

Now inviting instructions  
for 6 June auction

# SuttonKersh

NEW  
VENUE  
FOR THIS  
AUCTION  
ONLY

1<sup>st</sup>  
for

# Auctions

**PROPERTY AUCTION SALE**  
**THURSDAY 18 APRIL 2013**

commencing at 12pm prompt at  
Crowne Plaza, St Nicholas Place  
Pier Head, Liverpool L3 1QW

[www.suttonkersh.co.uk](http://www.suttonkersh.co.uk)



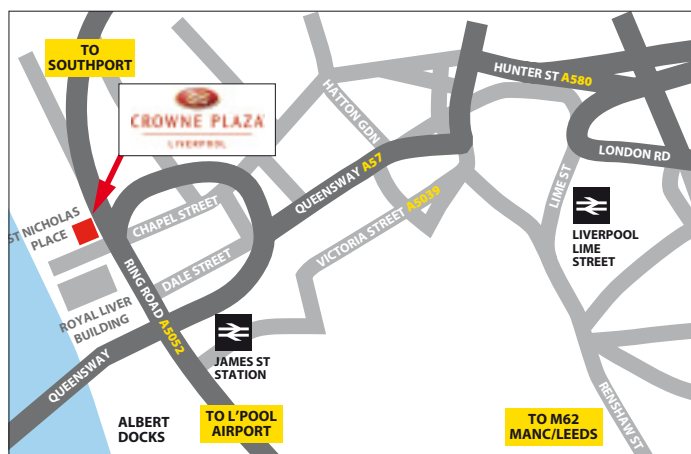
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# Location



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



## Auction programme 2013

### AUCTION DATES

6 June  
18 July  
4 September  
17 October  
5 December

### CLOSING DATES

10 May  
21 June  
9 August  
20 September  
8 November

Entries are invited from owners or their agents

Contact:

**James Kersh BSc Hons MRICS**

[james@suttonkersh.co.uk](mailto:james@suttonkersh.co.uk)

**Cathy Holt MNAEA**

[cathy.holt@suttonkersh.co.uk](mailto:cathy.holt@suttonkersh.co.uk)

for free advice or to arrange a free valuation

**0870 873 1212**

email: **[auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk)**

## Merseyside's leading auction team...



**Cathy Holt MNAEA**

Auction Manageress  
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**Katie Donohue  
Bsc (Hons)**

Auction Administrator  
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**James Kersh Bsc  
(Hons) MRICS**

Director  
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**Andrew Binstock  
Bsc (Hons)**

Auctioneer

**Alexa Taylor**

Auction Administrator  
[alexa@suttonkersh.co.uk](mailto:alexa@suttonkersh.co.uk)

**Ashleigh Moore**

Auction Administrator  
[ashleigh@suttonkersh.co.uk](mailto:ashleigh@suttonkersh.co.uk)

From left to right: Cathy Holt MNAEA, Katie Donohue Bsc (Hons), James Kersh Bsc (Hons) MRICS, Andrew Binstock, Alexa Taylor and Ashleigh Moore

# Auction results **Thursday 14 February**

LOT	PROPERTY	RESULT	PRICE
1	Media House, 130 Cloughton Road, Birkenhead, Merseyside CH41 6EY	Sold	£190,000
2	Former Depot Whitfield Lane, Heswall, Merseyside CH60	Sold	£32,500
3	33 Rockfield Road, Liverpool L4 0SE	Sold	£45,000
4	13 Hampden Street, Liverpool L4 5TY	Sold	£50,500
5	47/49 Picton Road, Wavertree, Liverpool L15 4LF	Sold	£79,000
6	7 Tupman Street, Liverpool L8 8DA	Available At	£45,000
7	35 Scott Street, Bootle, Merseyside L20 4PE	Sold	£30,000
8	71 Marled Hey, Liverpool L28 0QT	Sold After	-
9	78a Hopwood Street, Liverpool L5 8SZ	Sold After	-
10	108a Muirhead Avenue East, Liverpool L11 1EL	Sold After	-
11	2/4 James Street & 1 Chapel Road, Garston, Liverpool L19 2LS	Sold	£90,000
12	23 Nimrod Street, Liverpool L4 4du	Sold	£33,000
13	Land At 4 Queen Street, Newton-Le-Willows, Merseyside WA12 9AX	Sold After	-
14	29 Rockfield Road, Liverpool L4 0SE	Sold Prior	-
15	154 Mill Lane, Liverpool L13 4AH	Sold Prior	-
16	67 Bowland Avenue, Liverpool L16 1JW	Sold	£96,000
17	6 Randolph Street, Liverpool L4 0SA	Sold Prior	-
18	5 Aviemore Road, Liverpool L13 3BB	Sold After	-
19	95a Gainsborough Road, Liverpool L15 3HX	Sold	£91,000
20	2 Mayfield Road, Garston, Liverpool L19 3QA	Sold	£130,000
21	36 Stamford Street, Liverpool L7 2PT	Available At	£45,000
22	49-51 Egerton Park, Birkenhead, Merseyside CH42 4RA	Available At	£280,000
23	78 Langton Road, Wavertree, Liverpool L15 2HT	Sold After	-
24	The Great Float Hotel, Wheatland Lane, Wallasey, Merseyside CH44 7DG	Available At	£65,000
25	23 Albert Edward Road, Liverpool L7 8RY	Sold	£72,000
26	36 Portman Road, Liverpool L15 2HJ	Sold Prior	-
27	Car Park At Mount Pleasant Road, Wallasey, Merseyside CH45 5JT	Postponed	-
28	28 Garmoyle Road, Liverpool L15 3HN	Sold Prior	-
29	11 Elmtree Close, Liverpool L12 8RR	Sold	£95,000
30	110/112 Argyle Street, Birkenhead, Merseyside CH41 6AG	Available At	£65,000
31	41 Thornycroft Road, Liverpool L15 0EN	Sold	£101,000
32	Car Park At Stringhey Road, Wallasey, Merseyside CH44 1EQ	Postponed	-
33	Car Park At Field Road, Wallasey, Merseyside CH45 5BG	Postponed	-
34	37 Melwood Drive, Liverpool L12 8RL	Sold	£83,000
35	42 Maria Road, Liverpool L9 1EQ	Sold	£46,000
36	Car Park At Manor Road, Wallasey CH45 4JA	Postponed	-
37	97 Empress Road, Kensington, Liverpool L7 8SE	Sold	£85,000
38	427 Grafton Street, Liverpool L8 4QX	Sold	£48,000
39	Land At Whitfield Lane, Heswall, Merseyside CH60 7SB	Sold	£7,100
40	220 Grafton Street, Liverpool L8 6RQ	Sold	£61,500
41	239-241 Grange Road, Birkenhead, Merseyside CH41 2PH	Sold	£119,000
42	28 Kensington, Liverpool L7 8XB	Sold	£96,000
43	33 St Andrews Road, Liverpool, Merseyside L4 2RJ	Sold Prior	-
44	Land At Kelvin Road, Wallasey, Merseyside CH44 7YJ	Sold	£133,000
45	Garages At 8 Russell Road, Wallasey, Merseyside CH44 2DD	Sold	£10,100
46	62 Reeds Road, Liverpool L36 7SW	Available At	£18,500
47	Former Bingo Hall, Corner Of Selwyn St/Brewster St, Liverpool 4 L4 3TN	Sold	£62,500
48	137 Adelaide Road, Kensington, Liverpool L7 8SH	Sold	£82,000
49	87 Empress Road, Kensington, Liverpool L7 8SE	Sold	£83,500
50	55 Heyes Street, Liverpool, L5 6SE	Available At	£45,000
51	25 Battenberg Street, Liverpool L7 8RS	Sold	£63,000
52	Land At Raby Road, Thornton Hough, Wirral, Merseyside CH63 4RR	Sold	£61,000
53	110 Honeyhall Road, Halewood Liverpool, L26 1TQ	Sold Prior	-
54	11 St. Oswalds Street, Liverpool L13 5SA	Available At	£158,000

