpool L13 5UX
- 11 10 & 12 Aughton Street, Ormskirk L39 3BW
- 22 26 Aughton Street, Ormskirk L39 3BW
- 24 Unit 2, 29/33 Tulketh Street, Southport, Merseyside PR8 1AG
- 29 248, 250, 252 Grange Road, Birkenhead, Merseyside CH41 6EB

## Additional Auction Services



Legal Documents

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Visit [www.eigroup.co.uk](http://www.eigroup.co.uk) and select 'Online Auctions'. Choose the auction and then 'Viewing Gallery'. You will see details of the lot being offered and can watch the bidding as it happens.  
**It is not possible to bid using this service.**

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\*Excludes contribution by buyer as per auction special conditions. All fees are exclusive of VAT, disbursements and any mortgage related charges. Does not apply to sale of commercial property or lots where more than one property is being sold

# Auctioneer's pre-sale announcements

- 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.
- 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.
- 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. Identification details (details of which are available from Sutton Kersh staff) will be required from you. Please make sure that you have the required documentation readily available. If in doubt, please contact James Kersh prior to bidding.  
You will then be invited to sign the Memorandum or Contract of Sale and provide a 10% deposit cheque subject to a minimum of £2,000 whichever is the greater. Please note we will not accept cash deposits under any circumstances.
- 16 We only accept deposit cheques on the basis that there are adequate funds in the account on which the cheque is drawn. We reserve the right to take any action as appropriate against a purchaser whose cheque is not honored on first presentation.
- 17 A successful purchaser will also be required to pay a Buyer's Administration charge of £400 plus VAT by cheque made payable to Sutton Kersh.
- 18 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.
- 19 Unless otherwise stated all property is sold subject to a reserve price whether declared or not.
- 20 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.
- 21 Sutton Kersh hold regular property auctions throughout the year.
- 22 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.

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Liverpool L2 3PQ

#### West Derby/Central Liverpool

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Fax: 0151 226 1349  
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Liverpool L3 7DY

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6 Cotton Street  
Liverpool L3 7DY



LOT

1

## 10 Osborne Road, Tuebrook, Liverpool L13 8AT

VACANT RESIDENTIAL

Guide price **£55,000+**



Not to scale. For identification purposes only

**A large six bedrooed semi detached property benefiting from partial central heating, front and rear gardens, garage and off road parking. Following upgrading and refurbishment the property would be suitable for occupation or investment purposes.**

**Situated**

On Osborne Road, which is located between West Derby Road (A5049) and Ellerslie Road in Tuebrook. This is a popular and established residential area, with easy access to

local amenities, including schooling, and shopping facilities on West Derby Road and the nearby Old Swan shopping. There are also excellent road link and transport services into Liverpool city centre.

**Ground Floor**

Vestibule, Hall, Lounge, Dining Room, Morning Room, Kitchen, Utility Room.

**Outside**

Front and rear gardens, Garage, Driveway.

**First Floor**

Three Bedrooms, Bathroom/WC

**Second Floor**

Three Bedrooms.

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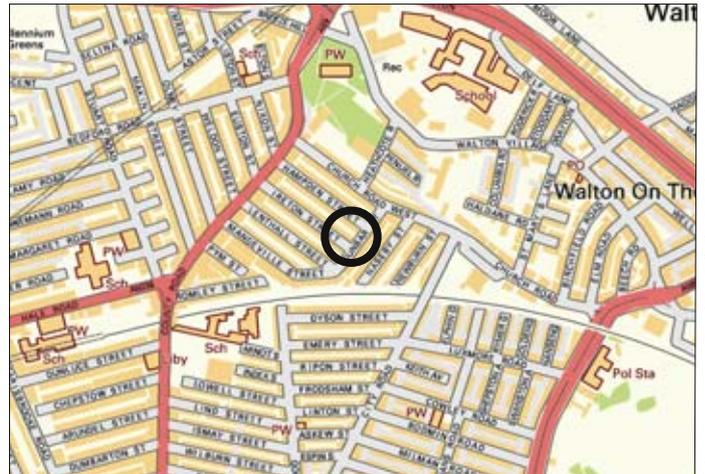
LOT

2

## 54 Hampden Street, Liverpool L4 5TZ

VACANT RESIDENTIAL

Guide price **£30-35,000**



Not to scale. For identification purposes only

**A vacant two bedrooed mid terrace property in need of repair and modernisation.**

**Situated**

Off County Road in a popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Hall, Front Living Room, Rear Living Room, Kitchen.

**First Floor**

Two Bedrooms, Bathroom/WC

**Outside**

Yard to the rear.

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LOT  
**3**

**432a Mill Street, Liverpool L8 4RG**  
**VACANT RESIDENTIAL**

Guide price **£15–20,000**



Not to scale. For identification purposes only

**A two bedroomed first floor flat which would be suitable for letting purposes following refurbishment. The property benefits from double glazing.**

**Situated**

On Mill Street in a popular residential location approximately 2 miles from Liverpool city centre.

**First Floor**

**Flat** Living Room, Kitchen, Bathroom, Bedroom.

**Second Floor**

Bedroom.

**Ground Floor**

Small Entrance hall leading to:

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LOT  
**4**

**55 Garmoyle Road, Liverpool L15 3JH**  
**RESIDENTIAL INVESTMENT**

Guide price **£125,000+**



Not to scale. For identification purposes only

**A two storey middle terraced property currently let to five students until 30th June 2013 producing an annual rental income of £14,640. The property was in good order throughout and benefits from double glazing and central heating.**

**Situated**

Fronting Garmoyle Road in a popular and well established residential location within easy access to local amenities, schooling and the Mystery Park.

**Ground Floor**

Hall, Communal Lounge, Letting Room, Kitchen, Utility Room.

**First Floor**

Four Letting Rooms, Bathroom/WC

**Outside**

Yard to the rear.

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LOT  
**5**

## 130 Oakfield Road, Walton, Liverpool L4 0UQ VACANT COMMERCIAL

Guide price **£30–35,000**



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Not to scale. For identification purposes only

**The subject premises consist of an end terrace three storey corner building of traditional brick construction under pitch roof. Internally the property comprises ground floor retail shop unit with self contained accommodation accessed via Valley Road to the upper floors. The upper floors are in a dilapidated state of repair and are in need to significant renovation/repair works to make suitable for occupation.**

housing and mixed use premises fronting onto Oakfield Road.

**Second Floor**  
Not Accessible

### Accommodation

#### Ground Floor

Net Internal Area 55.16m<sup>2</sup> (594sq ft)

#### First Floor

Not Measured

### Situated

The premises are located fronting Oakfield Road at its junction with Valley Road approximately 3 miles

north east of Liverpool city centre. The immediate surrounding area consists of residential terraced style

LOT  
**6**

## 1/1a Charles Berrington Road, Liverpool L18 RESIDENTIAL INVESTMENT

Guide price **£100–125,000**



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Not to scale. For identification purposes only

**A two storey end of terrace property converted to provide two one-bedroomed self contained flats. Both flats are currently let by way of Assured Shorthold Tenancies producing an annual rental income of £6,660.00.**

### Outside

Yard to the rear.

### Situated

Fronting Charles Berrington Road on the corner of Heathfield Road in a very popular residential location within walking distance to Allerton Road amenities.

### Ground Floor

**Flat 1** Hall, Lounge, Dining Room, Kitchen, Bathroom/WC Bedroom.

### First Floor

**Flat 1A** Hall, Kitchen, Bathroom/WC, Bedroom, Lounge.



**A freehold retail investment currently producing £48,800 per annum. The property is arranged on ground, first and second floors with the ground floor tenants being Bet Fred and HSBC. The upper floors are occupied and trade as an Art Gallery.**

**Situated**

The premises are situated on Liscard Way within Wallasey town centre approximately 6 miles north west of Birkenhead and 9 miles west of Liverpool city centre.

**Joint Auctioneers**

Andrew Scott



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NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION	NOTES
4	HSBC Bank plc	154m <sup>2</sup> (1,662sq ft)	10 years from 12th July 2010 5 yearly rent reviews FR & I	£21,000pa	12th July 2015	The tenant has an option to break on the third anniversary of the term.
6	Done Brothers (Cash Betting) Limited	Ground Floor 196m <sup>2</sup> (2,109sq ft)	15 years from 30th August 2007 5 yearly rent reviews FR & I	£27,500pa	30th August 2012	
6	Score Outdoor (Northwest) Limited	Advertising Hoarding	3 years from 1st October 1996 (Holding over)	£300pa		
4/6	Mr & Mrs Brown	First and second floor offices First floor accessible Second floor access removed	3 years from 13th April 2011 IR & I lease	£1.00pa		This lease is contracted out of the Landlord and Tenant Act 1954
Total				£48,801pa		
<b>Current Rent Reserved</b>				<b>£48,801pa</b>		

LOT

8

## 4 Johnson Street, Southport, Merseyside PR9 0BQ

VACANT RESIDENTIAL

Guide price **£80,000+**



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Not to scale. For identification purposes only

**A two bedroomed character detached cottage benefiting from double glazing, central heating and flagged driveway. Following modernisation the property would be suitable for occupation or investment purposes.**

### Situated

Off Leicester Street which in turn is off Lord Street Boulevard (A565) in a sought after location within close proximity to the town centre and the Promenade.

### Ground Floor

Porch entrance, Lounge/Diner, Kitchen, Shower Room/WC

### First Floor

Landing, two Bedrooms and WC

### Outside

Cast Iron double gates, flagged Driveway providing off road parking for two cars. Enclosed rear yard. WC

### Joint Agent

Hesketh Property Services



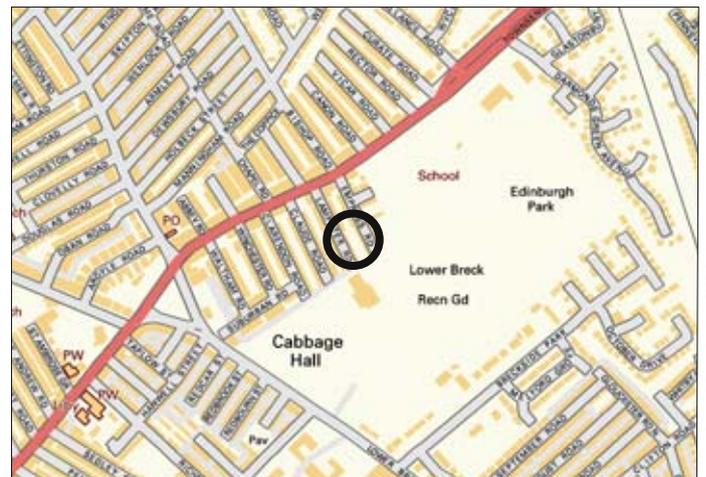
LOT

9

## 26 Empress Road, Liverpool L6 0BX

RESIDENTIAL INVESTMENT

Guide price **£40-45,000**



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Not to scale. For identification purposes only

**A two storey end of terraced property which we believe is currently let on an Assured Shorthold Tenancy at arental income of £5,700pa.**

### Situated

Just off Townsend Lane in a popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, two Living Rooms, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to the rear.

### Note

We have not carried out an internal inspection nor seen sight of the tenancy agreement. All information has been supplied by the vendor.

LOT  
**10**

**559/559a Prescot Road, Old Swan, Liverpool L13 5UX**  
RETAIL INVESTMENT

Guide Price **£215,000+**



**A freehold retail premises currently let producing £26,000 per annum. The premises are occupied as a ground floor shop with first and second floor living accommodation.**

**Situated**

The premises are situated within a busy shopping area fronting Prescot Road. Nearby occupiers include Ladbrokes, Home Bargains, HSBC and a whole host of local traders.

**Joint Auctioneers**

Andrew Scott



Not to scale. For identification purposes only

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NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION	NOTES
559	Greenhalgh's Craft Bakery Ltd	Ground Floor 61.5m <sup>2</sup> (662sq ft)	15 years from 8th August 2008. 5 yearly rent reviews Effective FR& I	£26,000pa	8th August 2013	Tenants break option if Mersey rail train line interrupts or disrupts trade at the premises
559a	Vacant	First Floor – Lounge, Dining room, Kitchen, Bathroom Second Floor – 2 Bedrooms				

**Current Rent Reserved**

**£26,000pa**

\*Measurements taken from VOA prospective purchasers are advised to make their own enquiries.



**A town centre freehold retail investment currently let to YMCA and LFS Group Limited at a current passing rental income of £34,200 per annum.**

**Situated**

The property is situated within the pedestrianised section of the town centre opposite the Post Office. Nearby occupiers include Iceland. Ormskirk is located 7 miles south east of Southport and 12 miles North East of Liverpool.

The property is arranged over ground, first and second floors.

**Note**

The property will be sold subject to VAT.

**Joint Auctioneers**

Andrew Scott



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NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/ REVERSION
10	YMCA	Ground Floor 121.4 m <sup>2</sup> (1306sq ft) First Floor 71m <sup>2</sup> (764sq ft)	5 years from 10th December 2010. Effective FR & I Tenant break option 10/12/13	£24,000pa	9th December 2015
12	LFS Group Ltd	Ground Floor 28.4 m <sup>2</sup> (305sq ft) First Floor 40m <sup>2</sup> (430sq ft)	15 years from 24th March 1998. Effective FR & I	£10,200pa	24th March 2013

**Current Rent Reserved** **£34,200pa**

\*Measurements taken from VOA prospective purchasers are advised to make their own enquiries.

LOT  
**12**

**10 Signal Works Road, Liverpool L9 9EX**  
RESIDENTIAL INVESTMENT

Guide price **£40–45,000**



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**A three bedroomed mid town house currently let by way of an Assured Shorthold Tenancy at a rental of £5,400.00 per annum. The property benefits from double glazing, central heating and gardens.**

**Situated**

Off Longmoor Lane (A506) in an established and popular residential location within easy access to local amenities and Fazakerley Train Station.

**Ground Floor**

Hall, Through Living Room, Kitchen.

**First Floor**

Three Bedrooms, Bathroom/WC.

**Outside**

Gardens Front and Rear.

**Note**

We have not inspected the property nor seen sight of the tenancy agreement. All information has been supplied by the vendor.

Not to scale. For identification purposes only

LOT  
**13**

**35 Morecambe Street, Liverpool L6 4AU**  
VACANT RESIDENTIAL

Guide price **£30–35,000**



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**A vacant two bedroomed mid terraced property benefiting from double glazing and central heating. Following some basic improvement the property would be suitable for occupation or investment.**

**Situated**

Off Rocky Lane in a popular and well established residential location within easy access to Tuebrook amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Through Living Room, Kitchen, Bathroom/WC

**First Floor**

Two bedrooms

**Outside**

Yard to the rear

Not to scale. For identification purposes only

LOT  
**14**

**53 Orwell Road, Liverpool L4 1RG**  
**VACANT RESIDENTIAL**

Guide price **£35,000+**



Not to scale. For identification purposes only

**A vacant three bedroomed end terraced property benefiting from double glazing and central heating.**

**Situated**

Just off Stanley Road in a popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Yard to the rear.

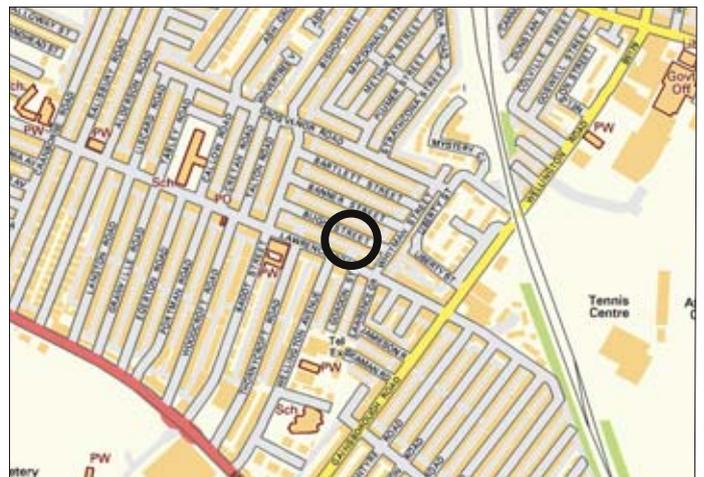
**Ground Floor**

Hall, Through Lounge, Kitchen

LOT  
**15**

**53 Bligh Street, Liverpool L15 0HE**  
**RESIDENTIAL INVESTMENT**

Guide price **£40-45,000**



Not to scale. For identification purposes only

**A two bedroomed middle terrace property which is currently by way an of Assured Shorthold Tenancy at a rental of £4,416.00. The property could be let to three students to produce a higher income.**

**Situated**

Off Bagot Street just off Lawrence Road in a well established and popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Two Reception Rooms, Kitchen.

**First Floor**

Two Bedrooms, Bathroom/WC

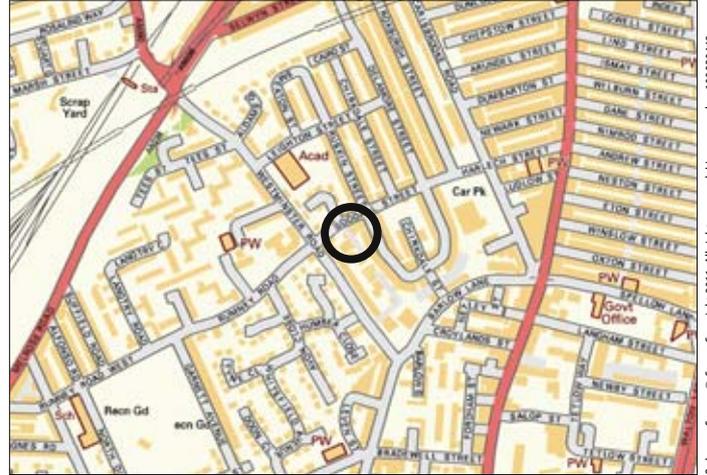
**Outside**

Yard to the rear.

LOT  
**16**

## 2a & 2b Goodall Street, Liverpool L4 3SR VACANT RESIDENTIAL

Guide price **£100,000+**



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**A detached property divided into two three-bedroom self contained flats together with a disused two storey detached garage/workshop. The flats benefits from double glazing and central heating and would be suitable for investment purposes. The workshop would be suitable for a number of uses, subject to the relevant consents.**

### Situated

Off County Road in a popular residential location within easy access to local amenities and

approximately 3 miles from Liverpool city centre.

### 2A Goodall Street

Entrance, Living Room/Kitchen, Bathroom/WC, three Bedrooms.

### Outside

Yard.

### 2B Goodall Street

Ground Floor – Living Room/ Kitchen, Bathroom, three Bedrooms.

### 2C Goodall Street

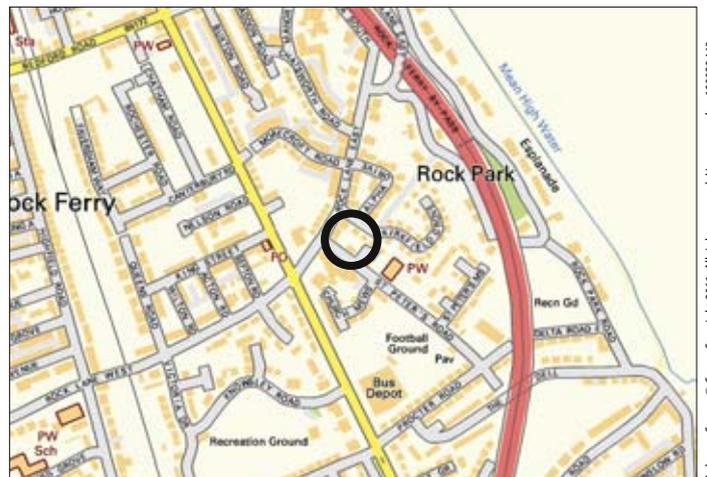
Workshop & Storage.

Not to scale. For identification purposes only

LOT  
**17**

## 25 Alpha Drive, Birkenhead, Merseyside CH42 1PH VACANT RESIDENTIAL

Guide price **£175,000+**



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**A substantial Edwardian four bedroomed detached property which would be suitable for immediate occupation or investment. The property was in good order and benefits from double glazing, central heating, gardens and off road parking. The property also benefits from a one bedroomed single storey detached granny flat which benefits from double glazing and suitable for immediate investment.**

### Situated

Off Rock Lane East which in turn is off New Chester Road in a popular residential location.

### Ground Floor

Hall, Lounge, Kitchen, Dining Room, Reception Room, Utility Room, Cloakroom/Study, WC.

### First Floor

Four double bedrooms – Bedroom 1 with ensuite Bathroom/WC, Bedroom 2 with ensuite Shower/WC, Bedroom 3 & 4. Family Bathroom/WC

### Granny Flat

Detached single storey dwelling benefiting from double glazing and electric heating. Lounge, Kitchen, Bedroom, Shower Room/WC.

### Outside

Gardens Front & Rear, Shed, three Outhouses.

Not to scale. For identification purposes only

LOT  
**18**

**100 Macdonald Street, Liverpool L15 1EL**  
RESIDENTIAL INVESTMENT

Guide price **£40-45,000**



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Not to scale. For identification purposes only

**A two bedroomed middle terrace property benefiting from double glazing. The property is currently by way of an Assured Shorthold Tenancy at a rental of £3,900.00 per annum.**

**Outside**

Yard to the rear.

**Situated**

Just off Picton Road in a well established and popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Through Lounge, Kitchen.

**First Floor**

Two Bedrooms, Bathroom/WC

LOT  
**19**

**67 Wendell Street, Liverpool L8 0RG**  
VACANT RESIDENTIAL

Guide price **£40,000+**



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Not to scale. For identification purposes only

**A two bedroomed mid terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £5,980 per annum.**

**Outside**

Yard to the rear

**Situated**

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

**Ground Floor**

Through Living Room, Kitchen, Bathroom/WC

**First Floor**

Two Bedrooms.

LOT  
**20**

**62 Derby Lane, Old Swan, Liverpool L13 3DN**  
**VACANT COMMERCIAL**

Guide price **£20,000+**



Not to scale. For identification purposes only

**A ground floor retail shop unit within a mid terrace two storey building suitable for a number of uses, subject to the relevant consents. The property benefits from laminate floors, part glazed frontage, spotlighting and steel rollers shutters.**

**Situated**

Fronting Derby Lane in a mixed commercial/residential location within walking distance to the popular Old Swan amenities.

**Ground Floor**

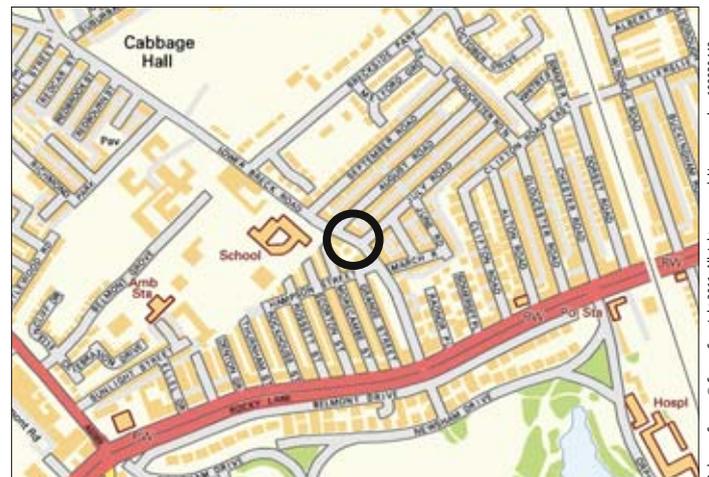
**Shop** Main Sales Area, Rear Room/  
Kitchen, WC

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LOT  
**21**

**50/50a Lower Breck Road, Liverpool L6 4BX**  
**VACANT COMMERCIAL**

Guide price **£50,000+**



Not to scale. For identification purposes only

**A two storey mixed use property comprising a ground floor retail unit together with a one bedroomed flat above. The property benefits from steel roller shutters, double glazing and central heating. The property would be suitable for a number of uses, subject to the relevant consents.**

**Situated**

Fronting Lower Breck Road on a busy main road position approximately 3 miles from Liverpool city centre.

**Ground Floor**

**Retail Unit** Main Sales Area, Rear Room, WC

**First Floor**

**Flat** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

**Outside**

Yard to the rear.

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**A town centre freehold retail investment currently let to Shoefayre Limited at a current passing rental of £49,500 per annum with the lease expiring in 2018. The property is arranged on ground and first floors to provide a double shop unit together with a rear service yard.**

**Situated**

The property is situated within the pedestrianised section of the town centre opposite the post office. Nearby occupiers include Iceland and YMCA. Ormskirk is located 7 miles south east of Southport and 12 miles north east of Liverpool.

**Note**

The property is sold subject to VAT.

**Joint Auctioneers**

Andrew Scott



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NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION
26	Shoefayre Ltd	Ground Floor 234m <sup>2</sup> (2519sq ft) Mezzanine 8.95m <sup>2</sup> (96sq ft) First Floor 166.40m <sup>2</sup> (1253sq ft) *Measurements taken from VOA prospective purchasers are advised to make their own enquiries	10 years from 29th September 2008. 5 yearly rent reviews FR & I	£49,500pa	There is no rent review in 2013. The lease provides for such however the terms of the Deed of variation provides that this no longer applies. Reversion 29th September 2018
<b>Current Rent Reserved</b>				<b>£49,500pa</b>	

LOT  
**23**

**3 Bridle Way, Bootle, Merseyside L30 4UA**  
**VACANT COMMERCIAL**

Guide price **£75,000+**



**A three storey office building to include two workshop units to the rear with their own shared dedicated yard. The property was previously used as a serviced office centre and is fitted out for this use. It would also be suitable for potential investment or owner occupier opportunity subject to the relevant consents. The property benefits from an intruder alarm/fire detection system and manual steel roller shutters. The premises are held under a long leasehold interest granted for 99 years from 1st November 1965 with a ground rent in excess of £8,000.00 per annum.**

**Situated**

The property is situated on Bridle Way, off Bridle Road and Park Lane on an established Netherton Industrial Estate. The property is within 2 miles of Junction 7 of the M57 which provides direct access to the M62 and 4 miles away from Liverpool.

**Joint Agent**

David Curry



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**Office Accommodation**

Foyer Reception, concierge Office, three Office Rooms, store room, Gents WC and disabled toilet.  
Net area 5,224sq ft

**Workshop Units**

Two workshop units built under a pitched roof over a steel frame support and constructed of part block work/brick and accessed via manual roller shutters. Warehouse 1 contains a porta cabin office and separate toilet block.  
Net area 6,358sq ft.

LOT  
**24**

**Unit 2, 29/33 Tulketh Street, Southport, Merseyside PR8 1AG**

**RETAIL INVESTMENT**

Guide Price **£320,000+**



**A freehold town centre retail investment let in its entirety to Partners The Stationers Ltd t/a Ryman currently producing £50,000pa. The premises comprises a ground retail unit and ancillary accommodation.**

**Situated**

Southport is a prosperous and attractive seaside resort town located 16 miles north of Liverpool and 19 miles southwest of Preston. The town benefits from good road links. The property is situated within the town centre close to the junction with Chapel Street close to a whole host of local and national retailers.

**Note**

The property is registered for VAT

**Joint Auctioneers**

Andrew Scott



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NO	PRESENT LEASE	ACCOMMODATION	LEASE TERM	CURRENT RENT	NEXT REVIEW/REVISION
29/33	Partners The Stationers Ltd t/a Ryman	Ground Floor 290.6m <sup>2</sup> (3,128sqft)	25 years from 25th December 1989. 5 yearly reviews. Effective FR&I	£50,000pa	24th December 2014
<b>Current Rent Reserved</b>				<b>£50,000pa</b>	

LOT  
**25**

**219 Hoylake Road, Wirral, Merseyside CH46 0SJ**  
**VACANT MIXED USE**

Guide Price **£90,000+**



**A vacant ground floor lock up shop with a self-contained residential flat on the upper floors benefiting from two bedrooms, living room, kitchen and bathroom.**

#### **Situated**

The property is situated in a prime position on Hoylake Road adjacent to Waterfields. Retailers in the vicinity include Lloyds Pharmacy, Lloyds TSB and Santander.

#### **Ground Floor**

Net Frontage	4.95m (16'3")
Gross Frontage	5.95m (19'6")
Internal Width	5.48m (18'0")
Shop Depth	10.47m (36'0")
Ground Floor Sales	58.52m <sup>2</sup> (630sq ft)
Storage	32.23m <sup>2</sup> (347sq ft)

#### **First and Second Floor Flat**

Two Bedrooms, Living Room, Kitchen and Bathroom.

#### **Tenancy**

The whole building is let to Mr J Lee for a term of 15 years from 29 May 2009 at a rent of £18,000pa. The tenant is not in occupation.

#### **Joint Auctioneers**

Andrew Scott



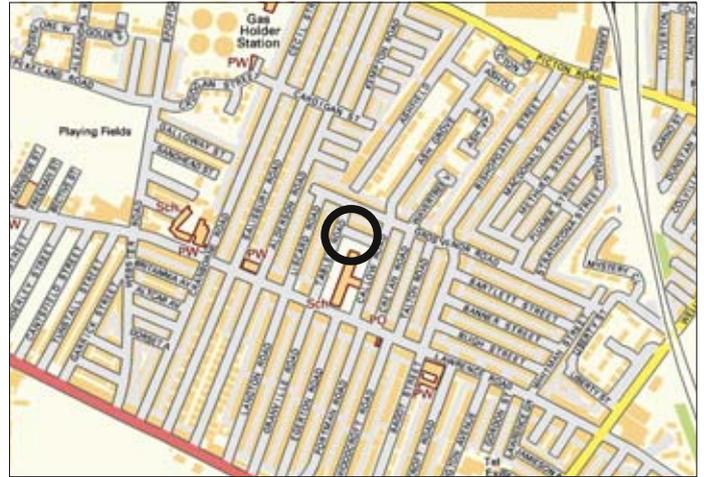
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LOT  
**26**

## 2 Newhouse Road, Liverpool L15 0HL RESIDENTIAL INVESTMENT

Guide price **£55,000+**



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Not to scale. For identification purposes only

**A two bedroomed middle terrace property which is currently let to two students by way an of Assured Shorthold Tenancy at a rental of £4,920.00. The property has the potential to let to three students to produce a higher income.**

### Outside

Yard to the rear.

### Situated

Off Tabley Road which in turn is off Lawrence Road in a well established and popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, two Reception Rooms, Kitchen.

### First Floor

Two Bedrooms, Bathroom/WC

LOT  
**27**

## The Strand Tavern, 245 Strand Road, Bootle, Merseyside L20 3HJ VACANT COMMERCIAL

Guide price **£80,000+**



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Not to scale. For identification purposes only

**A Freehold detached three storey Public House in a densely populated area close to Bootle Town Centre. The property is situated on a site which extends to 0.02ha (0.06 acres) and would be suitable for a variety of uses subject to the necessary consents. The Ground Floor extends to circa 174.50m<sup>2</sup> (1,878sq ft).**

### Ground Floor

Open Plan Lounge and Games Area with a split level bar severy.

### First Floor

Function Room with bar severy.

### Second Floor

Two Bedroomed managers flat.

### Joint Agents

Sanderson Weatherall LLP



### Situated

On the corner of Litherland Road and Strand Road the property enjoys a prominent position within a densely populated residential

area. Bootle town centre is less than 200m to the West of the property and Liverpool city centre is circa 3 miles to the south.

LOT  
**28**

**11 & 12 North View, Edge Hill, Liverpool L7 8TS**  
RESIDENTIAL INVESTMENT

Guide price **£400,000+**



**A pair of two storey semi detached properties with basement which are currently let to 12 students from 1st July 2012 until the 30th June 2013 at an annual rental income of £54,000 inclusive of bills. The property benefits from planning permission to convert the basement to provide a further two two-bed roomed self contained flats – plans are available for inspection at the auctioneers offices. The property is in good order throughout and benefits from central heating. To the rear of the property there is a single storey detached garage/workshop together with a large piece of land with the potential for redevelopment subject to the necessary consents.**

**Situated**

Fronting North View in a conservation area within close proximity to the Universities and just 1 mile into Liverpool city centre.

**11 North View**

**Ground Floor**

Hall, Kitchen, WC, three Letting rooms, communal lounge

**First Floor**

Three Letting Rooms, Shower Room/WC, Bathroom/WC

**12 North View**

**Ground Floor**

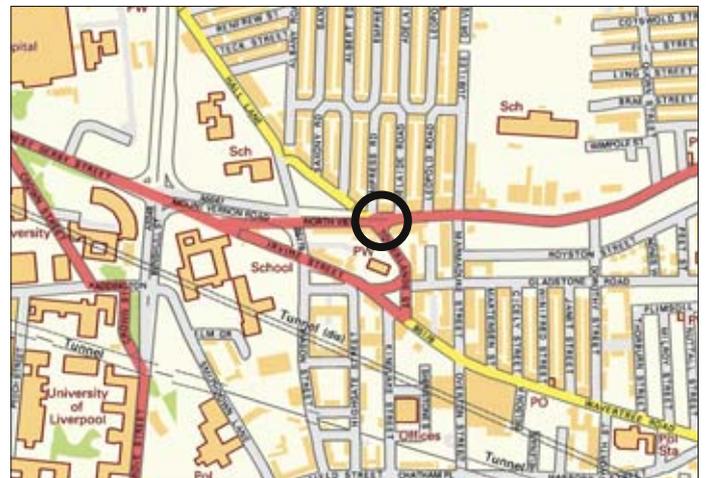
Hall, two Letting Rooms, Communal Lounge, Shower Room

**First Floor**

Four Letting rooms, Separate WC and Bathroom.

**Outside**

Single storey detached garage/workshop. Yard. Land with potential for redevelopment.



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**A freehold town centre retail investment producing £41,900 per annum. The property comprises three individual retail units all separately let.**

**Situated**

The premises occupy an excellent trading position towards the western end of the pedestrianised Grange Road, Birkenhead. Other occupiers in close proximity include Iceland Foods, McDonalds, Subway, Boots, Superdrug, Primark and ASDA.

**Joint Auctioneers**

Andrew Scott



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NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION
248	Mr C Thompson	Sales area 41.40m <sup>2</sup> (446sq ft)	6 months from 9th January 2012 FR & I	£9,600pa	
250	Crown Eye Glass Plc	Sales area 51.4m <sup>2</sup> (553sq ft)	5 years from 29th January 2009 FR & I	£11,500pa	29th January 2013 stepped to £12,500pa
252	J Bateman	Sales area 182m <sup>2</sup> (1959sq ft) Store 9.04m <sup>2</sup> (97sq ft) Staff room 9.93m <sup>2</sup> (101sq ft)	5 years from 29th September 2011 FR & I	£20,800pa	28th September 2016
<b>Total</b>				<b>£41,900pa</b>	
<b>Current Rent Reserved</b>				<b>£41,900pa</b>	

LOT  
**30**

**28–34 Woolton Street, Woolton, Liverpool L25 5JD**  
RETAIL INVESTMENT

Guide Price **£190,000+**



**A freehold retail investment currently producing £24,300 per annum. The property comprises four retail units arranged over ground and first floors.**

**Situated**

The property is situated within Woolton Village a busy residential suburb to the south of Liverpool city centre. Nearby occupiers include HSBC, Tesco, Sainbury's and William Hill together with a host of local retailers, restaurants, pubs and wine bars.

**Note**

The property is registered for VAT

**Joint Auctioneers**

Andrew Scott



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NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION
24/26	Yorkshire Building Society	Ground Floor Shop First Floor Storage (not inspected)	150 years from 29th Septemebr 2011 effective FR & I	A peppercorn	28th September 2161
28	Craygrange Limited	Ground Floor – 45m <sup>2</sup> (484sq ft) First Floor office- 33.8m <sup>2</sup> (364sq ft)	15 years from 29th September 1999. 5 yearly rent reviews effective FR & I	£8,300pa	28th September 2014
30/32	Ms M. Davies	Ground Floor – 36m <sup>2</sup> (387sq ft) First Floor- 28.24m <sup>2</sup> (304sq ft)	10 years from 25th March 2003 5 yearly rent reviews effective FR & I	£10,000pa	24th March 2013
34	Julie Hatchell Opticians Ltd & Guaranteed by Julie Hatchell	Ground Floor sales 27.8m <sup>2</sup> (299sq ft) First Floor Storage 26.20m <sup>2</sup> (282sq ft)	10 years from 25th December 2003 5 yearly rent reviews effective FR & I	£6,000pa	24th December 2013
<b>Current Rent Reserved</b>				<b>£24,300pa</b>	

LOT  
**31**

**290 Hoylake Road, Moreton, Wirral, Merseyside CH46 6AF**

**RETAIL INVESTMENT**

Guide Price **£320,000+**



**A freehold retail investment currently let producing £39,500 per annum. The premises comprise three individually let retail units arranged over ground and first floors.**

**Situated**

The property is situated within Moreton town centre approximately 3 miles north west of Birkenhead and 10 miles east of Liverpool. Many local and national retailers are close by.

**Joint Auctioneers**

Andrew Scott



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NO.	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT PA	NEXT REVIEW/REVERSION	NOTES
290	Funtimes (NW) Ltd	Ground Floor – 115m <sup>2</sup> (1238sq ft) First Floor – 103m <sup>2</sup> (1108sq ft)	10 years from 1st February 2008. 5 yearly reviews. FR & I	£14,000pa	1st February 2013	The tenant has a break clause on 1st February 2013
290	Sue Ryder	Ground Floor – 103m <sup>2</sup> (1108sq ft) First Floor Storage – 90.5m <sup>2</sup>	10 years from 24th February 2012. FR & I	£13,000pa	24th February 2017	The tenant has a break clause on 24th February 2017
290	Wirral Holistic Care Services	Ground Floor – 98m <sup>2</sup> (1059sq ft) First Floor Storage – 80.9m <sup>2</sup> (870sq ft)	5 years from 5th October 2009. FR & I	£12,500pa	5th October 2014	
<b>Total</b>				£39,500pa		
<b>Current Rent Reserved</b>				<b>£39,500pa</b>		

LOT  
**32**

**17 Durden Street, Liverpool L7 4LN**  
VACANT RESIDENTIAL

Guide price **£20–25,000**



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**A vacant first floor purpose built studio apartment suitable for investment purposes. The property benefits from communal gardens and parking.**

**Situated**

Off Smithdown Road in a popular residential location approximately 2.5 miles from Liverpool city centre.

**First Floor**

**Studio** Open Plan Lounge/Kitchen/Bedroom, Bathroom/WC.

**Outside**

Communal Gardens, Parking.

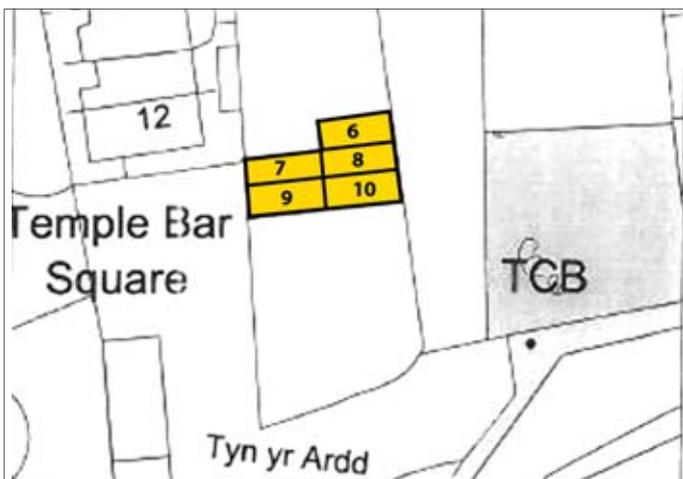
**Ground Floor**

Main Entrance Hallway.