55	231 Walton Village, Liverpool L4 6TH	Sold Prior	-
56	9 Oban Road, Liverpool L4 2SA	Sold	£15,000
57	107 Utting Avenue, Liverpool L4 7UP	Sold Prior	-
58	1 Bodmin Road, Liverpool L4 5SN	Available At	£45,000
59	4 Johnson Street, Southport, Merseyside Pr9 0BQ	Sold After	-
60	13 Thurnham Street, Liverpool L6 4AL	Sold	£45,000
61	Site At 48-52 Old Bidston Road, Birkenhead, Merseyside CH41 8BL	Sold	£8,500
62	109 Oakfield Road, Walton, Liverpool L4 0UE	Available At	£40,000
63	12 Empress Road, Kensington, Liverpool L7 8SE	Sold	£83,500
64	34 Basil Close, Liverpool L16 5EL	Sold	£83,000
65	41 Melwood Drive, Liverpool L12 8RL	Sold Prior	-
66	37 Bedford Road, Liverpool L4 5PS	Sold After	-
67	35 Christopher Way, Liverpool L16 1JG	Sold	£91,000
68	45 Utting Avenue East, Liverpool L11 5AA	Sold	£54,000
69	13 Romer Road, Liverpool L6 6DH	Sold	£48,000
70	11 Acorn Court, Liverpool L8 5TA	Sold	£55,000
71	1 Herrick Street, Liverpool L13 2AG	Sold	£38,000
72	24 Leopold Road, Kensington, Liverpool L7 8SP	Sold	£81,500
73	12 Dewsbury Road, Liverpool L4 2XG	Sold	£30,250
74	112 Chirkdale Street, Liverpool L4 3SQ	Sold After	-
75	16 Church Road, Liverpool L13 2BA	Sold After	-
76	11-15 Deysbrook Lane, Liverpool L12 8RE	Sold	£124,000
77	28 Pirrie Road, Liverpool L9 6AB	Available At	£50,000
78	387 Grafton Street, Liverpool L8 4QX	Sold	£55,500
79	68-69 Bedford Road, Bootle, Merseyside L20 7DW	Available At	£100,000
80	12 Pritchard Avenue, Seaforth, Liverpool L21 1EJ	Sold	£92,000
81	5 Dewsbury Road, Liverpool L4 2XE	Sold	£29,000
82	2c Hereford Road, Seaforth, Liverpool L21 1EQ	Sold	£25,000
83	Former Rileys Snooker Hall Argyle Street, Birkenhead, Merseyside CH41 6AB	Withdrawn	-
84	33/35 Bebington Road, New Ferry, Wirral, Merseyside CH62 5BE	Sold	£40,000
85	162 County Road, Walton, Liverpool L4 5PH	Sold Prior	-
86	Land At Little Heath Road, Liverpool L24 2TJ	Sold After	-
87	74 Bagot Street, Liverpool L15 0HT	Sold	£58,000
88	104 Chirkdale Street, Liverpool L4 3SQ	Sold After	-
89	21 Scorton Street, Liverpool L6 4AS	Sold	£27,500
90	22 Leopold Road, Kensington, Liverpool L7 8SP	Sold	£76,500
91	56 Galloway Street, Liverpool L7 6PD	Sold	£40,000
92	14 City Road, Liverpool L4 5TE	Sold	£70,000
93	72 Adlam Road, Liverpool L10 1LQ	Sold Prior	-
94	6 Clarence Street, Runcorn, Cheshire WA7 1HG	Sold	£50,500
95	50 Green Street (99 Limekiln Lane), Liverpool L5 8YF	Available At	£130,000
96	St Michaels Hall, 3 St. Michaels Rd, Aigburth, Liverpool L17 7AN	Sold	£67,000
97	Gateacre House, Goodlass Road, Liverpool L24 9HJ	Sold	£133,500
98	2 Clarendon Road, Liverpool L6 0BS	Unavailable	-
99	59 Ashbourne Road, Aigburth, Liverpool L17 9QG	Sold After	-
100	16 Melling Road, Liverpool L9 0LG	Sold	£92,500
101	72 Carisbrooke Road, Liverpool L4 3RA	Sold	£50,000
102	138 Edge Lane, Edge Hill, Liverpool L7 5NA	Sold Prior	-
103	22 Harland Road, Birkenhead, Merseyside CH42 0LU	Available At	£75,000
104	179 Linacre Road, Liverpool L21 8JS	Sold Prior	-
105	507 Beetham Plaza, The Strand, Liverpool L2 0XJ	Sold	£100,500
106	55 Guildford Street, Wallasey, Merseyside CH44 0BP	Available At	£45,000
107	12c Midway Road, Liverpool L36 7TQ	Sold	£58,000

**TOTAL REALISATION = £5,440,950**



# the **property Buzz**

Issue 3

## HOUSING MARKET SHOWING CONFIDENCE

The first few weeks of 2013 appear to have brought renewed confidence to the housing market, with positive reports coming from many parts of the industry.

This is backed up by the the most recent Housing Market Sentiment Survey carried out by Zoopla.co.uk, which revealed that 65 per cent of property owners think that house prices will rise by 3.2 per cent on average, over the next six months.

**“ BETWEEN JANUARY 25TH AND MARCH 1ST, THE FIRM SOLD A WHOPPING 206 PROPERTIES ACROSS ALL LIVERPOOL POSTCODES ”**

### IT'S HAMMER TIME!

Have you ever considered putting your property under the auctioneer's hammer?

Auctions are considered to be the fastest way to sell a property. If successful, the whole process from instruction through to completion takes just 8 weeks.

There can be no chain attached to the sale and valuations are generally lower to generate maximum interest. That said, there is no price ceiling and often properties sell for more money than expected. It is also worth noting that not all properties are suitable for auction.

Did you know that Sutton Kersh operates Merseyside's leading auction house, consistently selling more properties, offering larger catalogues and attracting higher attendances than all local competitors at every auction since 2006? At our auction on February 14th, 82% of the 102 lots on offer were sold, generating total proceeds of £5,196,950.

Instructions are now being invited for our next auction which will take place on April 18th starting at 12.00pm at the Liverpool City Centre Crowne Plaza Hotel. The catalogue closes on March 22nd.

For more information please contact Sutton Kersh Auctions on 0151 207 6315



At Sutton Kersh, the year has also started with a real bang!

In the five week period between January 25th and March 1st, the firm sold a whopping 206 properties across all Liverpool postcodes, with levels of valuations and new instructions remaining high.

James Kersh, Managing Director said: 'These figures prove that Sutton Kersh is Liverpool's top selling agent, and by some distance. Vendors know that the sale of their most valuable asset is in the hands of a hugely experienced and successful team, with unprecedented local market knowledge.'

### FEATURED PROPERTY



53, The Copse, Allerton, Liverpool, L18 3NH

Price: £425,000

Here are 10 good reasons to give this property a closer look:

1. A modern detached residence
2. Generous plot
3. Lounge, dining area
4. Re-equipped fitted kitchen, utility room
5. Five bedrooms
6. Master bedroom with re-equipped en-suite
7. Re-equipped stylish family bathroom
8. Gas central heating, double glazing
9. Established and well proportioned gardens
10. Substantial driveway

#### Our view:

'A five bedroom detached property within a modern and desirable residential location, close to a wide range of amenities and excellent schooling. It offers well presented accommodation over two floors, as well as established and mature gardens. Viewing is strongly recommended.'

To arrange a viewing call 0151 734 0666

# SuttonKersh

Latest news and views from Liverpool's leading independent estate agency chain

## HELP! LANDLORDS URGENTLY NEEDED

The lettings team at Sutton Kersh has made a flying start to 2013, with demand for rental property at an all time high.



The Allerton team (above) in particular has been inundated with enquiries and desperately needs additional properties to satisfy the number of tenants currently on the books.

Office Manager Elizabeth Fell said: 'Last year we let over 200 properties in South Liverpool and this year is shaping up to be even better. With spring and summer just around the corner, which is traditionally our busiest time, we are keen to hear from new landlords.'

'We can offer them a totally flexible approach, providing let only and full management packages, dependent on individual circumstances.'

### LANDLORD VIEW:

**“ My home in Aigburth has recently been let by the Allerton Road branch of Sutton Kersh. I can't speak highly enough about what an impressive job they did, within a short time frame and sourced what appears to be ideal tenants. I consider Sutton Kersh to be the letting agent of choice within South Liverpool. ”**  
Mr S. Massey, Landlord. Property let on the 7th day of marketing at £850 pcm.

In addition to Allerton and South Liverpool, Sutton Kersh manages rental properties from their branches at West Derby, City Centre and head office at Cotton Street which deals with areas to the north of the city.