LOT  
**33–37**

**Plots 6–10 to the south of 30 High Street, Denbigh, Clwyd LL16 3RY**  
DEVELOPMENT LAND

Guide price **Nil Reserve**



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**Five Freehold Land Plots suitable for a variety of uses subject to the necessary planning consents, to be offered as individual lots.**

**Situated**

The plots are located adjacent to Temple Bar Square, between Bull Lane, Leicester Terrace and The High Street, within Denbigh town centre

**Note**

The buyer will be responsible for the seller's legal and auctioneer's costs. Please refer to the special conditions of sale within the legal pack

**Lot 33**

Plot 6 Nil reserve

**Lot 37**

Plot 10 Nil reserve

**Lot 34**

Plot 7 Nil reserve

**Lot 35**

Plot 8 Nil reserve

**Lot 36**

Plot 9 Nil reserve

LOT  
**38**

**17 Upton Road, Moreton, Merseyside CH48 0PD**  
RETAIL INVESTMENT

Guide Price **£160,000+**



**A freehold retail investment currently producing £25,000 per annum. The property comprises a ground floor shop with first floor ancillary accommodation.**

**Situated**

The property is situated within an established retail parade amongst local and multiple traders.

**Joint Auctioneers**

Andrew Scott



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NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION	NOTES
17	Mrs A Evans	Ground floor sales area 111.85m <sup>2</sup> (1204sq ft) Storage 44.3m <sup>2</sup> (476sq ft) First Floor Storage 72.12m <sup>2</sup> (776sq ft) Second Floor Storage 55.15m <sup>2</sup> (559sq ft)	10 years from 28th May 2010. 5 yearly rent reviews FR & I	£25,000pa	28th May 2015	The tenant has an option to break on 28th May 2015.
<b>Current Rent Reserved</b>				<b>£25,000pa</b>		

LOT  
**39**

**7, 9, 11-13, 17-19 Leicester Street & Barons Quay, Northwich, CW9 5LA**

**RETAIL INVESTMENT**

Guide Price **£400-435,000**



**A freehold prime town centre retail investment currently producing £65,000 per annum. The premises comprise three retail units with ancillary accommodation at first floor together with a vacant retail premises to the rear of Leicester Street on Weaver Way.**

**Situated**

Northwich is located 23 miles south west of Manchester and 15 miles south of Warrington within close proximity to the M56 and M6 motorways and has a catchment population within 10km of over 106,000 people and a population within 20km of 594,000. The premises are located within the busy town centre with nearby retailers including Marks & Spencer, New Look, Costa Coffee, Skipton Building Society, Phones4u, and other national retailers.

**Note**

The property is registered for VAT.

**Joint Auctioneers**

Andrew Scott  
**mason owen**  
property consultants



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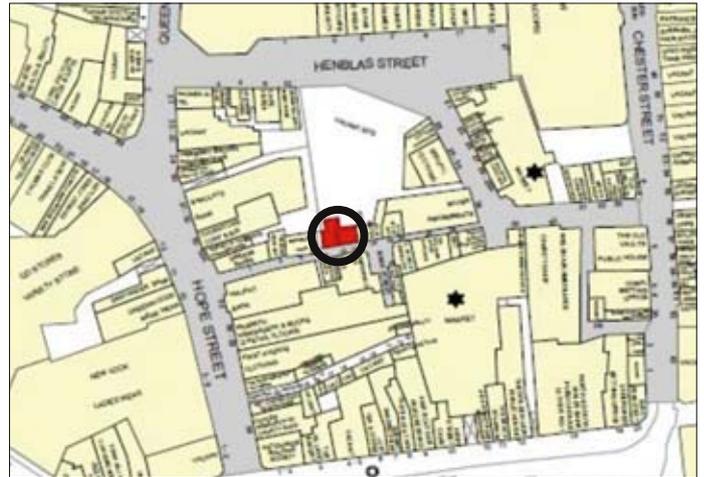
ADDRESS	TENANT		LEASE TERM	RENT	COMMENTS
7 Leicester Street	Headway – The Brain Injury Association	Sales area 60.92m <sup>2</sup> (655sq ft) Office 3.90m <sup>2</sup> (42sq ft) Storage 4.10m <sup>2</sup> (44sq ft)	5 years from 24.4.12	£14,000pa	£6,500 per annum until 24.04.13. Tenant break at end of Year 3.
9 Leicester Street (1st Floor)	Messrs Fone & Johnson	Total Area 367.21m <sup>2</sup> (3952sq ft)	Lease start 22.05.08 lease end Approx 6 years to 24.01.14	£1,000pa	The lease is contracted out of the Landlord and Tenant Act 1954
11-13 Leicester Street	Messrs Fone & Johnson	TBC	10 years from January 2004	£35,000pa	The lease is contracted out of the Landlord and Tenant Act 1954
17-19 Leicester Street	Grainger Games Ltd	Ground Floor 127.30m <sup>2</sup> (1370sq ft)	10 years from 17.01.11	£15,000pa	16.01.15 thereafter £30,000 per annum
Kimor Building, Baron's Quay	Vacant	Ground Floor 151.80m <sup>2</sup> (1633sq ft) First Floor 127.0m <sup>2</sup> (1372sq ft)	—	—	—
<b>Current Rent Reserved</b>				<b>£65,000 per annum</b>	

LOT  
**40**

## 11 Bank Street, Wrexham, Clwyd LL11 1AH

VACANT RETAIL

Guide Price **£40,000+**



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**A vacant two storey retail unit comprising a ground floor shop and first floor storage.**

### Situated

The premises are situated off Hope Street fronting onto Bank Street which connects through to Henblas Street in an area of a variety of retail users.

### Accommodation

Sales 48m<sup>2</sup> (517sq ft)  
Storage 44.26m<sup>2</sup> (476sq ft)  
Staff WCs  
Areas taken from VOA. Prospective purchasers should make their own enquiries.

### Note

The property is registered for VAT.

### Joint Auctioneers

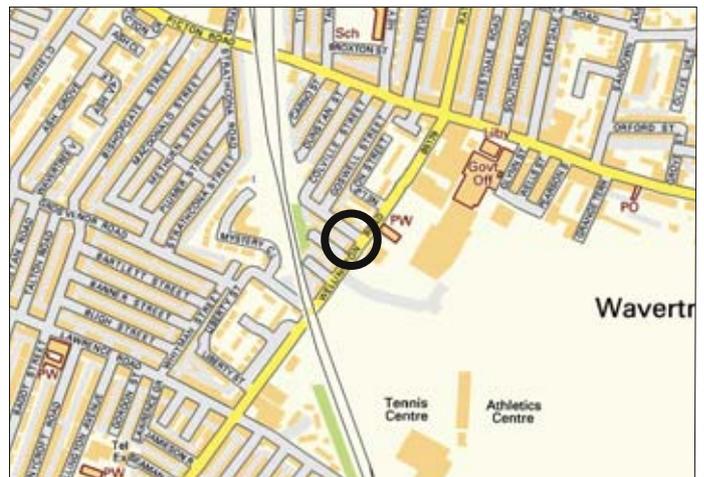
Andrew Scott  
**mason owen...**  
property consultants

LOT  
**41**

## 4 Fairbank Street, Liverpool L15 4JQ

RESIDENTIAL INVESTMENT

Guide price **£40-45,000**



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**A two bedroomed end of terrace property benefiting from double glazing. The property is currently let to two students by way an of Assured Shorthold Tenancy at a rental of £5,196.00 per annum.**

### Situated

Off Wellington Road and accessed via Picton Road in a well established and popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

### Ground Floor

Large Living Room, Kitchen, Bathroom/WC

### First Floor

Two Bedrooms.

### Outside

Yard to the rear.

LOT  
**42**

**84 Vandyke Street, Liverpool L8 0RT**  
**VACANT RESIDENTIAL**

Guide price **£25–30,000**



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**A vacant four bedroomed detached property in need of a full upgrade and refurbishment scheme. The property has suffered severe structural defects and will only sell to cash buyers.**

**Situated**

Situated off Lodge Lane in an established residential location within easy access to local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Hall, two Living Rooms, Kitchen.

**First Floor**

Four Bedrooms, Bathroom/WC

**Outside**

Garden to the rear.

Not to scale. For identification purposes only

LOT  
**43**

**70–72 New Chester Road, New Ferry, Merseyside CH62 5AD**  
**TELECOMMUNICATIONS MAST INVESTMENT**

Guide Price **£50–60,000**



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**Telecommunications mast let to Vodafone Ltd for a term of 15 years at a rent of £9,000 per annum.**

**Situated**

The mast is situated on the roof of the John Masefield Public House. The area provides a neighbourhood shopping area including Somerfield, Iceland, HSBC and a host of local traders.

**Tenancy**

15 years from 10th June 2004 to Vodafone Ltd subject to 5 yearly rent reviews.

**Note**

We understand there may be additional space on the roof for another mast subject to the necessary planning consent. Prospective purchasers should rely on their own enquiries.

**Joint Auctioneers**

Andrew Scott



LOT  
**44**

**221 Hoylake Road, Moreton, Wirral, Merseyside CH46 0SJ**

**RETAIL INVESTMENT**

Guide Price **£140,000+**



**A freehold high street retail investment currently let to Waterfields the Bakers producing £16,500 per annum. The premises comprise a ground floor shop with first and second floor residential accommodation.**

**Situated**

The property is situated in a prime position on Hoylake Road, within an established retail area. Nearby occupiers include Lloyds Pharmacy, Lloyds TSB and Santander.

**Joint Auctioneers**

Andrew Scott



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NO	PRESENT LEASE	ACCOMMODATION	LEASE TERM	CURRENT RENT	NEXT REVIEW/REVISION
221	Waterfields (Leigh) Limited	Sales area 55.6m <sup>2</sup> (598sq.ft) Kitchen 9.9m <sup>2</sup> (106sq.ft) Store 3.4m <sup>2</sup> (36sqft) First/Second Floor Living accommodation two bed flat WC	25 years from 29th September 1988. FR&I	£16,500pa	28th September 2013
<b>Current Rent Reserved</b>				<b>£16,500pa</b>	

LOT  
**45**

**2/6 Harrowby Close, Liverpool L8 2XW**  
**VACANT COMMERCIAL**

Guide price **£90,000+**



**A two storey terrace property of five former houses that have been converted into offices/letting rooms together with a secure car park to the rear. There is potential to convert back to residential use, subject to the necessary planning consents. The property benefits from double glazing and central heating. The gross internal floor area is 470.8m<sup>2</sup> and the site area is 783m<sup>2</sup>.**

**Situated**

off Granby Street in an established location approximately 2 miles from Liverpool city centre.

**Ground Floor**

Reception, three Offices, Meeting Room, Staff Room, Kitchen and Store

**First Floor**

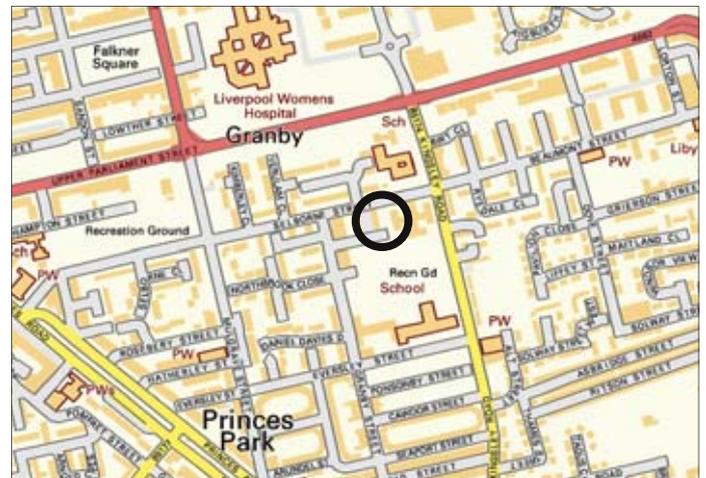
Four Rooms, Office, Kitchen, WCs, two Store Rooms.

**Outside**

Secure Rear Car Park

**Note**

The purchaser is to be responsible for the Council's legal and surveyor's fees at 3% of the sale price with a minimum of £1,500.00.



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On the instructions of



LOT  
**46**

**Unit A Maritime Business Park, 6 Sovereign Way, Birkenhead CH41 1DL**

**COMMERCIAL INVESTMENT**

Guide Price **£210,000+**



**Industrial investment producing £26,000pa. The premises comprise a 550m<sup>2</sup> (5,920sq ft) workshop with offices and mezzanine store with associated car parking to the front of the unit.**

**Situated**

Located off the Dock Road (A5139) Birkenhead. Access to the Mersey Tunnels is within ½ mile, whilst the A41 links to the M53 and the wider motorway network to the south.

**Note**

The property is registered for VAT.

**Joint Auctioneers**

Andrew Scott



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UNIT	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION
A	Wilhelmsen Ship Services Ltd	Workshop, Office, Staff Room, Mezzanine store 550m <sup>2</sup> (5920sq ft)	2 years from 2nd January 2011	£26,000pa	2nd January 2013
<b>Current Rent Reserved</b>				<b>£26,000pa</b>	

\*Measurements taken from VOA prospective purchasers are advised to make their own enquiries.

LOT  
**47**

**69 Breck Road, Anfield, Liverpool L4 2QS**  
VACANT COMMERCIAL

Guide price **£50,000+**



Not to scale. For identification purposes only

**A two storey end of terrace property comprising a ground floor retail unit together with offices/workshop space. The property benefits from steel roller shutters. The property would be suitable for a number of uses, subject to the relevant consents.**

**Outside**  
Workshop

**Situated**

Fronting Breck Road on the corner of Richmond Park on a busy main road position approximately 3 miles from Liverpool city centre.

**Ground Floor**

Main sales area/Office

**First Floor**

Landing, two Offices, Kitchen, Bathroom/WC.

LOT  
**48**

**12 Hillside Avenue, Liverpool L36 8DX**  
VACANT RESIDENTIAL

Guide price **£55,000+**



Not to scale. For identification purposes only

**A three bedroomed modern town house benefitting from double glazing, gardens and off road parking. The property would be suitable for investment purposes following repair and modernisation.**

**Situated**

Off Primrose Drive in an established location within close proximity to local amenities and schooling.

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Gardens front and rear. Driveway.

**Ground Floor**

Hall, Lounge, Dining Room, Kitchen.

LOT  
**49**

**14 Hillside Avenue, Liverpool L36 8DX**  
VACANT RESIDENTIAL

Guide price **£55,000+**



Not to scale. For identification purposes only

**A three bedroomed modern town house benefitting from double glazing, gardens and off road parking. The property would be suitable for investment purposes following repair and modernisation.**

**Situated**

Off Primrose Drive in an established location within close proximity to local amenities and schooling.

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Gardens front and rear. Driveway.

**Ground Floor**

Hall, Lounge, Dining Room, Kitchen

LOT  
**50**

**39 Newcombe Street, Liverpool L6 5AN**  
RESIDENTIAL INVESTMENT

Guide price **£40,000+**



Not to scale. For identification purposes only

**A two bedroomed mid terrace property benefitting from double glazing and gas fired central heating, the property has been recently refurbished and is currently let on an Assured Shorthold Tenancy at a rental income of £5,400 per annum.**

**Situated**

Situated off Breck Road approximately 1.5 miles north east of of Liverpool city centre.

**Ground Floor**

Vestibule, hallway, two Living rooms and kitchen

**First Floor**

Two bedrooms and bathroom

**Outside**

Yard to the rear

**Note**

We have not carried out an internal inspection all details have been provided by the vendor.

LOT  
**51**

**Unit B Maritime Business Park, 7 Sovereign Way, Wallasey CH41 1DL**

**COMMERCIAL INVESTMENT**

Guide Price **£115,000**



**Industrial Investment producing £12,600 per annum. The premises comprise a 205m<sup>2</sup> (2,206sq ft) workshop and offices with associated car parking.**

**Situated**

Located off the Dock Road (A5139) Birkenhead. Access to the Mersey Tunnels is within ½ mile, whilst the A41 links to the M53 and the wider motorway network to the south.

**Note**

The property is registered for VAT.

**Joint Auctioneers**

Andrew Scott



Not to scale. For identification purposes only

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UNIT	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION
B	Mr D Barnes and Mr J Jones	Workshop Offices 205m <sup>2</sup> (2,206sq ft)	3 years from 7th June 2010	£12,600pa	7th June 2013
Measurements taken from VOA prospective purchasers are advised to make their own enquiries					
<b>Current Rent Reserved</b>				<b>£12,600pa</b>	

LOT  
**52**

**41 Cranborne Road, Liverpool L15 2HX**  
RESIDENTIAL INVESTMENT

Guide price **£65,000+**



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Not to scale. For identification purposes only

**A three bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £5,400.00 per annum.**

**Outside**

Yard to the rear.

**Situated**

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

**Ground Floor**

Hall, Through Living room, Kitchen.

**First Floor**

Three Bedrooms, Bathroom/WC

LOT  
**53**

**21 Methuen Street, Liverpool L15 1EG**  
RESIDENTIAL INVESTMENT

Guide price **£40–45,000**



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Not to scale. For identification purposes only

**A two bedroomed middle terrace property which is currently let to one student by way of an Assured Shorthold Tenancy at a rental of £3,900.00 per annum.**

**Outside**

Yard to the rear.

**Situated**

Just off Picton Road in a well established and popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Two Reception Rooms, Kitchen, Bathroom/WC

**First Floor**

Two Bedrooms.

LOT  
**54**

**18/20 New Street, Mold, Clwyd CH7 1NZ**  
RETAIL INVESTMENT

Guide Price **£85,000+**



**A freehold retail investment currently producing £17,700 per annum. The premises comprise a ground floor retail unit with self-contained first floor hairdressers training salon.**

**Situated**

The premises are located fronting New Street within Mold town centre. Mold is a busy market town lying approximately 13 miles south west of Chester and 13 miles west of Wrexham.

**Joint Auctioneers**

Andrew Scott



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NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION	NOTES
18/20	Mr B.T Johnson Guaranteed by Mr B. Johnson	45.8m <sup>2</sup> (493sq ft)	5 years from 1st March 2011 2 yearly rent reviews	£12,000pa	1st March 2013	There is a tenant break clause on 11th April 2013
First Floor 18/20	White & White	43.29m <sup>2</sup> (466sq ft)	5 years from 1st May 2009	£5,700pa	30 April 2014	
Total				£17,700pa		
<b>Current Rent Reserved</b>				<b>£17,700pa</b>		

LOT  
**55**

**Unit C Maritime Business Park, 8 Sovereign Way, Wallasey CH41 1DL**

**COMMERCIAL INVESTMENT**

Guide Price **£90,000+**



**Industrial investment currently producing £13,000.00 per annum. The premises comprise a 202m<sup>2</sup> (2,174sq ft) workshop and offices with associated car parking.**

**Situated**

Located off the Dock Road (A5139) Birkenhead. Access to the Mersey Tunnels is within ½ mile, whilst the A41 links to the M53 and the wider motorway network to the south.

**Note**

The property is registered for VAT.

**Joint Auctioneers**

Andrew Scott



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UNIT	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION	NOTES
C	Organica UK LTD	Workshop, office, storage, kitchen, WC 202m <sup>2</sup> (2,174sq ft)	5 years from 3rd August 2011	£13,000pa	3rd August 2016	Tenants break clause 3rd August 2014
Measurements taken from VOA prospective purchasers are advised to make their own enquiries						
<b>Current Rent Reserved</b>				<b>£13,000pa</b>		



**A freehold city centre retail investment producing £32,000 per annum. The property comprises two retail units arranged over ground and first floors. 21 Williamson Street is currently let to Cheveux Limited and 19 Williamson Street is vacant.**

**Situated**

The property is prominently situated on Williamson Street opposite the junction with Leigh Street which links directly to the new entrance of Marks & Spencer. Williamson Street leads directly to Church Street and the new Churchyard entrance and Paradise Street entrance to the Liverpool One Development. Nearby retailers include Slaters, High & Mighty, Bon Marche, H&M Clothing and Vodafone.

**Joint Auctioneers**

Andrew Scott



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NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT PA	NEXT REVIEW/REVERSION
19	Vacant	Ground Floor sales 78.22 m <sup>2</sup> (842sq ft) Ground Floor Ancillary 12.54 m <sup>2</sup> First Floor Ancillary 48.82 m <sup>2</sup> (504sq ft)	—	—	—
21	Cheveux Ltd	Ground Floor Sales 86.70m <sup>2</sup> (933sq ft) First Floor Ancillary 42.4 m <sup>2</sup> (486sq ft) <i>*Measurements taken from VOA prospective purchasers are advised to make their own enquiries.</i>	5 years from 8th July 2009 Effective FR & I	£32,000pa increasing to £33,000 year 5	8th July 2013
<b>Total</b>				£32,000pa	
<b>Current Rent Reserved</b>				<b>£32,000pa</b>	

LOT  
**57**

**Former Public Convenience, West Derby Road/Oak Leigh, Liverpool L13**

**VACANT COMMERCIAL**

Guide price **£10,000+**



Not to scale. For identification purposes only

**A single storey brick built building which was formally used as ladies and gents wc's with attendants rooms, boiler room and stores. The gross external area is 110m<sup>2</sup>. The building has been closed for several years and would be suitable for a number of uses, subject to the relevant consents.**

**Situated**

Fronting West Derby Road on the corner of Oak Leigh in the Tuebrook district with easy access to local amenities.

**Note**

The purchaser is to be responsible for the Council's legal and surveyor's fees at 3% of the sale price with a minimum of £1,500.00.

On the instructions of



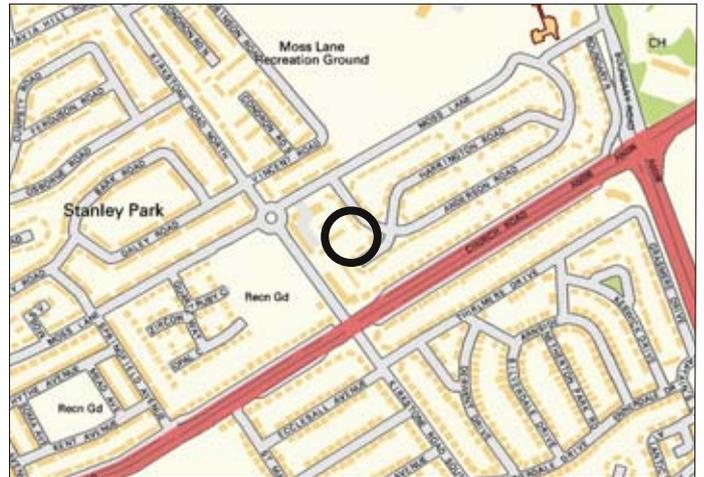
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LOT  
**58**

**12 Anderson Road, Litherland, Liverpool L21 7ND**

**VACANT RESIDENTIAL**

Guide price **£45,000+**



Not to scale. For identification purposes only

**A vacant three bedroomed semi detached property suitable for occupation or investment purposes. The property benefits from double glazing, gas central heating, front and rear gardens and off road parking.**

**Outside**

Gardens front and rear. Driveway.

**Situated**

The property is situated off Moss Lane off Kirkstone Road North in a popular and established residential location.

**Ground Floor**

Hall, Lounge, Modern Kitchen/ Diner, Utility Room.

**First Floor**

Three Bedrooms, Bathroom/WC

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LOT  
**59**

**24 Auburn Road, Liverpool L13 8BJ**  
RESIDENTIAL INVESTMENT

Guide price **£35-40,000**



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**A three bedroomed end of terraced property currently let by way of a Regulated Tenancy at a rental of £3,770.00 per annum. The property benefits from double glazing.**

**Situated**

Off Lisburn Lane in a popular residential location within easy access to Tuebrook amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Hall, Through Lounge, Kitchen

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Yard to the rear

**Note**

We have not inspected the property nor seen sight of the tenancy, all information has been supplied by the vendor.

Not to scale. For identification purposes only

LOT  
**60**

**23 Tiverton Street, Liverpool L15 4LR**  
VACANT RESIDENTIAL

Guide price **£65,000+**



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**A vacant three bedroomed property benefiting from double glazing and central heating. The property would be suitable for occupation or investment following repair and modernisation.**

**Situated**

The property is situated off Picton Road in a very popular residential location approximately 2.5 miles from Liverpool city centre.

**Ground Floor**

Hall, Front Room, Living room, Kitchen.

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Yard to the rear.

Not to scale. For identification purposes only

**LOT 61** **210 Walton Breck Road, Liverpool L4 0RQ**  
**VACANT COMMERCIAL** Guide price **£25–30,000**



Not to scale. For identification purposes only

**The subject premises consist of a mid terrace building of traditional brick construction under slate pitch roof. Internally the premises comprises of ground floor retail shop unit with residential accommodation to the first floor, which can be accessed via a internal staircase. The ground floor shop currently lacks a retail frontage and therefore both elements of the property are currently only accessible via one shared access doorway. The first floor residential accommodation is in a poor state of repair and requires considerable refurbishment/renovation works to make fit for occupation.**

**Situated**

The premises are located fronting Walton Breck Road close to its junction with Hartnup Street approximately 3 miles north east of Liverpool city centre. The immediate surrounding area consists of residential terraced style housing and mixed use premises fronting onto Walton Breck Road and Oakfield Road. The premises are also situated within close proximity

to Liverpool Football Club's Anfield Stadium.

**Ground Floor**

Net Internal Area 34.5m<sup>2</sup> (371sq ft)

**First Floor**

Not measured but understood to consist of living room, bedroom 1 and bedroom 2, bathroom/shower room

**LOT 62** **439 Mill Street, Liverpool L8 4RD**  
**VACANT RESIDENTIAL** Guide price **£20–25,000**



Not to scale. For identification purposes only

**A vacant three storey residential property providing a studio apartment and a two bed roomed flat. The property requires a full upgrade and refurbishment scheme.**

**Situated**

Fronting Mill Street in a popular location approximately 2.5 miles from Liverpool city centre.

**Flat 1** Lounge/Bedroom, Kitchen, Bathroom/WC

**First Floor**

**Flat 2** Hall, Bathroom/WC, Kitchen, Lounge

**Ground Floor**

Main Entrance

**Second Floor**

Two Bedrooms.

**Outside**

Yard to the rear.

LOT  
**63**

**50 Haselbeech Crescent, Liverpool L11 3AT**  
RESIDENTIAL INVESTMENT

Guide price **£35–40,000**



Not to scale. For identification purposes only

**A three bedroomed extended end of terrace house benefiting from double glazing, central heating and off road parking. The property is currently let by way of an Assured Shorthold tenancy at a rental of £5,210 per annum.**

**Situated**

Haselbeech Crescent runs off Scargreen Avenue close to the local neighbourhood shopping.

**Ground Floor**

Through lounge, extended kitchen and bathroom/WC

**First Floor**

Three bedrooms

**Outside**

Front and rear gardens, Driveway

**Note**

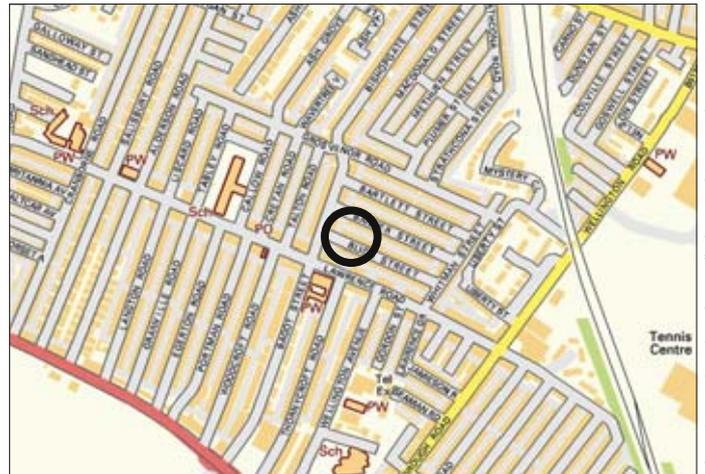
Associated members of Sutton Kersh have an interest in this property.

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LOT  
**64**

**10 Banner Street, Liverpool L15 0HQ**  
RESIDENTIAL INVESTMENT

Guide price **£40–45,000**



Not to scale. For identification purposes only

**A two bedroomed middle terrace property benefiting from central heating. The property is currently let to two students by way of an Assured Shorthold Tenancy at a rental of £4,416.00.**

**Situated**

Off Bagot Street just off Lawrence Road in a well established and popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Lounge, Dining Room, Kitchen, Bathroom/WC

**First Floor**

Two Bedrooms.

**Outside**

Yard to the rear.

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LOT  
**65**

**12 Purser Grove, Liverpool L15 1HB**  
RESIDENTIAL INVESTMENT

Guide price **£60,000+**



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Not to scale. For identification purposes only

**A three bedroomed double fronted end of terrace property benefiting from double glazing. The property is currently let by way an of Assured Shorthold Tenancy at a rental of £4,416.00 per annum. However, there is potential to let to four students to produce a higher income.**

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Yard to the rear.

**Situated**

Off Kempton Road which in turn is off Picton Road in a well established and popular residential location within easy access to local

amenities and approximately 3 miles from Liverpool city centre.

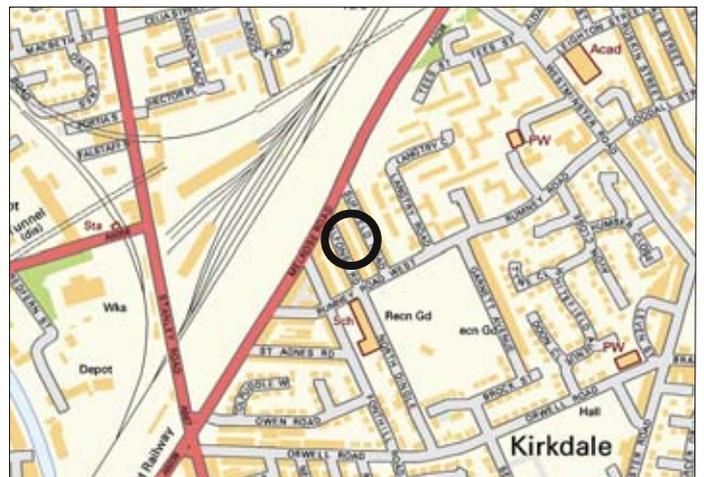
**Ground Floor**

Hall, two Reception Rooms, Kitchen.

LOT  
**66**

**35 Suffield Road, Liverpool L4 1UL**  
RESIDENTIAL INVESTMENT

Guide price **£40,000+**



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Not to scale. For identification purposes only

**A two bedroomed mid terraced property benefiting from double glazing and central heating. The property is currently let by way of an AST at £5,100 per annum.**

**Situated**

Situated off Melrose Road in a popular residential location, approximately 2 miles from Liverpool city centre.

**First Floor**

Two bedrooms and bathroom.

**Outside**

Yard to the rear

**Ground Floor**

Two reception rooms and kitchen



**A freehold warehouse investment currently producing £27,308 per annum. The property comprises two individual units together with associated car parking.**

**Situated**

The premises are situated fronting Sefton Street approximately 1 mile from Liverpool city centre, close to Brunswick Dock, within a mixed use area. Nearby occupiers include Subway, Fiat, Nissan, Jaguar, and Land Rover car showrooms together with Greens Gym and a host of office uses.

**Note**

The property is registered for VAT and VAT is applicable to the purchase price

**Joint Auctioneers**

Andrew Scott



Not to scale. For identification purposes only

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NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION	NOTES
127	Mark Jones	97m <sup>2</sup> (1,044sq ft)	10 years from 25th October 2006 Effective FR & I	£7,308pa	26th October 2016	
129	Robinson & Neal Ltd	Warehouse 331.8m <sup>2</sup> (3,636sq ft) Office 10m <sup>2</sup> (108sq ft) Kitchen 13.70m <sup>2</sup> (147sq ft) WCs	10 years from 1st December 2006. Rent reviews every 2 years. Effective FR & I	£20,000pa		Tenants Break Clause 30th November 2013
<b>Current Rent Reserved</b>				<b>£27,308pa</b>		

LOT  
**68**

**17 Plumer Street, Liverpool L15 1EE**  
RESIDENTIAL INVESTMENT

Guide price **£40–45,000**



Not to scale. For identification purposes only

**A two bedroomed middle terrace property which is currently let to two students by way of an Assured Shorthold Tenancy at a rental of £4,416.00.**

**Situated**

Just off Picton Road in a well established and popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Through Lounge, Kitchen.

**First Floor**

Two Bedrooms, Bathroom/WC

**Outside**

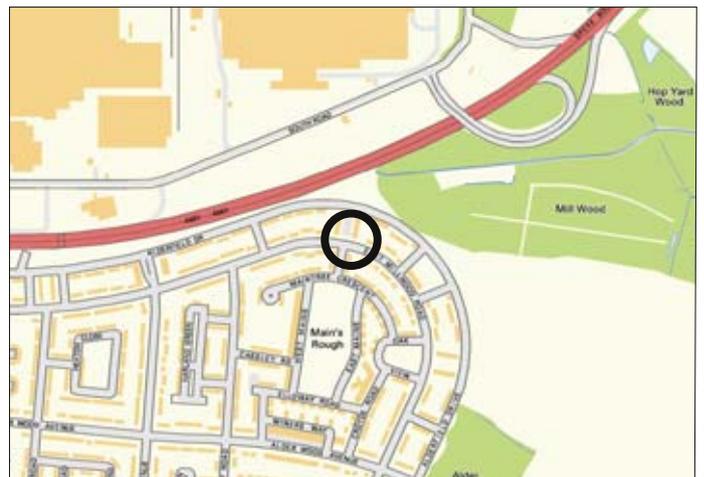
Yard to the rear.

On the instructions of Edward Symmons LLP

LOT  
**69**

**Apt 9, Millwood Court, Alderfield Drive, Liverpool L24 6TQ**  
RESIDENTIAL INVESTMENT

Guide price **£30–35,000**



Not to scale. For identification purposes only

**A three bedroomed first floor purpose built apartment currently let by way of an Assured Shorthold Tenancy at a rental of £5,400.00 per annum. The property is within a development of 24 apartments across two blocks which is fully fenced off and gated and benefits from double glazing, central heating, communal gardens and parking.**

**Situated**

The property is situated off Alderfield Drive in the Speke district within easy access to Speke's Retail

Park and approximately 5 miles from Liverpool city centre.

**Ground Floor**

Main Entrance Hallway

**First Floor**

Flat 9 Hall, Living Room, Open Plan Kitchen/Diner, three Bedrooms, Bathroom/WC

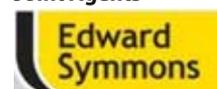
**Outside**

Communal Gardens and Parking.

**Note**

We have not carried out an internal inspection of the property nor seen sight of the tenancy agreement, all information has been supplied by the vendor.

**Joint Agents**



LOT  
**70**

**66 Macdonald Street, Liverpool L15 1EL**  
RESIDENTIAL INVESTMENT

Guide price **£40–45,000**



Not to scale. For identification purposes only

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**A two bedroomed middle terrace property which is currently let to two students by way an of Assured Shorthold Tenancy at a rental of £4,416.00.**

**Situated**

Just off Picton Road in a well established and popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Through Lounge, Kitchen.

**First Floor**

Two Bedrooms, Bathroom/WC

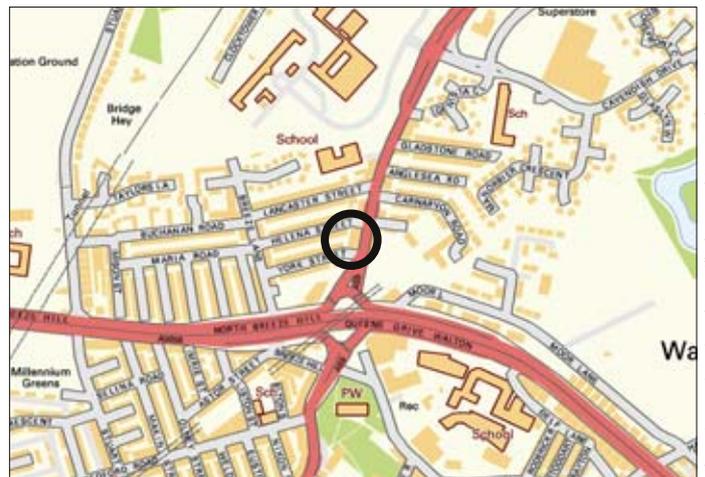
**Outside**

Yard to the rear.

LOT  
**71**

**1a Helena Street, Liverpool L9 1BH**  
VACANT COMMERCIAL

Guide price **£35–40,000**



Not to scale. For identification purposes only

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**A single storey high bay workshop building currently used as a vehicle valeting workshop. The property benefits from concrete flooring, electric strip lighting, security alarm system and external electric roller shutters. The property will be sold vacant possession.**

**Situated**

Off Rice Lane close close to Queens Drive Flyover and within easy access to local amenities and approximately 4 miles from Liverpool city centre.

**Ground Floor**

Workshop

LOT  
**72**

**55 Newsham Drive, Liverpool L6 7UQ**  
VACANT RESIDENTIAL

Guide price **£80,000+**



Not to scale. For identification purposes only

**A substantial three storey seven-bedroomed semi detached property in need of upgrading and modernisation. The property benefits from gardens and off road parking.**

**Situated**

Overlooking Newsham Park within easy access to Tuebrook amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Vestibule, Hall, Through Living Room, Kitchen, Conservatory, WC, Utility room.

**First Floor**

Bathroom/WC, three Bedrooms (1 ensuite Shower Room)

**Second Floor**

Four Bedrooms.

**Outside**

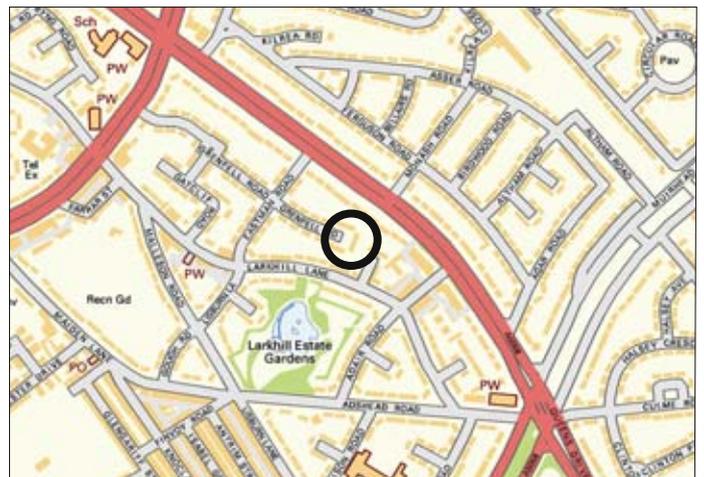
Gardens front and rear.

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LOT  
**73**

**67 Grenfell Road, Liverpool L13 9BZ**  
RESIDENTIAL INVESTMENT

Guide price **£60,000+**



Not to scale. For identification purposes only

**A two storey end of terraced property currently let by way of an Statutory Periodic Tenancy at a rental of £4,800.00 per annum. The property benefits from double glazing, central heating and gardens.**

**Situated**

off Townsend Lane in a popular residential location within easy access to local amenities, schooling and approximately 4 miles from Liverpool city centre.

**Ground Floor**

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

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Gardens, shared driveway.

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LOT  
**74**

**89 Grosvenor Road, Wavertree, Liverpool L15 0EZ**  
VACANT RESIDENTIAL

Guide price **£40-45,000**



Not to scale. For identification purposes only

**A two bedroomed middle terrace property benefiting from double glazing and central heating.**

**Situated**

Off Bagot Street in a well established and popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Through Lounge, Kitchen, Bathroom/WC

**First Floor**

Two Bedrooms.