So whether you are a landlord with properties to let or a tenant looking for a suitable rental opportunity, look no further than Sutton Kersh. For more information call Sutton Kersh Lettings on 0151 207 5923

# 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

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	

### List B – Evidence of Residence

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 18 April**

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

1	156 Alder Road, West Derby, Liverpool L12 9ES	£125,000 +
2	24 Ettington Road, Liverpool L4 2SX	£50,000–£60,000
3	35 Stanley Park Avenue South, Liverpool L4 7XB	£55,000 +
4	22 Lyme Grove, Liverpool L36 8BR	£50,000 +
5	12 Smithdown Road, Liverpool L7 4JG	£45,000 +
6	617 Prescott Road, Old Swan, Liverpool L13 5XA	£100,000 +
7	Flat 2, 3 Newsham Drive, Liverpool L6 7UG	£20,000–£25,000
8	Flat B, 12 Judges Drive, Newsham Park, Liverpool L6 7UB	£55,000 +
9	9 Dorset Road, Anfield, Liverpool L6 4DU	£35,000–£40,000
10	134 Town Row, Liverpool L12 8SN	£90,000+
11	Land In New Chester Road/howson Street, Rock Ferry, Birkenhead. CH42 2BR	£90,000 +
12	3 Olive Grove, Huyton, Liverpool L36 9TX	£60,000–£70,000
13	7 Alison Place, Larkhill, Liverpool L13 9AH	£60,000 +
14	47 Crosby Road South, Liverpool L21 1EN	£75,000 +
15	67 Rhodesia Road, Liverpool L9 9BS	£40,000–£50,000
16	43/43a Orrell Lane, Liverpool L9 8BX	£175,000 +
17	35a Radstock Road, Liverpool L6 3AU	£50,000 +
18	10 Kilburn Avenue, Wirral, Merseyside CH62 8BG	£80,000–£90,000
19	712 Ormskirk Road, Wigan, Lancashire WN5 8BB	£60,000–£65,000
20	104 Ashbourne Road, Liverpool L17 9QJ	£70,000–£80,000
21	4 Coral Avenue, Liverpool L36 2PZ	£40,000–£45,000
22	350 Wavertree Nook Road, Liverpool L15 7LJ	£110,000 +
23	Unit 2, 29/33 Tulketh Street, Southport, Merseyside PR8 1AG	£225,000+
24	153 Rice Lane, Liverpool L9 1AF	£55,000–£60,000
25	99 & 101 Linacre Road, Liverpool L21 8JT	£30,000 +
26	109 Needham Road, Liverpool L7 0EF	£45,000+
27	39 St Marys Road, Garston, Liverpool L19 2NJ	£15,000–£20,000
28	565-567 Prescott Road, Old Swan, Liverpool L13 5UX	£330,000+
29	24 Lyme Grove, Liverpool L36 8BR	£50,000 +
30	30 Sheil Road, Liverpool L6 3AE	£55,000 +
31	27 Hanford Avenue, Liverpool L9 3BN	£50,000–£55,000
32	Flat C, 12 Judges Drive, Newsham Park, Liverpool L6 7UB	£55,000 +
33	Rangers House, Station Road, Thurstaston, Wirral, Merseyside CH61 0HN	£240,000 +
34	28 Pirrie Road, Liverpool L9 6AB	£40,000–£45,000
35	3 Bulford Road, Liverpool L9 6AU	£35,000–£40,000
36	178 Walton Village, Liverpool L4 6TW	£150,000 +
37	3 Wadeson Road, Liverpool L4 9RR	£35,000–£40,000
38	86 Derby Lane, Liverpool L13 3DN	£20,000–£25,000
39	110 County Road, Walton, Liverpool L4 3QW	£25,000 +
40	8 Mab Lane, Liverpool L12 6RA	£45,000–£50,000
41	7 Denebank Road, Liverpool L4 2SY	£45,000–£50,000
42	1 Ruskin Street, Liverpool L4 3SH	£60,000–£65,000
43	Rotatools, Brookfield Drive, Liverpool L9 7EG	£35,000–£40,000
44	5 St. Marys Avenue, Liverpool L4 5UH	£35,000 +
45	29a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX	£25,000 +
46	Car Park At Stringhey Road, Wallasey, Merseyside CH44 1EQ	£12,500 +
47	482 Southport Road, Scarisbrick, Ormskirk, Lancashire L40 9RF	£110,000 +
48	20 Globe Street, Liverpool L4 4HE	£35,000 +
49	98, 100 & 102 Linacre Road, Liverpool L21 8JU	£125,000 +
50	6 Blenheim Way, St. Helens, Merseyside WA11 9HR	£100,000 +
51	49 Morella Road, Liverpool L4 8ST	£35,000 +
52	140 St. Marys Road, Garston, Liverpool L19 2JJ	£90,000 +
53	189 County Road, Walton, Liverpool L4 5PB	£40,000–£45,000
54	20 Parbrook Road, Liverpool L36 3XE	£35,000–£40,000
55	7 Tupman Street, Liverpool L8 8DA	£40,000 +
56	156 Briardale Road, Liverpool L18 5EJ	£60,000–£70,000
57	62 Everton Valley, Liverpool L4 4EX	£65,000–£70,000
58	14 Gannock Street, Liverpool L7 0EJ	£35,000–£40,000
59	Land at 164 Wheatland Lane, Wallasey, Merseyside. CH44 7DG	£60,000 +
60	55 London Street, Southport, Merseyside PR9 0TH	£185,000 +
61	36 Stamford Street, Liverpool L7 2PT	£35,000 +
62	81 Stockbridge Street, Liverpool L5 6PA	£30,000 +

# Order of sale

63	Former Rileys Snooker Hall Argyle Street, Birkenhead, Merseyside CH41 6AB	£190,000
64	76 Beatrice Street, Bootle, Merseyside L20 2EH	£25,000–£30,000
65	4a Corner Brook, Liverpool L28 0QG	£45,000 +
66	2/2a Millvale Street, Liverpool L6 6BB	£40,000–£45,000
67	17 Asbridge Street, Liverpool L8 0UG	£35,000–£40,000
68	50 Delamore Street, Liverpool L4 3SS	£35,000–£40,000
69	5 Woodlands Square & 3 Healy Close, Liverpool L27 5QP	£55,000–£60,000
70	1a Wellington Avenue, Liverpool L15 0EH	£85,000 +
71	29 Highfield Road, Walton, Liverpool L9 1AS	£45,000 +
72	20/22 Cambridge Arcade, Chapel Street, Southport, Merseyside PR8 1AS	£100,000+
73	Everton Road Service Station, Liverpool L6 2EH	£125,000+
74	3 Church Road West, Liverpool L4 5UE	£45,000–£50,000
75	7 Kremlin Drive, Liverpool L13 7BU	£70,000–£80,000
76	4b Corner Brook, Liverpool L28 0QG	£45,000 +
77	Peel Hotel, 165 Whitefield Road, Liverpool L6 5DB	£25,000 +
78	623 Prescott Road, Old Swan, Liverpool L13 5XA	£100,000 +
79	17 Langton Road, Liverpool L15 2HS	£60,000–£65,000
80	Site Of 174 Borough Road, Seacombe, Wallasey. CH44 6NJ	£1,750 +
81	10-14 Jamaica Street, Liverpool L1 0AF	£350,000 +
82	34 Wedgewood Street, Liverpool L7 2QH	£20,000–£25,000
83	76 Holt Road, Liverpool L7 2PR	£45,000 +
84	Flats 1-4, 123 Hartington Road, Toxteth, Liverpool L8 0SF	£125,000 +
85	444 & 444a Mill Street, Liverpool L8 4RD	£30,000 +
86	431 Mill Street, Liverpool L8 4RD	£20,000 +
87	24 Oxford Road, Waterloo, Liverpool L22 8QF	£85,000+
88	172 Hunts Cross Avenue, Liverpool L25 8SQ	£100,000 +
89	Unit 6 Brookfield Drive, Liverpool L9 7AJ	£175,000 +
90	135 Finch Lane, Knotty Ash, Liverpool L14 9PY	£50,000 +
91	64b Cedardale Road, Liverpool L9 2BQ	£50,000 +
92	5 Palace Road, Liverpool L9 4SL	£50,000 +
93	36 Bankburn Road, Tuebrook, Liverpool L13 8BL	£60,000+
94	Former Jokers Bar, 48-50 Ormskirk Street, St. Helens, Merseyside WA10 2TF	£100,000 +
95	3 Balfour Street, Liverpool L4 0SD	£30,000 +
96	138 Poulton Road/ 1a & 1b Sunbury Road, Wallasey, Merseyside CH44 9DL	£65,000 +
97	120 Chirkdale Street, Liverpool L4 3SQ	£30,000–£35,000
98	32 Tarbock Road, Huyton, Liverpool L36 5XW	£75,000 +
99	9 Antonio Street, Bootle, Merseyside L20 2EY	£40,000 +
100	31 Harebell Street, Liverpool L5 7RL	£30,000–£35,000
101	2 Dundonald Road, Liverpool L17 0AF	£85,000 +
102	8 Rymer Grove, Liverpool L4 5ST	£40,000 +
103	3 Pensby Road, Heswall, Wirral, Merseyside CH60 7RA	£175,000+
104	19 & 21 Williamson Street, Liverpool L1 1EB	£250,000+
105	17 Armill Road, Liverpool L11 4TR	£20,000–£25,000
106	38 Rocky Lane, Childwall, Liverpool L16 1JD	£80,000–£85,000
107	Car Park At Manor Road, Wallasey. CH45 4JA	£8,000 +
108	29 Basil Close, Liverpool L16 5EL	£75,000–£85,000
109	26 Brentwood Avenue, Aigburth, Liverpool L17 4LD	£90,000 +
110	5 Midland Terrace, Liverpool L22 8QJ	£45,000 +
111	15 Stonyfield, Bootle, Merseyside L30 0QS	£30,000–£35,000
112	20 Oban Road, Liverpool L4 2SA	£50,000 +
113	17 Carole Close, Sutton Leach, St. Helens, Merseyside WA9 4PW	£55,000 +
114	Land At Shannon Street, Birkenhead. CH41 8JH	£45,000 +
115	116 Princes Road, Liverpool L8 2UL	£150,000 +
116	Site Of 6 The Grove, Seacombe, Wallasey. CH44 2BQ	£2,250 +
117	Site At Thorsway, Rock Ferry, Birkenhead. CH42 1NW	£25,000 +
118	Ex Civil Defence Club, School Lane, New Ferry, Merseyside. CH62 5BB	£100,000 +
119	49-51 Egerton Park, Birkenhead, Merseyside. CH42 4RA	£190,000 +
120	32 Brompton Avenue, Sefton Park, Liverpool L17 3BU	£150,000–£175,000
121	290 Hoylake Road, Moreton, Wirral, Merseyside CH46 6AF	£250,000
122	33 Saxony Road, Liverpool L7 8RU	£25,000+
123	4 Birchall Street, Bootle, Liverpool L20 8PD	£85,000+
124	56 Allerton Road, Woolton, Liverpool L25 7RG	£130,000+
125	17 Upton Road, Moreton, Merseyside CH48 0PD	£125,000+
126	29 Stamford Street, Liverpool L7 2PT	£25,000–£30,000
127	5 Aviemore Road, Liverpool L13 3BB	£50,000 +
128	3 Alexandra Street, Widnes WA8 7RX	£25,000+