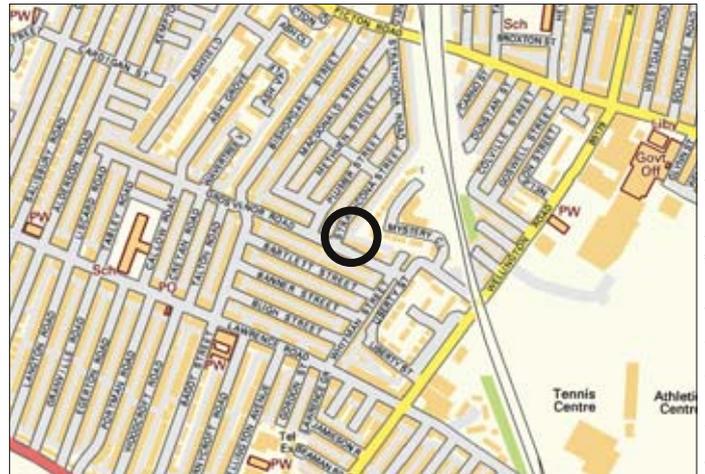
**Outside**

Yard to the rear.

LOT  
**75**

**145 Strathcona Road, Liverpool L15 1EB**  
RESIDENTIAL INVESTMENT

Guide price **£40-45,000**



Not to scale. For identification purposes only

**A two bedroomed middle terrace property which is currently let to two students by way an of Assured Shorthold Tenancy at a rental of £4,920.00 per annum. The property could be let to three students to produce a higher income.**

**Situated**

Just off Picton Road in a well established and popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Lounge, Dining Room, Kitchen, Bathroom/WC

**First Floor**

Two Bedrooms.

**Outside**

Yard to the rear.

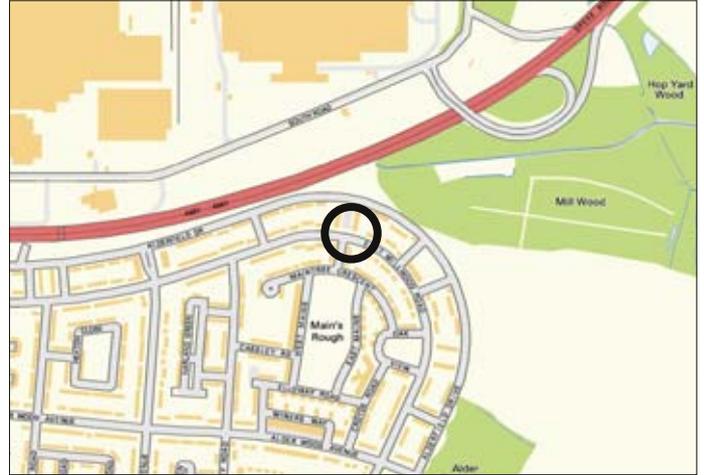
LOT

76

## Apt 11, Millwood Court, Alderfield Drive, Liverpool L24 6TQ

VACANT RESIDENTIAL

Guide price **£30–35,000**



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Not to scale. For identification purposes only

**A vacant three bed roomed second floor purpose built apartment suitable for occupation or investment purposes. The property is within a development of 24 apartments across two blocks which is fully fenced off and gated and benefits from double glazing, central heating, communal gardens and parking.**

### Situated

The property is situated off Alderfield Drive in the Speke district within easy access to Speke's Retail

Park and approximately 5 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway

### Second Floor

Flat 11 Hall, Living Room, Open Plan Kitchen/Diner, three Bedrooms, Bathroom/WC

### Outside

Communal Gardens and Parking

### Joint Agents



LOT

77

## 4 Altfinch Close, Liverpool L14 8YG

RESIDENTIAL INVESTMENT

Guide price **£30–35,000**



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Not to scale. For identification purposes only

**A three bed roomed mid town house property currently let by way of an assured shorthold tenancy holding over at a rental of £4,680.00 per annum. The property benefits from double glazing, central heating, gardens and off road parking.**

### Situated

The property is situated within Altfinch Close in a cul-de-sac accessed via Snowberry Road which in turn is off Princess Drive.

### Ground Floor

Porch Entrance, Hall, Living Room, Kitchen/Breakfast Room.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Front and rear gardens. Driveway.

LOT  
**78**

**611 Prescot Road, Old Swan, Liverpool L13 5XA**  
RETAIL INVESTMENT

Guide Price **£155–165,000**



**A freehold retail premises currently producing £30,000 per annum. The premises are arranged on ground and first floors to provide a ground floor shop with first floor ancillary accommodation.**

**Situated**

The premises are situated within a busy shopping area fronting Prescot Road. Nearby occupiers include Ladbrokes, Home Bargains, HSBC and a whole host of local traders.

**Joint Auctioneers**

Andrew Scott



Not to scale. For identification purposes only

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NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION
611	R. Wall Esq	Ground Floor 63.92m <sup>2</sup> (688sq ft) First Floor Storage	20 years from 31st August 1993	£30,000pa	30th August 2013.
*Measurements taken from VOA prospective purchasers are advised to make their own enquiries				<b>Current Rent Reserved</b>	<b>£30,000pa</b>

LOT  
**79**

**7 Liberty Street, Liverpool L15 0ET**  
RESIDENTIAL INVESTMENT

Guide price **£40-45,000**



Not to scale. For identification purposes only

**A two bedroomed middle terraced property benefitting from double glazing and central heating. The property is currently let by way of an assured shorthold tenancy holding over at a rental of £4,680.00 per annum.**

**Outside**

Yard to the rear.

**Situated**

Off Gainsborough Road in a popular and well established residential location within easy access to Picton Road amenities and Sports Centre and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Through Lounge, Kitchen, Bathroom/WC

**First Floor**

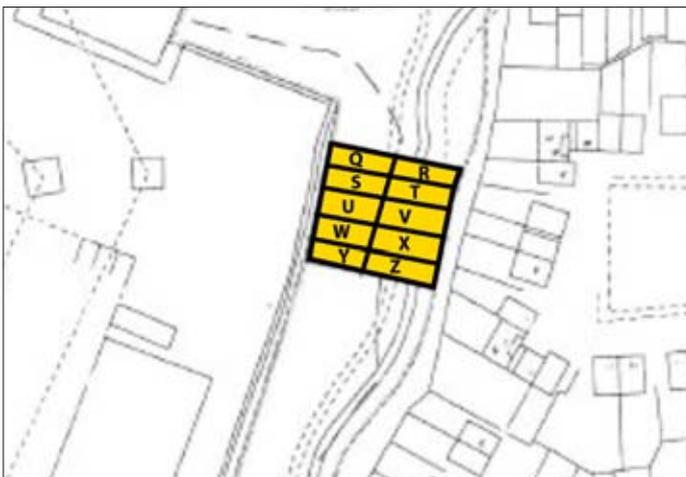
Two Bedrooms.

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LOT  
**80-89**

**Plots Q-Z Land to the west of Japonica Gardens, St Helens, Merseyside WA9 4WP** DEVELOPMENT LAND

Guide price **Nil Reserve**



Not to scale. For identification purposes only

**Ten Freehold vacant parcels of Land suitable for a variety of uses subject to the necessary planning consents, to be offered as individual lots.**

**Situated**

The land is situated to the west of Japonica Gardens in close proximity to the attractive modern style houses in Japonica Gardens and Marigold Way, which form part of the 'New Bold Housing Estate.

**Note**

The buyer will be responsible for the seller's legal and auctioneer's costs. Please refer to the special conditions of sale within the legal pack

**Lot 80 Plot Q** Nil reserve

**Lot 81 Plot R** Nil reserve

**Lot 82 Plot S** Nil reserve

**Lot 83 Plot T** Nil reserve

**Lot 84 Plot U** Nil reserve

**Lot 85 Plot V** Nil reserve

**Lot 86 Plot W** Nil reserve

**Lot 87 Plot X** Nil reserve

**Lot 88 Plot Y** Nil reserve

**Lot 89 Plot Z** Nil reserve

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LOT  
**90**

**33 Cawfield Avenue, Widnes, Cheshire WA8 7HG**  
RESIDENTIAL INVESTMENT

Guide price **£40,000+**



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**A two storey middle terraced property currently let by way of a Statutory Periodic Tenancy at a rental of £5,875.92 per annum. The property benefits from central heating and gardens.**

**Situated**

off Liverpool Road close to its intersection with Hale Road in a popular residential location with good vehicular and public transport routes through to Widnes town centre.

**Ground Floor**

Hall, Front Living Room, Kitchen, Bathroom/WC

**First Floor**

Three Bedrooms.

Not to scale. For identification purposes only

**Outside**

Gardens front and rear.

LOT  
**91**

**9 Oban Road, Anfield, Liverpool L4 2SA**  
VACANT RESIDENTIAL

Guide price **£15–20,000**



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**A vacant four bedroomed middle terrace property in need of refurbishment and modernisation. The property benefits from double glazing. The property suffers from structural defects and will only sell to a cash buyer!**

**Situated**

The property is situated off Priory Road in a popular and well established residential location.

**Ground Floor**

Hall, two Living Rooms, Kitchen/ Diner

**First Floor**

Four Bedrooms, Bathrooms/WC

Not to scale. For identification purposes only

**Outside**

Yard to the rear



**A substantial four storey middle terraced property comprising a ground floor shop with basement accommodation together with three self contained flats above which are accessed via a separate entrance. We believe the property is currently let at a rental of £500pcm and is in good condition and benefits from central heating.**

**Situated**

Fronting Smithdown Road at its junction with Ullet Road in a very popular and well established location approximately 3 miles from Liverpool city centre.

**Outside**

Rear Car Parking Area accessed via Ullet Road for three vehicles.

**Ground Floor**

**Shop** – Front Salon Area, two Treatment Rooms, antespace, Cloakroom/WC, Kitchen.

**Lower Ground Floor**

Hall, two Treatment Rooms.

**Residential Accommodation**

**Flat 1** (lower ground level to rear) Hall, Living Room, Kitchen, Bedroom, Bathroom/WC

**First Floor**

**Flat 2** Hall, Living Room, Kitchen, Bathroom/WC, two Bedrooms.

**Second Floor**

**Flat 3** Hall, Living Room, Kitchen, Bathroom/WC, two Bedrooms.



Not to scale. For identification purposes only

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**A substantial double fronted three storey end terraced building with rear two storey outrigger and an additional single storey extension with a covered store and car parking. Both properties are fully let well established ground floor retail premises with self contained access leading to a number of self contained office suites with a current approximate income of £36,600 per annum.**

**Situated**

Fronting Liverpool Road on the outskirts of Crosby town centre approximately 6 miles from Liverpool city centre and 12 miles from Southport. Crosby provides well established town centre retailing location with good transport links, towns and cities within the North West and beyond.

**Tenancy**

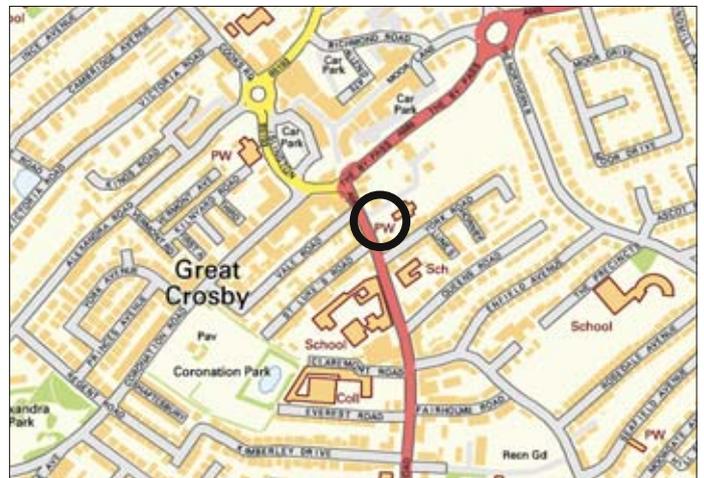
Lease/Tenancy information will be available in the legal pack.

**Ground Floor**

Glenn's Mobility producing £14,400 per annum Independent Financial Advisors are currently in the process of signing a new lease for £5,040 per annum.

**Self Contained Office Occupiers**

- S J Redfern £4,200 per annum
- Off Shore Painting £1,800 per annum
- Intermain £1,680 per annum
- Antony McClement £1,440 per annum
- Merseyside Heating & Plumbing £3,000 per annum
- One Project £3,240
- Elizabeth Jacklin £1,800 per annum
- Total Approximate Income £36,600 per annum.



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LOT  
**94**

**15 Channell Road, Fairfield, Liverpool L6 6DD**  
VACANT RESIDENTIAL

Guide price **£20–25,000**



Not to scale. For identification purposes only

**A vacant two bedroomed middle terraced property in need of repair and modernisation.**

**Situated**

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

**First Floor**

Two Bedrooms, Bathroom/WC

**Outside**

Yard to the rear.

**Ground Floor**

Hall, Through Living Room, Kitchen.

LOT  
**95**

**41 Gwladys Street, Liverpool L4 5RN**  
VACANT RESIDENTIAL

Guide price **£35–40,000**



Not to scale. For identification purposes only

**A two bedroomed middle terraced property benefitting from central heating. The property would be suitable for investment purposes.**

**Situated**

Off Walton Lane in a popular residential location within easy access to County Road amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Hall, Through Lounge, Kitchen.

**First Floor**

Two Bedrooms, Bathroom/WC

**Outside**

Yard to the rear.

LOT  
**96**

**65 Mossville Road, Liverpool L18 7JN**  
VACANT RESIDENTIAL

Guide price **£85,000+**



Not to scale. For identification purposes only

**A three bedroomed modern semi detached property benefiting from central heating and double glazing. Following refurbishment the property would be suitable for occupation or investment purposes.**

**Situated**

On the righthand side of Mossville Road when proceeding from Pitville Avenue close to the junction with Storrsdale Road in a much sought after residential location with easy

access to Rose Lane and Allerton Road amenities.

**Ground Floor**

Porch, Hall, Lounge/Dining Room, Kitchen.

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

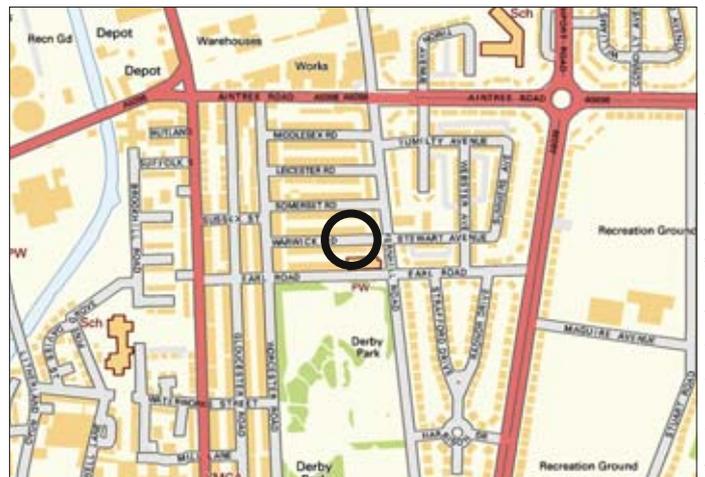
Front and Rear Gardens. Garage.

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LOT  
**97**

**45 Warwick Road, Bootle, Merseyside L20 9BY**  
VACANT RESIDENTIAL

Guide price **£45,000+**



Not to scale. For identification purposes only

**A vacant three bedroomed mid terrace property benefiting from double glazing and central heating. The property was in good order and suitable for occupation or investment purposes.**

**Situated**

Off Worcester Road in a popular and residential location.

**First Floor**

Three Bedrooms, Bathroom/WC.

**Outside**

Yard to the Rear.

**Ground Floor**

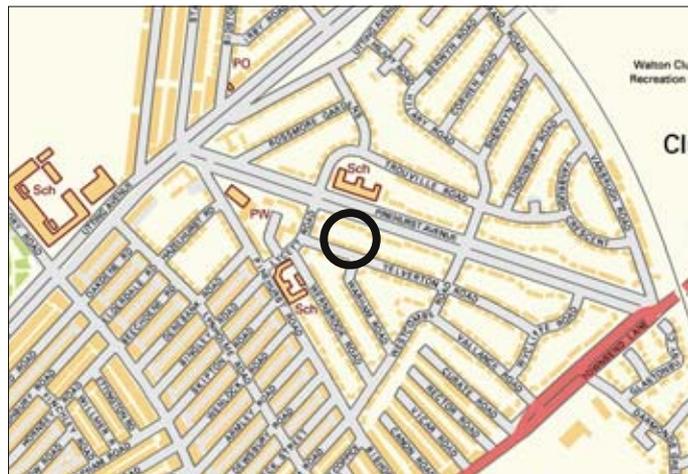
Vestibule, Hall, Through Living Room, Kitchen.

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LOT  
**98**

**52 Pinehurst Avenue, Anfield, Liverpool L4 7UH**  
VACANT RESIDENTIAL

Guide price **£60,000+**



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Not to scale. For identification purposes only

**A vacant three bedroomed end town house benefiting from double glazing, central heating and gardens. The property would be suitable for occupation or investment purposes.**

**Situated**

Fronting Pinehurst Avenue just off Utting Avenue in a popular and well established residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Hall, Lounge, Dining Room, Kitchen, WC.

**First Floor**

Three Bedrooms, Bathroom with walk in shower/WC.

**Attic**

One Room.

**Outside**

Gardens to the Front and Rear.

LOT  
**99**

**13 Alton Road, Liverpool L6 4BH**  
VACANT RESIDENTIAL

Guide price **£60,000+**



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Not to scale. For identification purposes only

**A four bedroomed semi detached property benefiting from double glazing, central heating and gardens. The property was in good order throughout and suitable for immediate occupation or investment purposes.**

**Situated**

Off West Derby Road in the Tuebrook district within easy access to local amenities, Newsham Park and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Hall, Front Living Room, rear Living room, Kitchen, Utility Room.

**First Floor**

Four Bedrooms, Shower Room/WC

**Outside**

Gardens

LOT  
**100**

**81 Beatrice Street, Bootle, Merseyside L20 2EG**  
VACANT RESIDENTIAL

Guide price **£30-35,000**



Not to scale. For identification purposes only

**A vacant two bedroomed mid terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes following modernisation.**

**Outside**

Yard to the rear

**Situated**

Off Hawthorne Road and Stanley Road in a popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Vestibule, Hall, through living room and kitchen

**First Floor**

Two bedrooms, bathroom/WC with walk in shower

LOT  
**101**

**39 Sandway Crescent, Liverpool L11 2SN**  
RESIDENTIAL INVESTMENT

Guide price **£40-45,000**



Not to scale. For identification purposes only

**A three bedroomed end town house currently let by way of an Assured Shorthold Tenancy at a rental of £6,000per annum. The property benefits from double glazing, central heating, gardens and off road parking.**

**Outside**

Gardens front and rear, Driveway.

**Situated**

The property is situated off Carr Lane in a popular residential location.

**Ground Floor**

Hall, Lounge, Kitchen, Bathroom/WC

**First Floor**

Three Bedrooms.

LOT  
**102**

**24 Chestnut Grove, Wavertree, Liverpool L15 8HS**

VACANT RESIDENTIAL

Guide price **£95–100,000**



Not to scale. For identification purposes only

**A vacant four bedroom mid terrace house benefiting from partial double glazing. The property is suitable for investment and owner occupation.**

**Situated**

Chestnut Grove runs parallel to High Street in the Wavertree area of Liverpool, approximately 3 miles from Liverpool city centre.

**First Floor**

Two Bedrooms, Bathroom.

**Second Floor**

Two Rooms.

**Ground Floor**

Two Rooms, Kitchen, Utility/Store.