# Order of sale **by type**

## Vacant Residential

- 1 156 Alder Road, West Derby, Liverpool L12 9ES
- 2 24 Ettington Road, Liverpool L4 2SX
- 7 Flat 2, 3 Newsham Drive, Liverpool L6 7UG
- 9 9 Dorset Road, Anfield, Liverpool L6 4DU
- 14 47 Crosby Road South, Liverpool L21 1EN
- 17 35a Radstock Road, Liverpool L6 3AU
- 19 712 Ormskirk Road, Wigan, Lancashire WN5 8BB
- 22 350 Wavertree Nook Road, Liverpool L15 7LJ
- 26 109 Needham Road, Liverpool L7 0EF
- 30 30 Sheil Road, Liverpool L6 3AE
- 33 Rangers House, Station Road, Thurstaston, Wirral, Merseyside CH61 0HN
- 34 28 Pirrie Road, Liverpool L9 6AB
- 35 3 Bulford Road, Liverpool L9 6AU
- 37 3 Wadeson Road, Liverpool L4 9RR
- 41 7 Denebank Road, Liverpool L4 2SY
- 42 1 Ruskin Street, Liverpool L4 3SH
- 44 5 St. Marys Avenue, Liverpool L4 5UH
- 47 482 Southport Road, Scarisbrick, Ormskirk, Lancashire L40 9RF
- 48 20 Globe Street, Liverpool L4 4HE
- 50 6 Blenheim Way, St. Helens, Merseyside WA11 9HR
- 51 49 Morella Road, Liverpool L4 8ST
- 54 20 Parbrook Road, Liverpool L36 3XE
- 58 14 Gannock Street, Liverpool L7 0EJ
- 62 81 Stockbridge Street, Liverpool L5 6PA
- 64 76 Beatrice Street, Bootle, Merseyside L20 2EH
- 65 4a Corner Brook, Liverpool L28 0QG
- 76 4b Corner Brook, Liverpool L28 0QG
- 79 17 Langton Road, Liverpool L15 2HS
- 82 34 Wedgewood Street, Liverpool L7 2QH
- 87 24 Oxford Road, Waterloo, Liverpool L22 8QF
- 88 172 Hunts Cross Avenue, Liverpool L25 8SQ
- 90 135 Finch Lane, Knotty Ash, Liverpool L14 9PY
- 92 5 Palace Road, Liverpool L9 4SL
- 93 36 Bankburn Road, Tuebrook, Liverpool L13 8BL
- 95 3 Balfour Street, Liverpool L4 0SD
- 97 120 Chirkdale Street, Liverpool L4 3SQ
- 98 32 Tarbock Road, Huyton, Liverpool L36 5XW
- 99 9 Antonio Street, Bootle, Merseyside L20 2EY
- 100 31 Harebell Street, Liverpool L5 7RL
- 101 2 Dundonald Road, Liverpool L17 0AF
- 102 8 Rymer Grove, Liverpool L4 5ST
- 105 17 Armill Road, Liverpool L11 4TR
- 109 26 Brentwood Avenue, Aigburth, Liverpool L17 4LD
- 110 5 Midland Terrace, Liverpool L22 8QJ
- 111 15 Stonyfield, Bootle, Merseyside L30 0QS
- 115 116 Princes Road, Liverpool L8 2UL
- 122 33 Saxony Road, Liverpool L7 8RU
- 126 29 Stamford Street, Liverpool L7 2PT

## Vacant Commercial

- 3 35 Stanley Park Avenue South, Liverpool L4 7XB
- 24 153 Rice Lane, Liverpool L9 1AF
- 25 99 & 101 Linacre Road, Liverpool L21 8JT
- 27 39 St Marys Road, Garston, Liverpool L19 2NJ
- 38 86 Derby Lane, Liverpool L13 3DN
- 39 110 County Road, Walton, Liverpool L4 3QW
- 43 Rotatools, Brookfield Drive, Liverpool L9 7EG
- 46 Car Park At Stringhey Road, Wallasey, Merseyside CH44 1EQ
- 53 189 County Road, Walton, Liverpool L4 5PB
- 60 55 London Street, Southport, Merseyside PR9 0TH
- 72 20/22 Cambridge Arcade, Chapel Street, Southport, Merseyside PR8 1AS
- 78 623 Prescott Road, Old Swan, Liverpool L13 5XA
- 85 444 & 444a Mill Street, Liverpool L8 4RD
- 86 431 Mill Street, Liverpool L8 4RD
- 89 Unit 6 Brookfield Drive, Liverpool L9 7AJ
- 91 64b Cedardale Road, Liverpool L9 2BQ
- 94 Former Jokers Bar, 48-50 Ormskirk Street, St. Helens, Merseyside WA10 2TF
- 103 3 Pensby Road, Heswall, Wirral, Merseyside CH60 7RA
- 107 Car Park At Manor Road, Wallasey. CH45 4JA
- 118 Ex Civil Defence Club, School Lane, New Ferry, Merseyside CH62 5BB
- 123 4 Birchall Street, Bootle, Liverpool L20 8PD

## Commercial/Retail Investment

- 5 12 Smithdown Road, Liverpool L7 4JG
- 6 617 Prescott Road, Old Swan, Liverpool L13 5XA
- 10 134 Town Row, Liverpool L12 8SN
- 23 Unit 2, 29/33 Tulketh Street, Southport, Merseyside PR8 1AG
- 28 565-567 Prescott Road, Old Swan, Liverpool L13 5UX
- 49 98, 100 & 102 Linacre Road, Liverpool L21 8JU
- 57 62 Everton Valley, Liverpool L4 4EX
- 63 Former Rileys Snooker Hall Argyle Street, Birkenhead, Merseyside CH41 6AB
- 69 5 Woodlands Square & 3 Healy Close, Liverpool L27 5QP
- 73 Everton Road Service Station, Liverpool L6 2EH
- 81 10-14 Jamaica Street, Liverpool L1 0AF
- 96 138 Poulton Road/ 1a & 1b Sunbury Road, Wallasey, Merseyside CH44 9DL
- 104 19 & 21 Williamson Street, Liverpool L1 1EB
- 121 290 Hoylake Road, Moreton, Wirral, Merseyside CH46 6AF
- 125 17 Upton Road, Moreton, Merseyside CH48 0PD
- 128 3 Alexandra Street, Widnes WA8 7RX

## Residential Investment

- 4 22 Lyme Grove, Liverpool L36 8BR
- 8 Flat B, 12 Judges Drive, Newsham Park, Liverpool L6 7UB
- 12 3 Olive Grove, Huyton, Liverpool L36 9TX
- 13 7 Alison Place, Larkhill, Liverpool L13 9AH
- 15 67 Rhodesia Road, Liverpool L9 9BS
- 16 43/43a Orrell Lane, Liverpool L9 8BX
- 18 10 Kilburn Avenue, Wirral, Merseyside CH62 8BG
- 20 104 Ashbourne Road, Liverpool L17 9QJ
- 21 4 Coral Avenue, Liverpool L36 2PZ
- 29 24 Lyme Grove, Liverpool L36 8BR
- 31 27 Hanford Avenue, Liverpool L9 3BN

- 32 Flat C, 12 Judges Drive, Newsham Park, Liverpool L6 7UB
- 36 178 Walton Village, Liverpool L4 6TW
- 40 8 Mab Lane, Liverpool L12 6RA
- 45 29a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX
- 52 140 St. Marys Road, Garston, Liverpool L19 2JJ
- 55 7 Tupman Street, Liverpool L8 8DA
- 56 156 Briardale Road, Liverpool L18 5EJ
- 61 36 Stamford Street, Liverpool L7 2PT
- 66 2/2a Millvale Street, Liverpool L6 6BB
- 67 17 Asbridge Street, Liverpool L8 0UG
- 68 50 Delamore Street, Liverpool L4 3SS
- 70 1a Wellington Avenue, Liverpool L15 0EH
- 71 29 Highfield Road, Walton, Liverpool L9 1AS
- 74 3 Church Road West, Liverpool L4 5UE
- 75 7 Kremlin Drive, Liverpool L13 7BU
- 83 76 Holt Road, Liverpool L7 2PR
- 84 Flats 1-4, 123 Hartington Road, Toxteth, Liverpool L8 0SF
- 106 38 Rocky Lane, Childwall, Liverpool L16 1JD
- 108 29 Basil Close, Liverpool L16 5EL
- 112 20 Oban Road, Liverpool L4 2SA
- 113 17 Carole Close, Sutton Leach, St. Helens, Merseyside WA9 4PW
- 119 49-51 Egerton Park, Birkenhead, Merseyside CH42 4RA
- 120 32 Brompton Avenue, Sefton Park, Liverpool L17 3BU
- 127 5 Aviemore Road, Liverpool L13 3BB

## Development Land

- 11 Land In New Chester Road/howson Street, Rock Ferry, Birkenhead. CH42 2BR
- 59 Lant at 164 Wheatland Lane, Wallasey, Merseyside. CH44 7DG
- 80 Site Of 174 Borough Road, Seacombe, Wallasey. CH44 6NJ
- 114 Land At Shannon Street, Birkenhead. CH41 8JH
- 116 Site Of 6 The Grove, Seacombe, Wallasey. CH44 2BQ
- 117 Site At Thorsway, Rock Ferry, Birkenhead. CH42 1NW

## Redevelopment Opportunity

- 77 Peel Hotel, 165 Whitefield Road, Liverpool L6 5DB
- 124 56 Allerton Road, Woolton, Liverpool L25 7RG



# 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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LOT

1

## 156 Alder Road, West Derby, Liverpool L12 9ES

### VACANT RESIDENTIAL

Guide price **£125,000 +**

Not to scale. For identification purposes only

**A spacious 4 bedrooomed semi detached property which following an upgrade and modernisation would be suitable for occupation, resale or investment purposes. The property benefits from central heating, front and rear gardens and off road parking.**

#### Situated

Off Eaton Road in a very popular residential location within easy access to local amenities, schooling and approximately 5 miles from Liverpool City Centre.

#### Ground Floor

Hall, Front Lounge, Rear Living Room, Dining Kitchen, Utility Room, W.C.

#### First Floor

4 Bedrooms, Bathroom with walk in shower, Separate W.C.

#### Outside

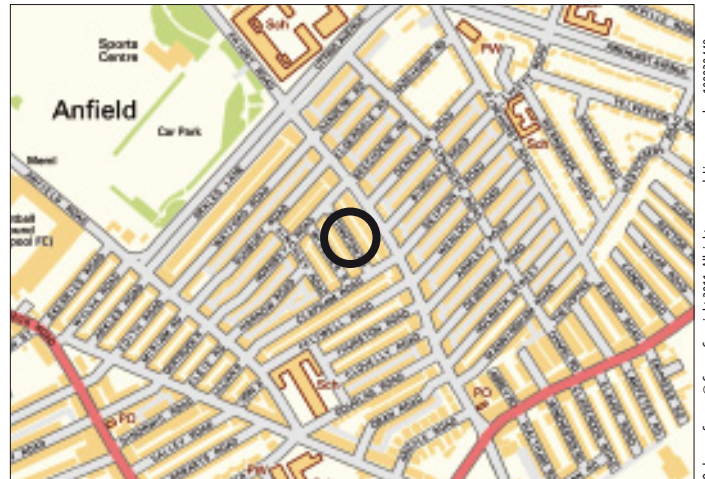
Gardens front and rear, Driveway.

LOT

2

## 24 Ettington Road, Liverpool L4 2SX

### VACANT RESIDENTIAL

Guide price **£50,000–£60,000**

Not to scale. For identification purposes only

**A 3 bedrooomed middle terraced property suitable for occupation or investment purposes. The property is in good order throughout and benefits from double glazing and central heating.**

#### Situated

Off Clapham Road in a very popular and well established residential location within easy access to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

#### Ground Floor

Hall, Lounge, Dining Room, Kitchen.

#### First Floor

3 Bedrooms, Bathroom/WC

#### Outside

Yard to the rear.

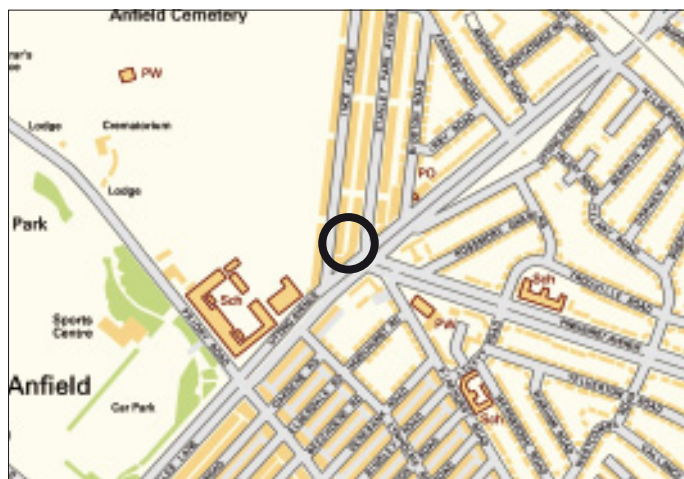


LOT

3

## 35 Stanley Park Avenue South, Liverpool L4 7XB

### VACANT COMMERCIAL

Guide price **£55,000 +**

Not to scale. For identification purposes only

**A two storey mixed use property comprising of a ground floor retail unit together with a one bedroomed flat above via a separate front entrance. The property benefits from partial double glazing, steel roller shutters and central heating. The property would be suitable for a number of uses, subject to the relevant consents. When fully let the potential annual rental income is in excess of £8500.00.**

#### Situated

Fronting Stanley Park Avenue South at it's junction with Utting Avenue on a busy main road position and within easy reach of Liverpool Football Club and Liverpool City Centre.

#### First Floor

**Flat** – Hall, Lounge, Kitchen, Bedroom, Shower Room/WC

#### Outside

Yard to the rear.

#### Ground Floor

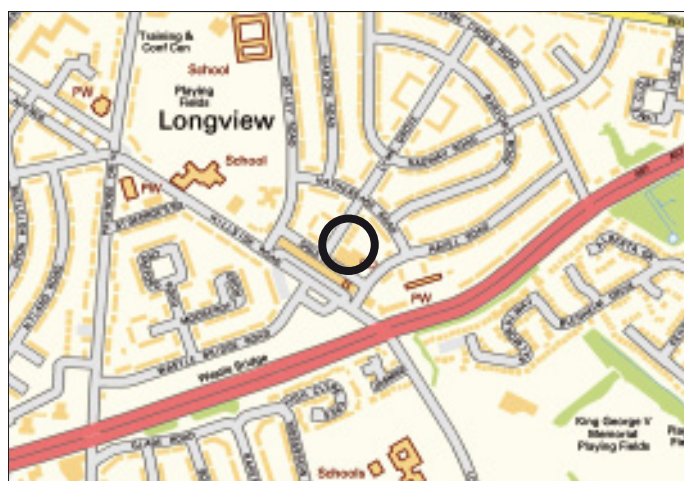
**Shop** – Main Sales Area, Rear Room, Kitchen, WC

LOT

4

## 22 Lyme Grove, Liverpool L36 8BR

### RESIDENTIAL INVESTMENT

Guide price **£50,000 +**

Not to scale. For identification purposes only

**A modern semi detached property benefitting from double glazing, central heating, gardens and off road parking. The property is currently let by way of an Assured Shorthold Tenancy for a term of 5 years commencing 21 January 2010 at a rental of £5720.00 per annum.**

#### Situated

Off Lyme Cross Road which in turn is off Liverpool Road in a popular locatin within close proximity to the Motorway Networks and aproximately 3 miles from Liverpool City Centre. The property has not been inspected, however, it is understood to comprise of:

#### Ground Floor

Living Room, Kitchen/Diner, W.C.

#### First Floor

2 Bedrooms, Bathroom/W.C.

#### Outside

Gardens and Driveway.



LOT

5

## 12 Smithdown Road, Liverpool L7 4JG COMMERCIAL INVESTMENT

Guide price **£45,000 +**



**A two storey mixed use terraced property comprising of a ground floor retail unit together with a self contained flat above. The shop is vacant and would be suitable for a number of uses, subject to the relevant consents. The flat is currently let by way of an Assured Shorthold Tenancy at a rental of £3840.00 per annum. The property benefits from steel roller shutter and partial double glazing.**



Not to scale. For identification purposes only

### Situated

Fronting Smithdown Road at it's junction with Upper Parliament Street on a busy main position approximately 2 miles from Liverpool City Centre.