**Outside**

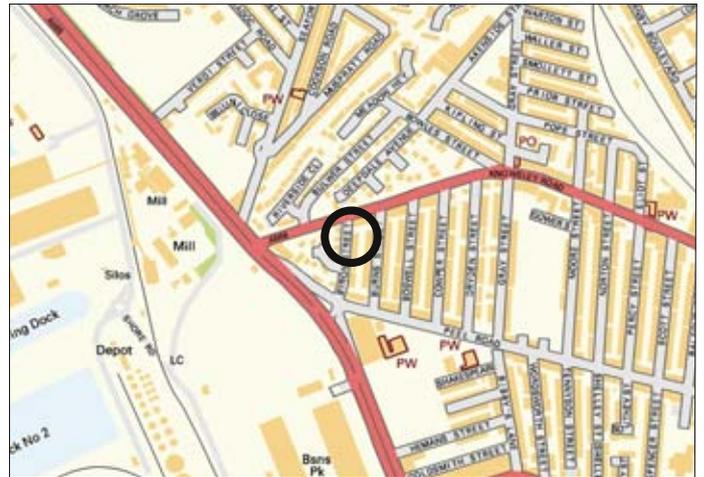
Yard to the rear.

LOT  
**103**

**34, 34a, 34b Knowsley Road, Bootle, Liverpool L20 4NL**

VACANT RESIDENTIAL

Guide price **£70,000+**



Not to scale. For identification purposes only

**A three storey corner property converted to provide three self contained flats. The flats have recently been refurbished benefiting from double glazing and suitable for immediate occupation. When fully let the potential annual rental income is in excess of £12,000.**

**Situated**

Fronting Knowsley Road on the corner of Byron Street in an established residential location approximately 4 miles north of Liverpool city centre and within

easy access to Bootle Strand Shopping Centre.

**Ground Floor**

**Flat 34** Hall, Living Room, Kitchen,

Bedroom, Bathroom/WC (front entrance)

**Outside**

Yard to the rear.

**First Floor**

**Flat A** Hall, Living Room, Kitchen, Bedroom Bathroom/WC (side entrance)

**Second Floor**

**Flat B** Hall, Living Room, Kitchen, two Bedrooms, Bathroom/WC (side entrance)

**LOT 104** **38 Princes Road, Liverpool L8 1TH**  
**VACANT RESIDENTIAL**

Guide price **£100,000+**



Not to scale. For identification purposes only

**A three storey substantial end terraced property which has previously been used as a school and office accommodation. The property would be suitable for residential purposes subject to the relevant consents. The total gross internal floor area is 987m<sup>2</sup>**

**Situated**

Fronting Princes Road in a popular residential location within close proximity to Princes Park and a short distance into Liverpool city centre.

**Basement**

Craft room, gym, boiler room, WC, stores.

**Ground Floor**

Hall, Offices, Classrooms, Kitchen, WC and Store

**First Floor**

Office, classrooms, staffroom, showers, WCs.

**Second Floor**

Offices, WCs.

**Third Floor**

Attic Storage, tank room.

**Outside**

Forecourt, Rear Yard

**Note**

The purchaser is to be responsible for the Council's legal and surveyor's fees at 3% of the sale price with a minimum of £1,500.00.

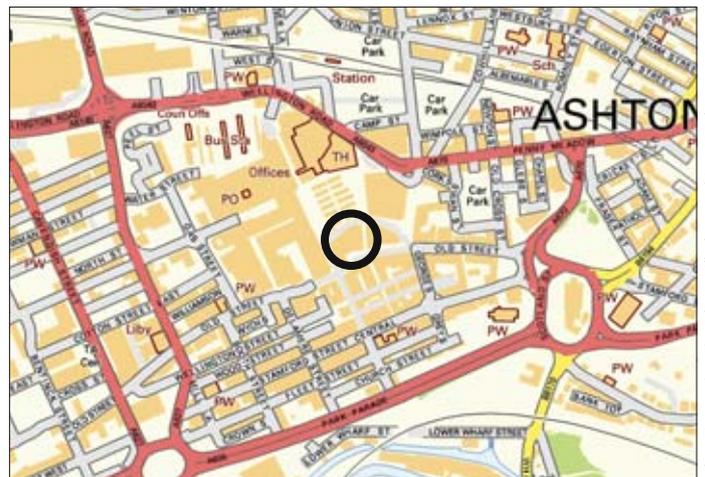
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**LOT 105** **Olivers Bar, 21-23 Bow Street, Ashton-under-Lyne, Lancashire OL6 6BV**  
**COMMERCIAL INVESTMENT**

Guide price **£50,000+**



Not to scale. For identification purposes only

**Town centre licensed trade investment and long leasehold flat currently producing £12,050 per annum. The premises comprise a ground floor retail entrance leading to a basement bar. The flat has been sold on a long lease.**

**Situated**

The premises are situated within the pedestrianised section of Ashton-under-Lyne centre. Nearby occupiers include Iceland, O2, Marks & Spencer, McDonalds.

**Basement**

Bar 181m<sup>2</sup> (1950sq ft)  
 WCs.

**Note**

The property is registered for VAT

**Lease**

The basement bar is let for 1 year from 1st April 2012 at a rent of £12,000pa to Tri Capital. The lease is contracted out of the Landlord and Tenant Act 1954

**Tenure**

The bar and flat are held by way of a long leasehold interest for a term of 999 years from 2nd March 1977 at a peppercorn. The flat has

subsequently been sold on a sub long lease for the same period less 3 days with a rent receivable of £50pa, doubling every 25 years (firstly in 2036 to £100pa) to a maximum of £3,200pa. The flat owner contributes towards insurance

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LOT  
**106**

**311 Breck Road, Everton, Liverpool L5 6PT**  
VACANT RESIDENTIAL

Guide price **£30,000+**



Not to scale. For identification purposes only

**A three storey middle terraced property comprising a ground floor retail which until recently traded as Kitchen Sales and is now vacant and suitable for a number of uses, subject to the relevant consents. To the upper floors there is storage accommodation which requires repair and modernisation. There are steel roller shutters to the ground floor.**

**Situated** approximately 3 miles from  
Fronting Breck Road at its junction with Breckfield Road North in an established residential location Liverpool city centre.

**Ground Floor**

Sales Room, Kitchen, WC

**First/Second Floor**

Storage Accommodation.

**Outside**

Yard to the rear.

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LOT  
**107**

**6a Duke Street, Waterloo, Liverpool L22 8QU**  
VACANT RESIDENTIAL

Guide price **£80,000+**



Not to scale. For identification purposes only

**A vacant two bedroomed detached character cottage suitable for occupation or investment purposes. The property benefits from double glazing and gardens front & rear. The property also benefits from an advertising hoarding producing £125.00 every 2 months.**

**Situated** and approximately 4 miles from  
Off Mount Pleasant Road in a sought after location within walking distance to Waterloo amenities, schooling, Waterloo Train Station Liverpool city centre.

**First Floor**

Two Bedrooms.

**Outside**

Gardens Front, Side & Rear.

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LOT  
**108**

**29 Lanville Road, Liverpool L19 7NL**  
**VACANT RESIDENTIAL**

Guide Price **£130,000+**



Not to scale. For identification purposes only

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**A vacant three bedroomed semi detached property benefitting from double glazing, central heating, gardens and shared off road parking. Following upgrading and modernisation the property would be suitable for occupation.**

**Situated**

Off Brodie Avenue at its junction with Booker Avenue in a sought after location within easy access to local amenities and schooling.

**Ground Floor**

Hall, Lounge, Dining Room, Kitchen.

**First Floor**

Three Bedrooms, Bathroom, Separate W.C.

**Outside**

Gardens front and rear. Garage.  
Shared Driveway.

Now accepting instructions  
for our 6 September auction  
Closing date 9 August

**James Kersh** BSc Hons MRICS  
james@suttonkersh.co.uk

**Cathy Holt** MNAEA  
cathy.holt@suttonkersh.co.uk

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# EPC Appendix

## Lot 7

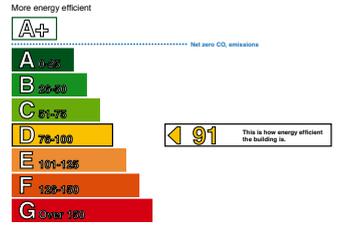
### Energy Performance Certificate Non-Domestic Building

4 Liscard Way  
WALLASEY  
CH44 5TP

Certificate Reference Number:  
9765-3008-0309-0390-5011

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epc](http://www.communities.gov.uk/epc).

#### Energy Performance Asset Rating



Technical Information		Benchmarks	
Main heating fuel:	Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:	
Building environment:	Air Conditioning	93	If newly built
Total useful floor area (m <sup>2</sup> ):	166	100	If typical of the existing stock
Building complexity (NOS level):	3		
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	49.93		

## Lot 7

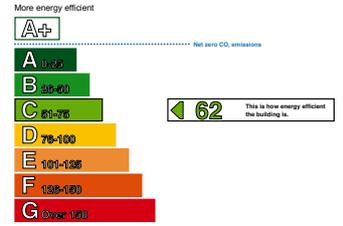
### Energy Performance Certificate Non-Domestic Building

Bethel  
6 Liscard Way  
WALLASEY  
CH44 5TP

Certificate Reference Number:  
9001-2934-0309-0370-6090

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epc](http://www.communities.gov.uk/epc).

#### Energy Performance Asset Rating



Technical Information		Benchmarks	
Main heating fuel:	Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:	
Building environment:	Air Conditioning	23	If newly built
Total useful floor area (m <sup>2</sup> ):	199	79	If typical of the existing stock
Building complexity (NOS level):	3		
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	69.25		

## Lot 10

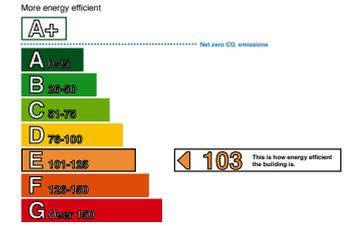
### Energy Performance Certificate Non-Domestic Building

Greenhalgh  
599 Prescot Road  
Old Swan  
LIVERPOOL  
L13 5UX

Certificate Reference Number:  
9755-3021-0309-0300-1595

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epc](http://www.communities.gov.uk/epc).

#### Energy Performance Asset Rating



Technical Information		Benchmarks	
Main heating fuel:	Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:	
Building environment:	Air Conditioning	36	If newly built
Total useful floor area (m <sup>2</sup> ):	84	36	If typical of the existing stock
Building complexity (NOS level):	3		
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	179.56		

## Lot 10

Energy Performance Certificate  
Non-Domestic Building

10-12 Aughton Street  
L39 3BW

Certificate Reference Number:  
9990-4953-0319-1420-5040

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epc](http://www.communities.gov.uk/epc).

Energy Performance Asset Rating

More energy efficient

A+ 100

A 95-100

B 80-95

C 65-78

D 78-100

E 101-125

F 126-150

G Over 150

91 This is how energy efficient the building is.

Net zero CO<sub>2</sub> emissions

Technical Information

Main heating fuel: Natural Gas

Building environment: Heating and Natural Ventilation

Total useful floor area (m<sup>2</sup>): 340

Building complexity (NOS level): 3

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 108.12

Benchmarks

Buildings similar to this one could have ratings as follows:

97 If newly built

97 If typical of the existing stock

## Lot 11

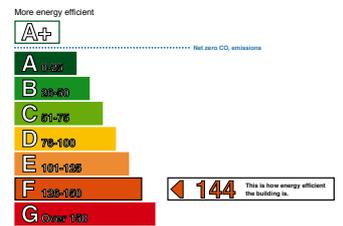
### Energy Performance Certificate Non-Domestic Building

10-12 Aughton Street  
L39 3BW

Certificate Reference Number:  
9990-4953-0319-1420-5040

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epc](http://www.communities.gov.uk/epc).

#### Energy Performance Asset Rating



Technical Information		Benchmarks	
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows:	
Building environment:	Heating and Natural Ventilation	97	If newly built
Total useful floor area (m <sup>2</sup> ):	340	97	If typical of the existing stock
Building complexity (NOS level):	3		
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	108.12		

## Lot 22

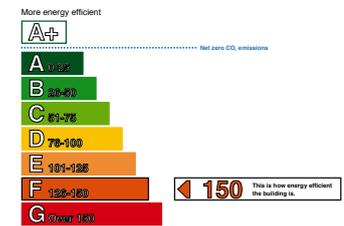
### Energy Performance Certificate Non-Domestic Building

Shoe Zone  
28 Aughton Street  
L39 3BW

Certificate Reference Number:  
9497-3089-0023-0400-6521

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epc](http://www.communities.gov.uk/epc).

#### Energy Performance Asset Rating



Technical Information		Benchmarks	
Main heating fuel:	Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:	
Building environment:	Heating and Natural Ventilation	34	If newly built
Total useful floor area (m <sup>2</sup> ):	417	31	If typical of the existing stock
Building complexity (NOS level):	3		
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	154.27		

## Lot 24

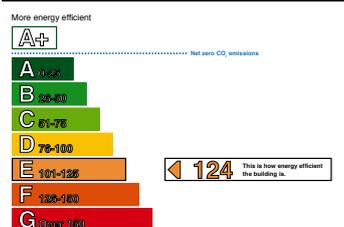
### Energy Performance Certificate Non-Domestic Building

Ryman  
33 Tutthill Street  
SOUTHPORT  
PR8 1AG

Certificate Reference Number:  
0960-1093-0331-6570-5004

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epc](http://www.communities.gov.uk/epc).

#### Energy Performance Asset Rating



Technical Information		Benchmarks	
Main heating fuel:	Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:	
Building environment:	Air Conditioning	86	If newly built
Total useful floor area (m <sup>2</sup> ):	200	33	If typical of the existing stock
Building complexity (NOS level):	3		

## Lot 25

### Energy Performance Certificate Non-Domestic Building

Little Collier Street  
215 Waterloo Road  
WALLASEY  
CH44 6JF

Certificate Reference Number:  
9226-6020-0311-1010-6020

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epc](http://www.communities.gov.uk/epc).

#### Energy Performance Asset Rating



Technical Information		Benchmarks	
Main heating fuel:	Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:	
Building environment:	Heating and Natural Ventilation	136	If newly built
Total useful floor area (m <sup>2</sup> ):	136	136	If typical of the existing stock
Building complexity (NOS level):	3		

## Lot 25

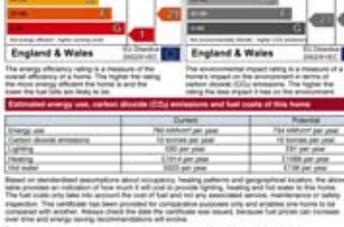
### Energy Performance Certificate Non-Domestic Building

225, Ryland Road  
WALLASEY  
CH44 6JF

Certificate Reference Number:  
9226-6020-0311-1010-6020

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epc](http://www.communities.gov.uk/epc).

#### Energy Performance Asset Rating



Technical Information		Benchmarks	
Main heating fuel:	Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:	
Building environment:	Heating and Natural Ventilation	136	If newly built
Total useful floor area (m <sup>2</sup> ):	136	136	If typical of the existing stock
Building complexity (NOS level):	3		

# EPC Appendix

## Lot 29

**Energy Performance Certificate**  
Non-Domestic Building

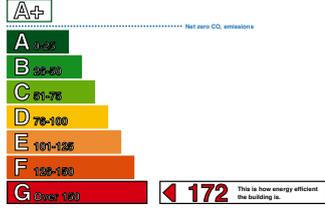
245 Grange Road  
BIRKENHEAD  
CH41 6EB

Certificate Reference Number:  
0959-0732-1168-0927-4008

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcb](http://www.communities.gov.uk/epcb).

### Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information	Benchmarks
Main heating fuel: Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:
Building environment: Heating and Natural Ventilation	25% if newly built
Total useful floor area (m <sup>2</sup> ): 48	74% if typical of the existing stock
Building complexity (NOS level): 3	
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ): 340.18	

## Lot 29

**Energy Performance Certificate**  
Non-Domestic Building

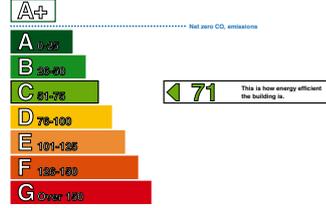
252 Grange Road  
BIRKENHEAD  
CH41 6EB

Certificate Reference Number:  
0199-0301-4030-1169-7903

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcb](http://www.communities.gov.uk/epcb).

### Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information	Benchmarks
Main heating fuel: Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:
Building environment: Heating and Natural Ventilation	25% if newly built
Total useful floor area (m <sup>2</sup> ): 198	96% if typical of the existing stock
Building complexity (NOS level): 3	
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ): 72.86	

## Lot 29

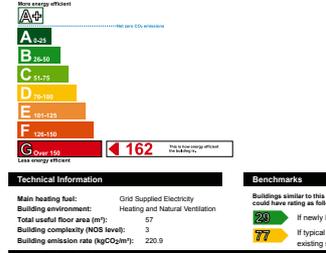
**Energy Performance Certificate**  
Non-Domestic Building

256 Grange Road  
BIRKENHEAD  
CH41 6EB

Certificate Reference Number:  
9659-9306-0027-0300-3401

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcb](http://www.communities.gov.uk/epcb).

### Energy Performance Asset Rating



Technical Information	Benchmarks
Main heating fuel: Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:
Building environment: Heating and Natural Ventilation	26% if newly built
Total useful floor area (m <sup>2</sup> ): 57	77% if typical of the existing stock
Building complexity (NOS level): 3	
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ): 230.9	

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

## Lot 30

**Energy Performance Certificate**  
Non-Domestic Building

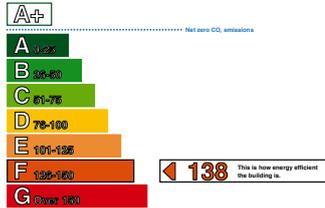
8 E Property Services  
28 Woodton Street  
LIVERPOOL  
L26 5JD

Certificate Reference Number:  
9438-3099-0497-0890-6195

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcb](http://www.communities.gov.uk/epcb).

### Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information	Benchmarks
Main heating fuel: Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:
Building environment: Heating and Natural Ventilation	32% if newly built
Total useful floor area (m <sup>2</sup> ): 82	86% if typical of the existing stock
Building complexity (NOS level): 3	
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ): 116.65	

## Lot 30

**Energy Performance Certificate**  
Non-Domestic Building

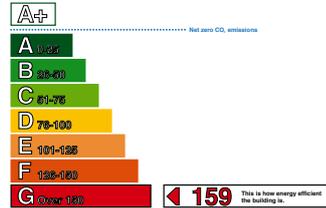
30, Woodton Street  
LIVERPOOL  
L26 5JD

Certificate Reference Number:  
9873-3039-0392-0890-6195

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcb](http://www.communities.gov.uk/epcb).

### Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information	Benchmarks
Main heating fuel: Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:
Building environment: Heating and Natural Ventilation	31% if newly built
Total useful floor area (m <sup>2</sup> ): 94	82% if typical of the existing stock
Building complexity (NOS level): 3	
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ): 178.53	

## Lot 30

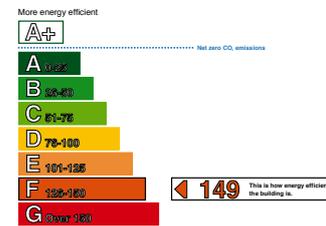
**Energy Performance Certificate**  
Non-Domestic Building

Julie Hatchell Opticians  
34 Woodton Street  
LIVERPOOL  
L26 5JD

Certificate Reference Number:  
9752-3019-0395-0890-6291

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcb](http://www.communities.gov.uk/epcb).

### Energy Performance Asset Rating



Technical Information	Benchmarks
Main heating fuel: Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:
Building environment: Air Conditioning	32% if newly built
Total useful floor area (m <sup>2</sup> ): 63	98% if typical of the existing stock
Building complexity (NOS level): 3	
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ): 184.38	

## Lot 31

**Energy Performance Certificate**  
Non-Domestic Building

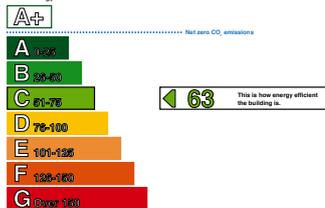
KODAK  
296 Hoylake Road  
WIRRAL  
CH46 6AF

Certificate Reference Number:  
0391-0130-8869-4301-9002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcb](http://www.communities.gov.uk/epcb).

### Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information	Benchmarks
Main heating fuel: Other	Buildings similar to this one could have ratings as follows:
Building environment: Unconditioned	31% if newly built
Total useful floor area (m <sup>2</sup> ): 223	83% if typical of the existing stock
Building complexity (NOS level): 3	
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ): 45.54	

## Lot 31

**Energy Performance Certificate**  
Non-Domestic Building

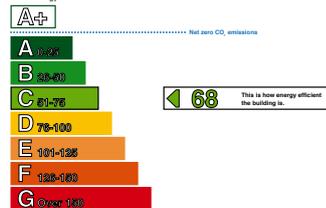
Worral Holistic Charity Shop  
296 Hoylake Road  
WIRRAL  
CH46 6AF

Certificate Reference Number:  
0040-6000-0321-8940-3020

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcb](http://www.communities.gov.uk/epcb).

### Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information	Benchmarks
Main heating fuel: Natural Gas	Buildings similar to this one could have ratings as follows:
Building environment: Heating and Natural Ventilation	37% if newly built
Total useful floor area (m <sup>2</sup> ): 191	80% if typical of the existing stock
Building complexity (NOS level): 3	
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ): 91.89	

## Lot 31

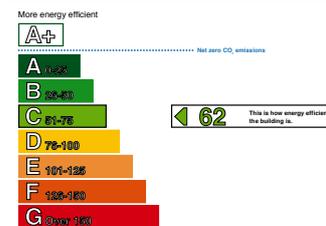
**Energy Performance Certificate**  
Non-Domestic Building

Fan Times  
296a Hoylake Road  
WIRRAL  
CH46 6AF

Certificate Reference Number:  
0040-7051-0381-0980-3000

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcb](http://www.communities.gov.uk/epcb).

### Energy Performance Asset Rating



Less energy efficient

Technical Information	Benchmarks
Main heating fuel: Natural Gas	Buildings similar to this one could have ratings as follows:
Building environment: Heating and Natural Ventilation	37% if newly built
Total useful floor area (m <sup>2</sup> ): 233	83% if typical of the existing stock
Building complexity (NOS level): 3	
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ): 42.81	

# EPC Appendix

## Lot 38

**Energy Performance Certificate**  
Non-Domestic Building

17 Upton Road  
WREXHAM,  
CH46 6PD

Certificate Reference Number:  
0680-0432-0419-7806-4002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcb](http://www.communities.gov.uk/epcb).

**Energy Performance Asset Rating**

More energy efficient

A+ 1-23  
A 24-29  
B 30-39  
C 40-49  
D 50-59  
E 60-69  
F 70-79  
G 80-100  
Less energy efficient

124 This is how energy efficient the building is.

**Technical Information**

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 187  
Building complexity (NBS level): 2  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 140.47

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
20 if newly built  
78 if typical of the existing stock

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

## Lot 39

**Energy Performance Certificate**  
Non-Domestic Building

11-13 Leicester Street  
NORTHWICH  
CW9 5LA

Certificate Reference Number:  
9639-9062-9794-2291-4991

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcb](http://www.communities.gov.uk/epcb).

**Energy Performance Asset Rating**

More energy efficient

A+ 1-23  
A 24-29  
B 30-39  
C 40-49  
D 50-59  
E 60-69  
F 70-79  
G 80-100  
Less energy efficient

144 This is how energy efficient the building is.

**Technical Information**

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 354  
Building complexity (NBS level): 6  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 231.11

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
32 if newly built  
85 if typical of the existing stock

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0959 326 3261.

## Lot 39

**Energy Performance Certificate**  
Non-Domestic Building

17 Hopedale Street  
NR 34H 4L

Certificate Reference Number:  
9639-9062-7431-1736-2298

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcb](http://www.communities.gov.uk/epcb).

**Energy Performance Asset Rating**

More energy efficient

A+ 1-23  
A 24-29  
B 30-39  
C 40-49  
D 50-59  
E 60-69  
F 70-79  
G 80-100  
Less energy efficient

82 This is how energy efficient the building is.

**Technical Information**

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 700  
Building complexity (NBS level): 6  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 116.37

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
31 if newly built  
83 if typical of the existing stock

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0959 326 3261.

## Lot 39

**Energy Performance Certificate**  
Non-Domestic Building

Wright & Sons Ltd  
7 Leicester Street  
NORTHWICH  
CW9 5LA

Certificate Reference Number:  
0960-6992-0379-8540-6054

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcb](http://www.communities.gov.uk/epcb).

**Energy Performance Asset Rating**

More energy efficient

A+ 1-23  
A 24-29  
B 30-39  
C 40-49  
D 50-59  
E 60-69  
F 70-79  
G 80-100  
Less energy efficient

72 This is how energy efficient the building is.

**Technical Information**

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 79  
Building complexity (NBS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 101.7

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
25 if newly built  
98 if typical of the existing stock

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0959 326 3261.

## Lot 39

**Energy Performance Certificate**  
Non-Domestic Building

5 Leicester Street  
NORTHWICH  
CW9 5LA

Certificate Reference Number:  
9699-9360-2074-3992-7990

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcb](http://www.communities.gov.uk/epcb).

**Energy Performance Asset Rating**

More energy efficient

A+ 1-23  
A 24-29  
B 30-39  
C 40-49  
D 50-59  
E 60-69  
F 70-79  
G 80-100  
Less energy efficient

88 This is how energy efficient the building is.

**Technical Information**

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 6  
Building complexity (NBS level): 6  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 7,066

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
25 if newly built  
88 if typical of the existing stock

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0959 326 3261.

## Lot 39

**Energy Performance Certificate**  
Non-Domestic Building

Equipart  
Barons Quay  
NORTHWICH  
CW9 5DL

Certificate Reference Number:  
0550-0339-6379-1396-3002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcb](http://www.communities.gov.uk/epcb).

**Energy Performance Asset Rating**

More energy efficient

A+ 1-23  
A 24-29  
B 30-39  
C 40-49  
D 50-59  
E 60-69  
F 70-79  
G 80-100  
Less energy efficient

248 This is how energy efficient the building is.

**Technical Information**

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 292  
Building complexity (NBS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 103.39

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
25 if newly built  
139 if typical of the existing stock

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0959 326 3261.

## Lot 40

**Energy Performance Certificate**  
Non-Domestic Building

11 Bank Street  
WREXHAM  
LL11 1AH

Certificate Reference Number:  
9639-9062-4329-3999-1192

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcb](http://www.communities.gov.uk/epcb).

**Energy Performance Asset Rating**

More energy efficient

A+ 1-23  
A 24-29  
B 30-39  
C 40-49  
D 50-59  
E 60-69  
F 70-79  
G 80-100  
Less energy efficient

152 This is how energy efficient the building is.

**Technical Information**

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 190  
Building complexity (NBS level): 2  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 114.73

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
24 if newly built  
117 if typical of the existing stock

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0959 326 3261.

## Lot 44

**Energy Performance Certificate**  
Non-Domestic Building

221 Myrtle Road  
WREXHAM  
CH46 6BU

Certificate Reference Number:  
0680-0432-0419-7806-4002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcb](http://www.communities.gov.uk/epcb).

**Energy Performance Asset Rating**

More energy efficient

A+ 1-23  
A 24-29  
B 30-39  
C 40-49  
D 50-59  
E 60-69  
F 70-79  
G 80-100  
Less energy efficient

89 This is how energy efficient the building is.

**Technical Information**

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 81  
Building complexity (NBS level): 6  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 240.6

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
28 if newly built  
74 if typical of the existing stock

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0959 326 3261.

## Lot 46

**Energy Performance Certificate**  
Non-Domestic Building

Unit A  
Maritime Business Park  
Dock Road  
BIRNHEAD  
CH41 7HT

Certificate Reference Number:  
0040-6076-0381-6950-3024

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcb](http://www.communities.gov.uk/epcb).

**Energy Performance Asset Rating**

More energy efficient

A+ 1-23  
A 24-29  
B 30-39  
C 40-49  
D 50-59  
E 60-69  
F 70-79  
G 80-100  
Less energy efficient

85 This is how energy efficient the building is.

**Technical Information**

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 422  
Building complexity (NBS level): 4  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 63.34

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
40 if newly built  
84 if typical of the existing stock

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0959 326 3261.

# EPC Appendix

## Lot 51

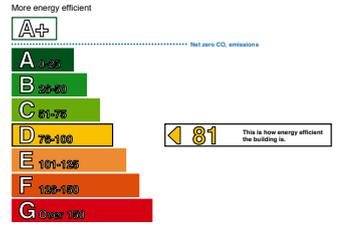
### Energy Performance Certificate Non-Domestic Building

Unit B  
7 Governor Way  
Dock Road  
BIRKENHEAD  
CH41 1DL

Certificate Reference Number:  
9200-3925-0099-4219-1070

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcd](http://www.communities.gov.uk/epcd).

#### Energy Performance Asset Rating



Technical Information		Benchmarks	
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows:	
Building environment:	Heating and Natural Ventilation	26	If newly built
Total useful floor area (m <sup>2</sup> ):	263	74	If typical of the existing stock
Building complexity (NOS level):	3		
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	65.8		

## Lot 54

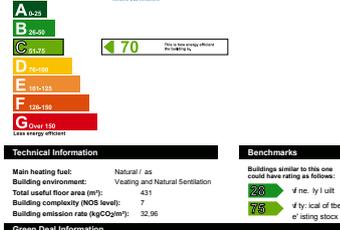
### Energy Performance Certificate Non-Domestic Building

18-20 New Street  
M3 6LJ  
CH1 1NZ

Certificate Reference Number:  
9959-3362-9724-1779-3993

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcd](http://www.communities.gov.uk/epcd).

#### Energy Performance Asset Rating



Technical Information		Benchmarks	
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows:	
Building environment:	Heating and Natural Ventilation	26	If newly built
Total useful floor area (m <sup>2</sup> ):	431	76	If typical of the existing stock
Building complexity (NOS level):	7		
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	32.96		

If a Green Deal is available from later this year, we find out more about it. See [www.green-deal.co.uk](http://www.green-deal.co.uk) for more information.

## Lot 55

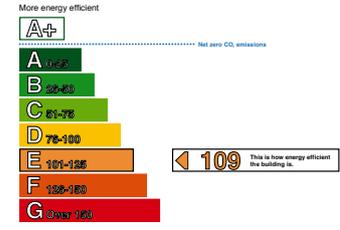
### Energy Performance Certificate Non-Domestic Building

Unit C  
Maritime Business Park  
Dock Road  
BIRKENHEAD  
CH41 7HT

Certificate Reference Number:  
6550-0231-4040-0504-0002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcd](http://www.communities.gov.uk/epcd).

#### Energy Performance Asset Rating



Technical Information		Benchmarks	
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows:	
Building environment:	Heating and Natural Ventilation	46	If newly built
Total useful floor area (m <sup>2</sup> ):	303	86	If typical of the existing stock
Building complexity (NOS level):	4		
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	80.25		

## Lot 56

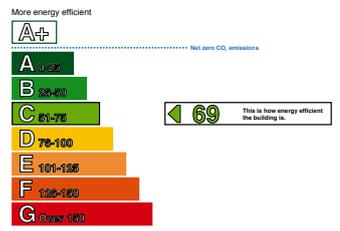
### Energy Performance Certificate Non-Domestic Building

Jessops  
19 Williamson Street  
LIVERPOOL  
L1 1EB

Certificate Reference Number:  
0240-5945-0389-6750-5024

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcd](http://www.communities.gov.uk/epcd).

#### Energy Performance Asset Rating



Technical Information		Benchmarks	
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows:	
Building environment:	Air Conditioning	32	If newly built
Total useful floor area (m <sup>2</sup> ):	160	87	If typical of the existing stock
Building complexity (NOS level):	3		
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	65.34		

## Lot 56

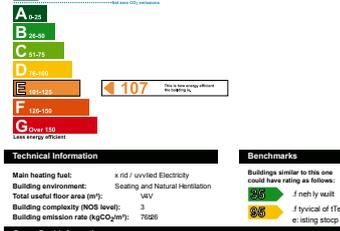
### Energy Performance Certificate Non-Domestic Building

21 Williamson Street  
LIVERPOOL  
L1 1EB

Certificate Reference Number:  
9689-9930-2740-7967-7997

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcd](http://www.communities.gov.uk/epcd).

#### Energy Performance Asset Rating



Technical Information		Benchmarks	
Main heating fuel:	Electricity	Buildings similar to this one could have ratings as follows:	
Building environment:	Seating and Natural Ventilation	35	If newly built
Total useful floor area (m <sup>2</sup> ):	160	86	If typical of the existing stock
Building complexity (NOS level):	3		
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	76.90		

If a Green Deal is available from later this year, we find out more about it. See [www.green-deal.co.uk](http://www.green-deal.co.uk) for more information.

## Lot 57

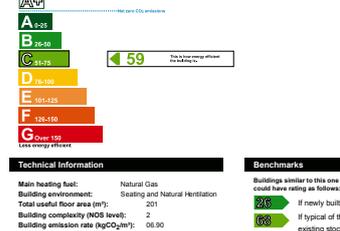
### Energy Performance Certificate Non-Domestic Building

123 Salford Street  
Tatchell  
LIVERPOOL  
L6 5SN

Certificate Reference Number:  
9969-3027-9234-1209-9003

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcd](http://www.communities.gov.uk/epcd).

#### Energy Performance Asset Rating



Technical Information		Benchmarks	
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows:	
Building environment:	Seating and Natural Ventilation	26	If newly built
Total useful floor area (m <sup>2</sup> ):	201	68	If typical of the existing stock
Building complexity (NOS level):	2		
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	66.90		

If a Green Deal is available from later this year, we find out more about how the Green Deal can make your property cheaper to run, please call 0209 742 7423.

## Lot 78

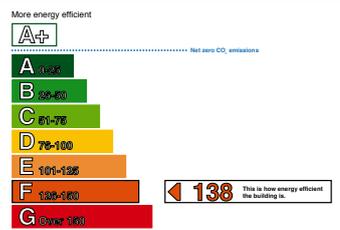
### Energy Performance Certificate Non-Domestic Building

Bennet Bunch  
611 Prescott Road  
Old Swan  
LIVERPOOL  
L13 5XA

Certificate Reference Number:  
0940-0639-5259-1321-6002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcd](http://www.communities.gov.uk/epcd).

#### Energy Performance Asset Rating



Technical Information		Benchmarks	
Main heating fuel:	Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:	
Building environment:	Heating and Natural Ventilation	11	If newly built
Total useful floor area (m <sup>2</sup> ):	164	108	If typical of the existing stock
Building complexity (NOS level):	3		
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	141.98		

## Lot 105

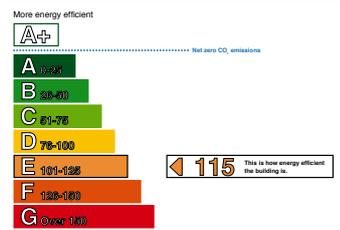
### Energy Performance Certificate Non-Domestic Building

Olivers Bar  
25-27 Bow Street  
ASHTON-UNDER-LYNE  
OL6 6BU

Certificate Reference Number:  
9220-4955-0380-3280-3000

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcd](http://www.communities.gov.uk/epcd).

#### Energy Performance Asset Rating



Technical Information		Benchmarks	
Main heating fuel:	Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:	
Building environment:	Heating and Natural Ventilation	37	If newly built
Total useful floor area (m <sup>2</sup> ):	256	84	If typical of the existing stock
Building complexity (NOS level):	3		
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	134.09		

# Here... There...



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SuttonKersh

# Terms and conditions for proxy or telephone bidders

## 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 with the appropriate deposit cheque 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. A cheque or banker's draft in the sum of 10% of the maximum bid or £2,000 whichever is the greater, is enclosed with the proxy or telephone bidding form. Cheques should be made payable to Sutton Kersh. Receipt of funds must be the day prior to the auction.  
Buyer's Administration Charge – The successful buyer will be required to pay the Auctioneers a Buyer's Administration Charge of £400 plus VAT upon exchange of contracts for each property purchased (cheques made payable to Sutton Kersh).  
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 Successful/unsuccessful bids will be notified to the prospective buyer within 24 hours of the conclusion of the auction sale.
- 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 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 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

Cheque for 10% deposit (£2,000 minimum) £ ..... enclosed herewith (made payable to Sutton Kersh)

**Buyer's Administration Charge** – Should my bid be successful I agree to pay a Buyer's Administration Charge of £400 plusVAT 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 .....

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 .....

# 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)

10% deposit of maximum bid (£2,000 minimum) ..... enclosed (made payable to Sutton Kersh)

**Buyer's Administration Charge** – Should my bid be successful I agree to pay a Buyer's Administration Charge of £400 plus VAT 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 cheque can be a personal cheque, bankers draft or solicitors client account cheque, no cash must be sent through the post. Your 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% (£2,000 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**

# Common Auction Conditions

Common Auction Conditions (3rd Edition August 2009 – reproduced with the consent of the RICS).

The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

## INTRODUCTION

The Common Auction Conditions have been produced for real estate auctions in England and Wales to set a common standard across the industry. They are in three sections:

- Glossary** The glossary gives special meanings to certain words used in both sets of conditions.
- Auction Conduct Conditions** The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who has a catalogue, or who attends or bids at the auction. They cannot be changed without the auctioneer's agreement. We recommend that these conditions are set out in a two-part notice to bidders in the auction catalogue, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions.
- Sale Conditions** The Sale Conditions govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum.

## Important notice

A prudent buyer will, before bidding for a lot at an auction:

- Take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant;
- Read the conditions;
- Inspect the lot;
- Carry out usual searches and make usual enquiries;
- Check the content of all available leases and other documents relating to the lot;
- Check that what is said about the lot in the catalogue is accurate;
- Have finance available for the deposit and purchase price;
- Check whether VAT registration and election is advisable;

The conditions assume that the buyer has acted like a prudent buyer. If you choose to buy a lot without taking these normal precautions you do so at your own risk.

## GLOSSARY

This glossary applies to the auction conduct conditions and the sale conditions. Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the auction or the CONTRACT DATE (as applicable); and
- where the following words printed in bold black type appear in bold blue type they have the specified meanings.

**Actual completion date** The date when COMPLETION takes place or is treated as taking place for the purposes of apportionment and calculating interest.

**Addendum** An amendment or addition to the CONDITIONS or to the PARTICULARS or to both whether contained in a supplement to the CATALOGUE, a written notice from the AUCTIONEERS or an oral announcement at the AUCTION.

**Agreed completion date** Subject to CONDITION G9.3: (a) the date specified in the SPECIAL CONDITIONS; or (b) if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE; but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

**Approved financial institution** Any bank or building society that has signed up to the Banking Code or Business Banking Code or is otherwise acceptable to the AUCTIONEERS.

**Arrears** Arrears of rent and other sums due under the TENANCIES and still outstanding on the ACTUAL COMPLETION DATE.

**Arrears schedule** The arrears schedule (if any) forming part of the SPECIAL CONDITIONS.

**Auction** The AUCTION advertised in the CATALOGUE.

**Auction conduct conditions** The CONDITIONS so headed, including any extra AUCTION CONDUCT CONDITIONS.

**Auctioneers** The AUCTIONEERS at the AUCTION.

**Business day** Any day except (a) a Saturday or a Sunday; (b) a bank holiday in England and Wales; or (c) Good Friday or Christmas Day.

**Buyer** The person who agrees to buy the LOT or, if applicable, that person's personal representatives: if two or more are jointly the BUYER their obligations can be enforced against them jointly or against each of them separately.

**Catalogue** The CATALOGUE to which the CONDITIONS refer including any supplement to it.

**Completion** Unless otherwise agreed between SELLER and BUYER (or their conveyancers) the occasion when both SELLER and BUYER have complied with their obligations under the CONTRACT and the balance of the PRICE is unconditionally received in the SELLER'S conveyancer's client account.