### First Floor

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

### Outside

Yard to the rear. WC.

### Ground Floor

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

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LOT

6

## 617 Prescot Road, Old Swan, Liverpool L13 5XA COMMERCIAL INVESTMENT

Guide price **£100,000 +**

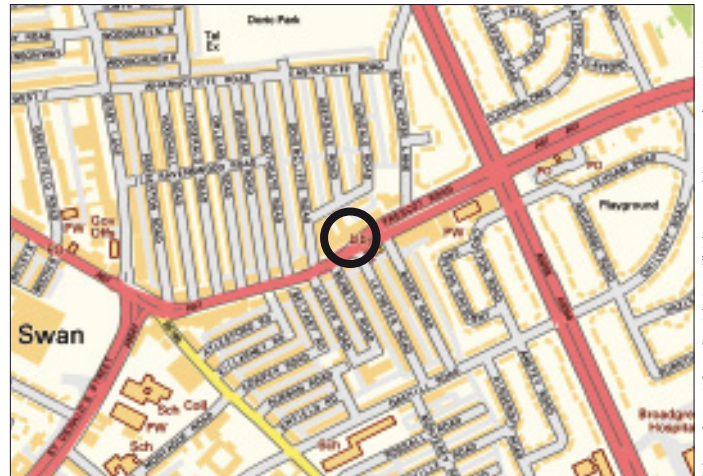


**A part let high street retail investment currently producing £6,750 per annum. The subject premises comprise of a vacant ground floor retail unit which benefit from electric roller shutters to the front elevation and would be suitable for a number of uses, subject to the relevant consents. The first floor is currently let as a Hair/Beauty Salon.**

### Situated

Old Swan is a popular retail location approximately three miles east of Liverpool City Centre and in close proximity to the M62 Motorway

and Queens Drive. Prescot Road is the main arterial route through Old Swan. National retailers represented include Ethel Austin, Home & Bargain and Boots.



Not to scale. For identification purposes only

FLOOR	PRESENT LESSEE	ACCOMMODATION	RENT PER ANNUM	LEASE TERMS
Ground	Vacant	Sales 120.94m <sup>2</sup> (1301 sq ft) Ancillary 2m <sup>2</sup> (22 sq ft)		
First	Beauty Salon	77.99m <sup>2</sup> (839 sq ft)	£6750 per annum	5 Years from May 2009

### Joint Auctioneers



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LOT

7

## Flat 2, 3 Newsham Drive, Liverpool L6 7UG

VACANT RESIDENTIAL

Guide price **£20,000–£25,000**



Not to scale. For identification purposes only

**A one bedroomed ground floor apartment benefitting from central heating. Following refurbishment the property would be suitable for investment purposes.**

### Situated

Fronting Newsham Drive in Newsham Park in a popular residential location within easy access to Tuebrook amenities and approximately 3 miles from Liverpool City Centre.

### Ground Floor

Main Entrance Hallway  
**Flat** – Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

### Outside

Communal Gardens.

LOT

8

## Flat B, 12 Judges Drive, Newsham Park, Liverpool L6 7UB

RESIDENTIAL INVESTMENT

Guide price **£55,000 +**



Not to scale. For identification purposes only

**A spacious 2 bedroomed duplex ground/first floor apartment within a three storey semi detached property currently let by way of an Assured Shorthold Tenancy at a rental of £5700.00 per annum. The property benefits from central heating and communal gardens.**

### Situated

Overlooking Newsham Park in an established and popular residential location within easy access to Tuebrook Amenities and approximately 2 miles from Liverpool City Centre.

### Stairs to First Floor

Kitchen, Bedroom 2.

### Outside

Communal Gardens.

### Ground Floor

Entrance Hallway, Lounge, Bathroom/WC, Bedroom 1.



LOT

9

**9 Dorset Road, Anfield, Liverpool L6 4DU****VACANT RESIDENTIAL**Guide price **£35,000–£40,000**

Not to scale. For identification purposes only

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**A 2 bedroomed middle terraced property benefitting from double glazing and central heating. The property would be suitable for occupation or investment purposes.**

**Situated**

Off West Derby Road in a popular residential location within easy access to local amenities, schooling, Newsham Park and approximately 3 miles from Liverpool City Centre.

**Ground Floor**

Hall, Lounge, Dining Room, Kitchen.

**First Floor**

2 Bedrooms, Bathroom/WC

**Outside**

Yard to the rear.

LOT

10

**134 Town Row, Liverpool L12 8SN**  
**COMMERCIAL/RESIDENTIAL INVESTMENT**Guide price **£90,000+**

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**A retail/residential investment currently producing £6,900 per annum. The premises comprise a well refurbished Hairdressers Shop on the ground floor, with rear beauty therapy rooms, kitchen & WC, currently let for an unexpired term of 4 years. The first and second floors comprise of a self contained 4 bedroom flat which benefits from central heating and double glazing with a potential rental income of £5400.00 per annum.**

**Situated**

The property is situated fronting Town Row, and forms part of a local

parade of shops, within a popular and well established residential area, close to Alder Hey Hospital.

**Ground Floor**

Sales Area – 23.6m<sup>2</sup> (243 sq ft)  
Rear Room 1 – 13.0m<sup>2</sup> (139 sq ft)  
Rear Room 2 – 8.2m<sup>2</sup> (88 sq ft)  
Kitchen and WC – 4.8m<sup>2</sup> (51 sq ft)

**First Floor**

Living Room, Bedroom, Kitchen/  
Dining Room.

**Second Floor**

3 Bedrooms, Bathroom/wc.

**Outside**

Rear Yard.

**Lease**

The ground floor is let for a term of 3 years from 26/09/12 at a rent of £6,900 per annum. The lease is contracted out of the Landlord and Tenant Act 1954.



**A cleared landscaped piece of land and Council Car Park extending to 2,300m<sup>2</sup> (0.57 acres) zoned as primarily residential use in the Unitary Development Plan.**

#### **Situated**

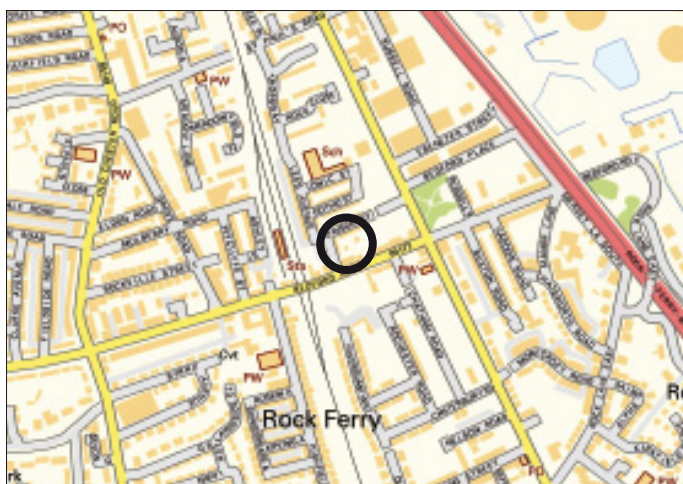
The site is situated at the corner of New Chester Road and Howson Street within a residential area close to local amenities.

#### **Site Area**

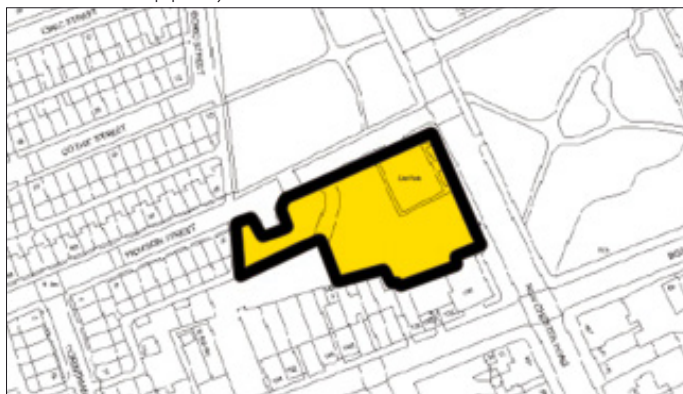
2,300m<sup>2</sup> (0.57 acres)

#### **Fees**

Wirral Council will seek a gavel fee of 2% of the sale price subject to a minimum fee of £1000+VAT The auctioneer will charge a buyer's administration fee of £550 + Vat



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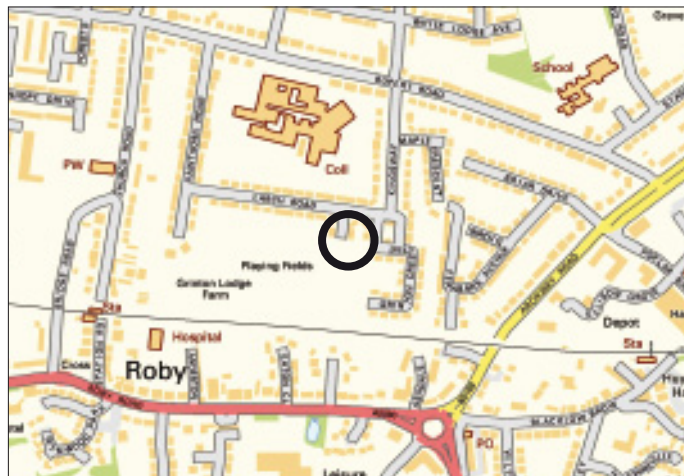


LOT  
**12**

## 3 Olive Grove, Huyton, Liverpool L36 9TX

RESIDENTIAL INVESTMENT

Guide price **£60,000–£70,000**



Not to scale. For identification purposes only

**A 3 bedroomed semi detached property currently let by way of a Regulated Tenancy which is producing £6,032 per annum. The property benefits from double glazing, gardens and off road parking.**

### Situated

in a cul se sac off Larch Road which in turn is off Kingsway in a popular residential location.

### First Floor

3 Rooms, Bathroom/W.C.

### Outside

Gardens front and rear. Driveway.

### Ground Floor

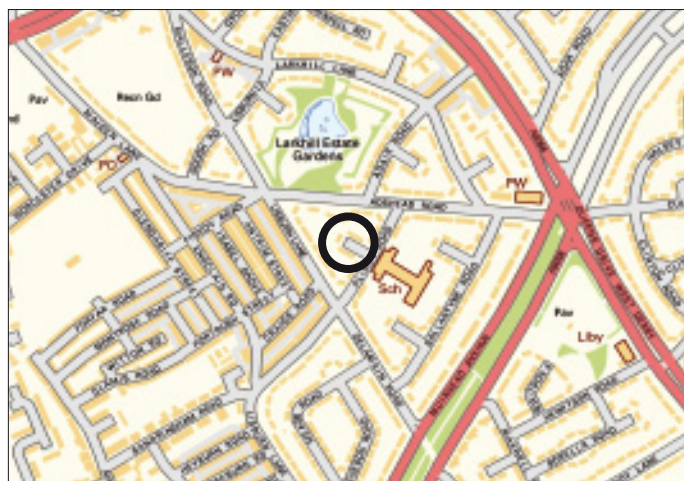
2 Rooms, Kitchen.

LOT  
**13**

## 7 Alison Place, Larkhill, Liverpool L13 9AH

RESIDENTIAL INVESTMENT

Guide price **£60,000 +**



Not to scale. For identification purposes only

**A 3 bedroomed end town house currently let by way of as Assured Shorthold Tenancy with a rental of £6760 per annum. The property benefits from partial double glazing, central heating and gardens.**

### Situated

In a cul-de-sac off Alison Road which runs between Maiden Lane and Lisburn Lane in a popular residential location.

### Ground Floor

Porch entrance, hall, lounge, kitchen, WC.

### First Floor

3 bedrooms, bathroom.

### Outside

Front & back gardens.



LOT  
**14**

**47 Crosby Road South, Liverpool L21 1EN**  
**VACANT RESIDENTIAL**

Guide price **£75,000 +**



**A spacious three storey 6 bedrooomed end of terrace property offered with the benefit of full planning permission to convert the existing into 2x2 bedrooomed and 3x1 bedrooomed apartments with the potential to produce in excess of £28,000 per annum. The property benefits from gardens. Alternatively the property could be refurbished and modernised to provide a good sized family home.**

**Situated**

Fronting Crosby Road South in a popular residential location within easy access to Waterloo and Crosby amenities and approximately 4 miles from Liverpool City Centre.

**Ground Floor**

Vestibule, hall, front lounge, rear dining room, morning room and kitchen

**First Floor**

Four bedrooms and bathroom/WC

**Second Floor**

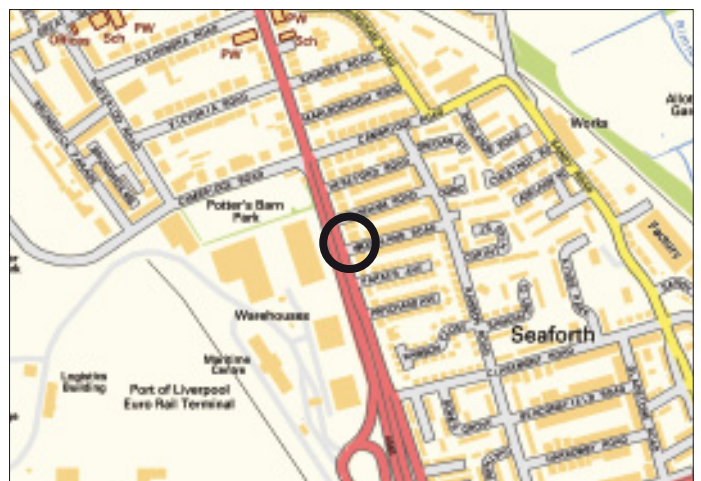
Two bedrooms

**Outside**

Garden to the rear

**Note**

Plans are available at the auctioneers offices. Planning application number S/2012/1443 <http://www.sefton.gov.uk/default.aspx?page=5297>



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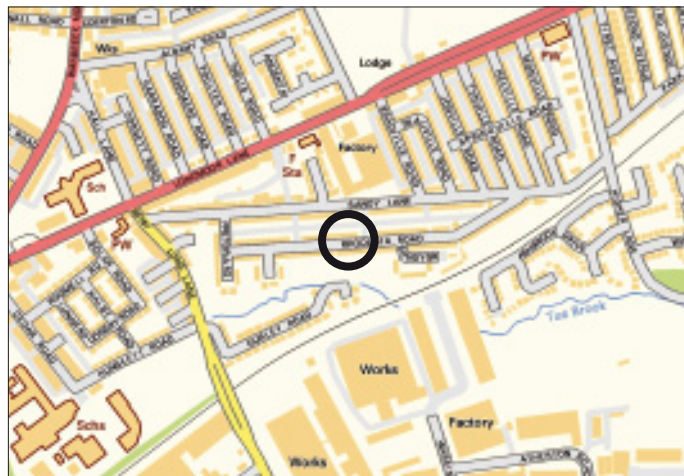


LOT  
**15**

## 67 Rhodesia Road, Liverpool L9 9BS

### RESIDENTIAL INVESTMENT

Guide price **£40,000–£50,000**



Not to scale. For identification purposes only

**A 3 bedroomed terraced property currently let by way of a Regulated Tenancy which is producing £3,692 per annum. The property benefits from gardens and double glazing.**

#### Situated

Off Sandy Lane which in turn is off Higher Lane and Long Lane in a popular and well established residential location.

#### First Floor

3 Rooms.

#### Outside

Gardens.

#### Ground Floor

1 Room, Kitchen, Bathroom/W.C.

LOT  
**16**

## 43/43a Orrell Lane, Liverpool L9 8BX

### RESIDENTIAL INVESTMENT

Guide price **£175,000 +**



Not to scale. For identification purposes only

**A substantial three storey detached house converted to provide 5 x 1 bed apartments. The property benefits from partial double glazing, Economy 7 Heating, off road parking, rear garden extending to 1/3rd of an acre with outbuilding and a garage. At the time of our inspection 3 of the flats are let on Assured Shorthold Tenancies producing £13,500 per annum. The potential annual rental income when fully let being in excess of £22,000.**

#### Situated

Off Moss Lane in a popular and desirable residential location offering

easy access to local amenities and schooling as well as both Anfield and Goodison Football Clubs.

#### Ground Floor

Vestibule, Communal Hallway.  
**Flat 1** – Living room, Kitchen, Bedroom, Bathroom/W.C.

#### First Floor

**Flat 2** – Living room, Kitchen, Bedroom, Bathroom/W.C.  
**Flat 3** – Living room, Kitchen, Bedroom, Bathroom/W.C.

#### Second Floor

**Flat 4** – Living room, Kitchen, Bedroom, Bathroom/W.C.

#### 43a Orrell Lane

**Flat 5** – Hallway, Lounge, Sun Lounge, Kitchen, Bedroom, Bathroom/W.C.

#### Outside

Garage, Rear Garden, Outbuilding with W.C and Workshop.