**Condition** One of the AUCTION CONDUCT CONDITIONS or SALES CONDITIONS.

**Contract** The contract by which the SELLER agrees to sell and the BUYER agrees to buy the LOT.

**Contract date** The date of the AUCTION or, if the LOT is not sold at the AUCTION: (a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or (b) if contracts are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

**Documents** Documents of title (including, if title is registered, the entries on the register and the title plan) and other documents listed or referred to in the SPECIAL CONDITIONS relating to the LOT.

**Financial charge** A charge to secure a loan or other financial indebtedness (not including a rentcharge).

**General conditions** That part of the SALE CONDITIONS so headed,

including any extra GENERAL CONDITIONS.

**Interest rate** If not specified in the SPECIAL CONDITIONS, 4% above the base rate from time to time of Barclays Bank plc. (The INTEREST RATE will also apply to judgment debts, if applicable.)

**Lot** Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including CHATTELS, if any).

**Old arrears** ARREARS due under any of the TENANCIES that are not "new TENANCIES" as defined by the Landlord and Tenant (Covenants) Act 1995.

**Particulars** The section of the CATALOGUE that contains descriptions of each LOT (as varied by any ADDENDUM).

**Practitioner** An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, any similar official).

**Price** The price that the BUYER agrees to pay for the LOT.

**Ready to complete** Ready, willing and able to complete: if COMPLETION would enable the SELLER to discharge all FINANCIAL CHARGES secured on the LOT that have to be discharged by COMPLETION, then those outstanding FINANCIAL CHARGES do not prevent the SELLER from being READY TO COMPLETE.

**Sale conditions** The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.

**Sale memorandum** The form so headed (whether or not set out in the CATALOGUE) in which the terms of the CONTRACT for the sale of the LOT are recorded.

**Seller** The person selling the LOT. If two or more are jointly the SELLER their obligations can be enforced against them jointly or against each of them separately.

**Special conditions** Those of the SALE CONDITIONS so headed that relate to the LOT.

**Tenancies** Tenancies, leases, licences to occupy and agreements for lease and any documents varying or supplemental to them.

**Tenancy schedule** The tenancy schedule (if any) forming part of the SPECIAL CONDITIONS.

**Transfer** Transfer includes a conveyance or assignment (and "to transfer" includes "to convey" or "to assign").

**TUPE** The Transfer of Undertakings (Protection of Employment) Regulations 2006.

**VAT** Value Added Tax or other tax of a similar nature.

**VAT option** An option to tax.

**We (and us and our)** The AUCTIONEERS.

**You (and your)** Someone who has a copy of the CATALOGUE or who attends or bids at the AUCTION, whether or not a BUYER.

## AUCTION CONDUCT CONDITIONS

### A1 Introduction

A1.1 Words in bold blue type have special meanings, which are defined in the Glossary.

A1.2 The CATALOGUE is issued only on the basis that you accept these AUCTION CONDUCT CONDITIONS. They govern our relationship with you and cannot be disapplied or varied by the SALE CONDITIONS (even by a CONDITION purporting to replace the whole of the Common Auction Conditions). They can be varied only if we agree.

### A2 Our role

A2.1 As agents for each SELLER we have authority to:  
(a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;  
(b) offer each LOT for sale;  
(c) sell each LOT;  
(d) receive and hold deposits;  
(e) sign each SALE MEMORANDUM; and  
(f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS.

A2.2 Our decision on the conduct of the AUCTION is final.

A2.3 WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.

A2.4 YOU acknowledge that to the extent permitted by law we owe you no duty of care and you have no claim against US for any loss.

### A3 Bidding and reserve prices

A3.1 All bids are to be made in pounds sterling exclusive of any applicable VAT.

A3.2 WE may refuse to accept a bid. WE do not have to explain why.

A3.3 If there is a dispute over bidding we are entitled to resolve it, and our decision is final.

A3.4 Unless stated otherwise each LOT is subject to a reserve price (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve price the LOT will be withdrawn from the AUCTION.

A3.5 Where there is a reserve price the SELLER may bid (or ask US or another agent to bid on the SELLER'S behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. YOU accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the SELLER.

A3.6 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the SELLER might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always – as the SELLER may fix the final reserve price just before bidding commences.

### A4 The particulars and other information

A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. THE PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

A4.2 If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.

A4.3 THE PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that you have the correct versions.

A4.4 If we provide information, or a copy of a document, provided by others we do so only on the basis that we are not responsible for the accuracy of that information or document.

## A5 The contract

A5.1 A successful bid is one we accept as such (normally on the fall of the hammer). This CONDITION A5 applies to you if you make the successful bid for a LOT.

A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid plus VAT (if applicable).

A5.3 YOU must before leaving the AUCTION:

- (a) provide all information we reasonably need from you to enable US to complete the SALE MEMORANDUM (including proof of YOUR identity if required by US);
- (b) sign the completed SALE MEMORANDUM; and
- (c) pay the deposit.

A5.4 If you do not we may either:

- (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against you for breach of CONTRACT; or
  - (b) sign the SALE MEMORANDUM on YOUR behalf.
- The deposit:
- (a) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stated in the SALE CONDITIONS; and
  - (b) must be paid in pounds sterling by cheque or by bankers' draft made payable to US on an APPROVED FINANCIAL INSTITUTION. The extra AUCTION CONDUCT CONDITIONS may state if we accept any other form of payment.

A5.6 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.

A5.7 If the BUYER does not comply with its obligations under the CONTRACT then:

- (a) you are personally liable to buy the LOT even if you are acting as an agent; and
  - (b) you must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.
- A5.8 Where the BUYER is a company you warrant that the BUYER is properly constituted and able to buy the LOT.

## Words that are capitalised have special meanings, which are defined in the Glossary.

The GENERAL CONDITIONS (including any extra GENERAL CONDITIONS) apply to the CONTRACT except to the extent that they are varied by SPECIAL CONDITIONS or by an ADDENDUM.

## G1. The lot

G1.1 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described the LOT is that referred to in the SALE MEMORANDUM.

G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.

G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS, but excluding any FINANCIAL CHARGES: these the SELLER must discharge on or before COMPLETION.

G1.4 The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:

- (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, within the meaning of 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.

G1.8 Where CHATTELS are included in the LOT the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use.

G1.9 The BUYER buys with full knowledge of:

	<ul style="list-style-type: none"> <li>• (a) the DOCUMENTS, whether or not the BUYER has read them; and</li> <li>• (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.</li> </ul>		
G1.10	The BUYER is not to rely on the information contained in the PARTICULARS but may rely on the SELLER'S conveyancer's written replies to preliminary enquiries to the extent stated in those replies.		
<b>G2. Deposit</b>			
G2.1	The amount of the deposit is the greater of: <ul style="list-style-type: none"> <li>• (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and</li> <li>• (b) 10% of the PRICE (exclusive of any VAT on the PRICE).</li> </ul>	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.
G2.2	The deposit <ul style="list-style-type: none"> <li>• (a) must be paid in pounds sterling by cheque or banker's draft drawn on an APPROVED FINANCIAL INSTITUTION (or by any other means of payment that the AUCTIONEERS may accept); and</li> <li>• (b) is to be held as stakeholder unless the AUCTION CONDUCT CONDITIONS provide that it is to be held as agent for the SELLER.</li> </ul>	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 Land Registry Rules when making application for registration of the transaction to which the CONDITIONS apply.
G2.3	Where the AUCTIONEERS hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.	<b>G5. Transfer</b>	
G2.4	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.	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS: <ul style="list-style-type: none"> <li>• (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</li> <li>• (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.</li> </ul>
G2.5	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.	G5.2	If the SELLER remains liable in any respect 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.
<b>G3. Between contract and completion</b>		G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
G3.1	Unless the SPECIAL CONDITIONS state otherwise, the SELLER is to insure the LOT from and including the CONTRACT DATE to COMPLETION and: <ul style="list-style-type: none"> <li>• (a) produce to the BUYER on request all relevant insurance details;</li> <li>• (b) pay the premiums when due;</li> <li>• (c) if the BUYER so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;</li> <li>• (d) 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;</li> <li>• (e) 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</li> <li>• (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 (to the extent not already paid by the BUYER or a tenant or other third party) for the period from and including the CONTRACT DATE to COMPLETION.</li> </ul>	<b>G6. Completion</b>	
G3.2	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.	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.
G3.3	Section 47 of the Law of Property Act 1925 does not apply.	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.
G3.4	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.	G6.3	Payment is to be made in pounds sterling and only by: <ul style="list-style-type: none"> <li>• (a) direct TRANSFER to the SELLER'S conveyancer's client account; and</li> <li>• (b) the release of any deposit held by a stakeholder.</li> </ul>
<b>G4. Title and identity</b>		G6.4	Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with their obligations under the CONTRACT and the balance of the PRICE is unconditionally received in the SELLER'S conveyancer's client account.
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 except in relation to any matter that occurs after the CONTRACT DATE.	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.
G4.2	If any of the DOCUMENTS is not made available before the AUCTION the following provisions apply: <ul style="list-style-type: none"> <li>• (a) The BUYER may raise no requisition on or objection to any of the DOCUMENTS that is made available before the AUCTION.</li> <li>• (b) 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.</li> <li>• (c) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS 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.</li> <li>• (d) If title is in the course of registration, title is to consist of certified copies of: <ul style="list-style-type: none"> <li>• (i) the application for registration of title made to the land registry;</li> <li>• (ii) the DOCUMENTS accompanying that application;</li> <li>• (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and</li> <li>• (iv) 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.</li> </ul> </li> <li>• (e) 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.</li> </ul>	G6.6	Where applicable the CONTRACT remains in force following COMPLETION.
G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide): <ul style="list-style-type: none"> <li>• (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</li> <li>• (b) the covenant set out in section 4 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.</li> </ul>	<b>G7. Notice to complete</b>	
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.	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. <ul style="list-style-type: none"> <li>• (a) terminate the CONTRACT;</li> <li>• (b) claim the deposit and any interest on it if held by a stakeholder;</li> <li>• (c) forfeit the deposit and any interest on it;</li> <li>• (d) resell the LOT; and</li> <li>• (e) claim damages from the BUYER.</li> </ul>
		G7.2	The person giving the notice must be READY TO COMPLETE.
		G7.3	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has: <ul style="list-style-type: none"> <li>• (a) terminate the CONTRACT;</li> <li>• (b) claim the deposit and any interest on it if held by a stakeholder;</li> <li>• (c) forfeit the deposit and any interest on it;</li> <li>• (d) resell the LOT; and</li> <li>• (e) claim damages from the BUYER.</li> </ul>
		G7.4	If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has: <ul style="list-style-type: none"> <li>• (a) terminate the CONTRACT; and</li> <li>• (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.</li> </ul>
		<b>G8. If the contract is brought to an end</b>	
			If the CONTRACT is lawfully brought to an end: <ul style="list-style-type: none"> <li>• (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and</li> <li>• (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.</li> </ul>
		<b>G9. Landlord's licence</b>	
		G9.1	Where the LOT is or includes leasehold land and licence to assign 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.
		G9.4	The SELLER must: <ul style="list-style-type: none"> <li>• (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and</li> <li>• (b) enter into any authorised guarantee agreement properly required.</li> </ul>
		G9.5	The BUYER must: <ul style="list-style-type: none"> <li>• (a) promptly provide references and other relevant information; and</li> <li>• (b) comply with the landlord's lawful requirements.</li> </ul>
		G9.6	If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the licence has not been obtained 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 licence is obtained. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.
		<b>G10. Interest and apportionments</b>	
		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 PRICE (less any deposit paid) from the AGREED COMPLETION DATE up to and including 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 pay to the BUYER after COMPLETION any sum to which
		G10.3	the BUYER is entitled that the SELLER subsequently receives in cleared funds. <p>Income and outgoings are to be apportioned at ACTUAL COMPLETION DATE unless:</p> <ul style="list-style-type: none"> <li>• (a) the BUYER is liable to pay interest; and</li> <li>• (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;</li> </ul> <p>in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.</p>
		G10.4	Apportionments are to be calculated on the basis that: <ul style="list-style-type: none"> <li>• (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;</li> <li>• (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and</li> <li>• (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.</li> </ul>
		<b>G11. Arrears</b>	
		<b>Part 1 Current rent</b>	
		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 in advance 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.
		<b>Part 2 Buyer to pay for arrears</b>	
		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.
		<b>Part 3 Buyer not to pay for arrears</b>	
		G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS: <ul style="list-style-type: none"> <li>• (a) so state; or</li> <li>• (b) give no details of any arrears.</li> </ul>
		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 of 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.
		<b>G12. Management</b>	
		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: <ul style="list-style-type: none"> <li>• (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;</li> <li>• (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</li> <li>• (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.</li> </ul>
		<b>G13. Rent deposits</b>	
		G13.1	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.
		G13.2	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.
		G13.3	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: <ul style="list-style-type: none"> <li>• (a) observe and perform the SELLER'S covenants and CONDITIONS in the rent deposit deed and indemnify the SELLER in respect of any breach;</li> <li>• (b) give notice of assignment to the tenant; and</li> <li>• (c) give such direct covenant to the tenant as may be required by the rent deposit deed.</li> </ul>
		<b>G14. VAT</b>	
		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.

<p>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.</p> <p><b>G15. Transfer as a going concern</b></p> <p>G15.1 Where the SPECIAL CONDITIONS so state:</p> <ul style="list-style-type: none"> <li>• (a) 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</li> <li>• (b) this CONDITION G15 applies.</li> </ul> <p>G15.2 The SELLER confirms that the SELLER</p> <ul style="list-style-type: none"> <li>• (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and</li> <li>• (b) 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.</li> </ul> <p>G15.3 The BUYER confirms that:</p> <ul style="list-style-type: none"> <li>• (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;</li> <li>• (b) 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;</li> <li>• (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and</li> <li>• (d) it is not buying the LOT as a nominee for another person.</li> </ul> <p>G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence:</p> <ul style="list-style-type: none"> <li>• (a) of the BUYER'S VAT registration;</li> <li>• (b) that the BUYER has made a VAT OPTION; and</li> <li>• (c) 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.</li> </ul> <p>G15.5 The BUYER confirms that after COMPLETION the BUYER intends to:</p> <ul style="list-style-type: none"> <li>• (a) 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</li> <li>• (b) collect the rents payable under the TENANCIES and charge VAT on them</li> </ul> <p>G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:</p> <ul style="list-style-type: none"> <li>• (a) the SELLER'S conveyance is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;</li> <li>• (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and</li> <li>• (c) 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.</li> </ul> <p><b>G16. Capital allowances</b></p> <p>G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.</p> <p>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.</p> <p>G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.</p> <p>G16.4 The SELLER and BUYER agree:</p> <ul style="list-style-type: none"> <li>• (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and</li> <li>• (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.</li> </ul> <p><b>G17. Maintenance agreements</b></p> <p>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.</p> <p>G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such CONTRACTS from the ACTUAL COMPLETION DATE.</p> <p><b>G18. Landlord and Tenant Act 1987</b></p> <p>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.</p> <p>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.</p> <p><b>G19. Sale by practitioner</b></p> <p>G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.</p> <p>G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.</p> <p>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.</p> <p>G19.4 The LOT is sold:</p> <ul style="list-style-type: none"> <li>• (a) in its condition at COMPLETION;</li> <li>• (b) for such title as the SELLER may have; and</li> <li>• (c) 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.</li> </ul> <p>G19.5 Where relevant:</p> <ul style="list-style-type: none"> <li>• (a) 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</li> <li>• (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.</li> </ul> <p>G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.</p> <p><b>G20. TUPE</b></p> <p>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.</p> <p>G20.2 If the SPECIAL CONDITIONS do not state "There are no employees to which TUPE applies" the following paragraphs apply:</p> <ul style="list-style-type: none"> <li>• (a) 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.</li> <li>• (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the Transferring Employees.</li> <li>• (c) 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.</li> <li>• (d) The BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION.</li> </ul>	<p><b>G21. Environmental</b></p> <p>G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.</p> <p>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. The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.</p> <p><b>G22. Service Charge</b></p> <p>G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.</p> <p>G22.2 No apportionment is to be made at COMPLETION in respect of service charges.</p> <p>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:</p> <ul style="list-style-type: none"> <li>• (a) service charge expenditure attributable to each TENANCY;</li> <li>• (b) payments on account of service charge received from each tenant;</li> <li>• (c) any amounts due from a tenant that have not been received;</li> <li>• (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.</li> </ul> <p>G22.4 In respect of each TENANCY, if the service charge account shows that:</p> <ul style="list-style-type: none"> <li>• (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to the excess when it provides the service charge account;</li> <li>• (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the BUYER must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the SELLER within five BUSINESS DAYS of receipt in cleared funds; but in respect of payments on account that are still due from a tenant CONDITION G11 (arrear) applies.</li> </ul> <p>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.</p> <p>G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:</p> <ul style="list-style-type: none"> <li>• (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and</li> <li>• (b) 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.</li> </ul> <p><b>G23. Rent reviews</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>G23.4 The SELLER must promptly:</p> <ul style="list-style-type: none"> <li>• (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and</li> <li>• (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.</li> </ul> <p>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.</p> <p>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.</p> <p>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 received by COMPLETION the increased rent and any interest recoverable is to be treated as arrears.</p> <p>G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.</p> <p><b>G24. Tenancy renewals</b></p> <p>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.</p> <p>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.</p> <p>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</p>	<p>reasonably directs in relation to it.</p> <p>G24.4 Following COMPLETION the BUYER must:</p> <ul style="list-style-type: none"> <li>• (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;</li> <li>• (b) 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</li> <li>• (c) 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.</li> </ul> <p>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.</p> <p><b>G25. Warranties</b></p> <p>G25.1 Available warranties are listed in the SPECIAL CONDITIONS.</p> <p>G25.2 Where a warranty is assignable the SELLER must:</p> <ul style="list-style-type: none"> <li>• (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and</li> <li>• (b) 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.</li> </ul> <p>G25.3 If a warranty is not assignable the SELLER must after COMPLETION:</p> <ul style="list-style-type: none"> <li>• (a) hold the warranty on trust for the BUYER; and</li> <li>• (b) 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.</li> </ul> <p><b>G26. No assignment</b></p> <p>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.</p> <p><b>G27. Registration at the Land Registry</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>• (a) procure that it becomes registered at Land Registry as proprietor of the LOT;</li> <li>• (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and</li> <li>• (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.</li> </ul> <p>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:</p> <ul style="list-style-type: none"> <li>• (a) apply for registration of the TRANSFER;</li> <li>• (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and</li> <li>• (c) join in any representations the SELLER may properly make to Land Registry relating to the application.</li> </ul> <p><b>G28. Notices and other communications</b></p> <p>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.</p> <p>G28.2 A communication may be relied on if:</p> <ul style="list-style-type: none"> <li>• (a) delivered by hand; or</li> <li>• (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or</li> <li>• (c) 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.</li> </ul> <p>G28.3 A communication is to be treated as received:</p> <ul style="list-style-type: none"> <li>• (a) when delivered, if delivered by hand; or</li> <li>• (b) 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.</li> </ul> <p>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.</p> <p><b>G29. Contracts</b></p> <p>(Rights of Third Parties) Act 1999 No one is intended to have any benefit under the CONTRACT pursuant to the Contract (Rights of Third Parties) Act 1999.</p>
<h2 style="text-align: center;">Extra General Conditions</h2> <p style="text-align: center;">Applicable for all lots where the Common Auction Conditions apply.</p>		
<p><b>1. The Deposit</b></p> <p>1.1 GENERAL CONDITIONS A5.5a shall be deemed to be deleted and replaced by the following:</p> <p>A5.5a. The Deposit: a) must be paid to the AUCTIONEERS by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)</p> <p>b) 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</p>		
<p><b>2. Buyer's Administration Charge</b></p> <p>2.1 Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £400 plus VAT upon exchange of contracts to the Auctioneer.</p>		
<p><b>3. Extra Auction Conduct Conditions</b></p> <p>3.1 Despite any special CONDITION to the contrary the minimum deposit we accept is £2,000 (or the total PRICE, if less). A special CONDITION may, however, require a higher minimum deposit.</p>		

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auctions@suttonkersh.co.uk

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## Residential Lettings & Estate Agency Services

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