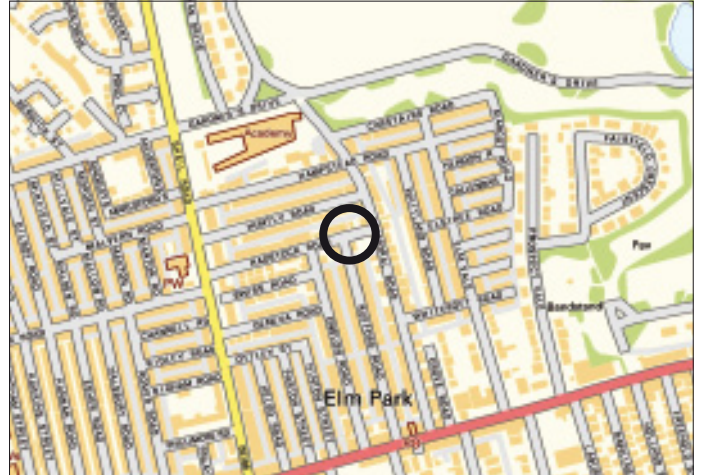


LOT  
**17**

## 35a Radstock Road, Liverpool L6 3AU

### VACANT RESIDENTIAL

Guide price **£50,000 +**



Not to scale. For identification purposes only

**A 3 bedroomed detached property benefitting from gardens and off road parking. Following a full upgrade and refurbishment scheme the property would be suitable for occupation, resale or investment purposes.**

#### Situated

Off Sheil Road in a popular residential location within walking distance to Newsham Park and local amenities and approximately 3 miles from Liverpool City Centre.

#### Ground Floor

Hall, Lounge, Rear Dining Room, Kitchen.

#### First Floor

3 Bedrooms, Bathroom/wc

#### Outside

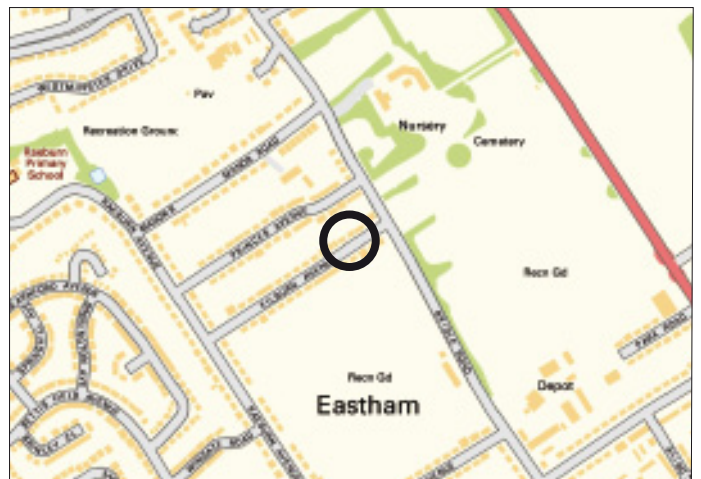
Gardens front and rear. Driveway.

LOT  
**18**

## 10 Kilburn Avenue, Wirral, Merseyside CH62 8BG

### RESIDENTIAL INVESTMENT

Guide price **£80,000–£90,000**



Not to scale. For identification purposes only

**A 3 bedroomed semi detached property currently let by way of a Regulated Tenancy which is producing £5,018 per annum.**

#### Situated

Fronting Kilburn Avenue which is off Bridle Road within close proximity to local amenities.

#### First Floor

3 Rooms, Bathroom/W.C.

#### Ground Floor

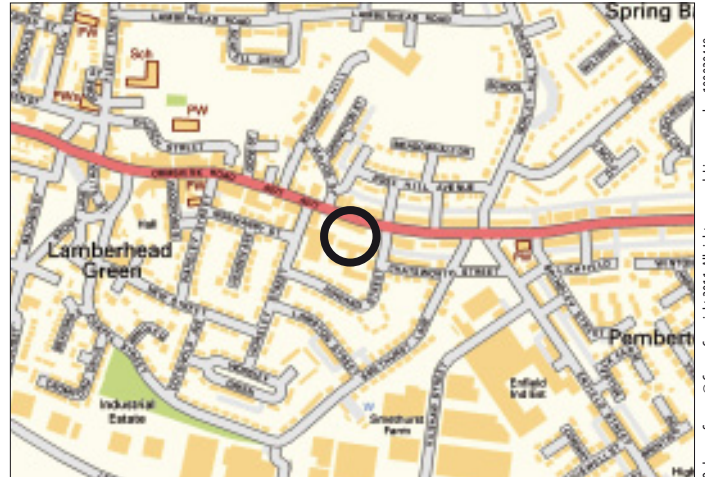
1 Room, Kitchen.

LOT  
**19**

## 712 Ormskirk Road, Wigan, Lancashire WN5 8BB

VACANT RESIDENTIAL

Guide price **£60,000–£65,000**



Not to scale. For identification purposes only

**A 2 bedroomed cottage style terraced property benefiting from double glazing and central heating. The property would be suitable for occupation or investment following modernisation.**

### Situated

Fronting Ormskirk Road close to its junction with Fleet Street in a popular and well established residential location.

### Ground Floor

Lounge, Kitchen/Diner, Utility room.

### First Floor

2 Bedrooms, Wetroom/W.C.

### Outside

Garden to the rear.

LOT  
**20**

## 104 Ashbourne Road, Liverpool L17 9QJ

RESIDENTIAL INVESTMENT

Guide price **£70,000–£80,000**



Not to scale. For identification purposes only

**A 3 bedroomed terraced property currently let by way of a Regulated Tenancy which is producing £5,096 per annum. The property benefits from double glazing.**

### Situated

Off Aigburth Road in a very popular and well established residential location within easy reach of Sefton Park, Aigburth Road Amenities and approximately 5 miles from Liverpool City Centre.

### Ground Floor

1 Room, Kitchen.

### First Floor

3 Rooms, Bathroom/W.C.

### Outside

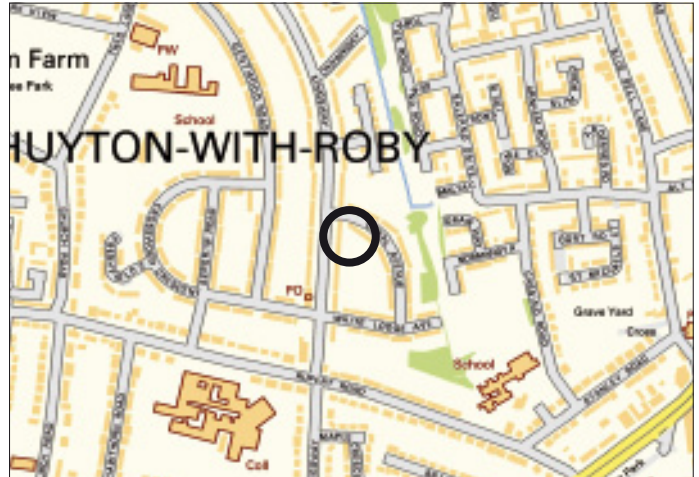
Yard to the rear.



LOT  
**21**

## 4 Coral Avenue, Liverpool L36 2PZ RESIDENTIAL INVESTMENT

Guide price **£40,000–£45,000**



Not to scale. For identification purposes only

**A 3 bedroomed terraced property currently let by way of a Regulated Tenancy which is producing £4,420 per annum. The property benefits from double glazing, gardens and off road parking.**

### Situated

Off Kingsway in a popular residential location within easy access to Huyton Village and approximately 5 miles from Liverpool City Centre.

### Ground Floor

2 Rooms, Kitchen.

### First Floor

3 Rooms, Bathroom/W.C.

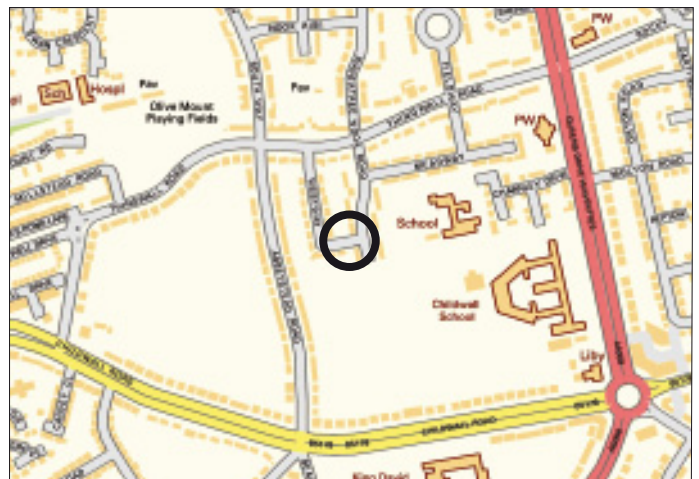
### Outside

Gardens. Driveway.

LOT  
**22**

## 350 Wavertree Nook Road, Liverpool L15 7LJ VACANT RESIDENTIAL

Guide price **£110,000 +**



Not to scale. For identification purposes only

**A vacant end of terrace 3 bedroomed house with front, rear and side gardens in need of repair and modernisation.**

### Situated

The property is situated off Thingwall Road within Wavertree garden suburb within a popular and sought after residential location.

### First Floor

3 Bedrooms, Bathroom.

### Outside

Front, Side and rear gardens.

### Ground Floor

Hall, 2 Reception rooms, Kitchen, Store.



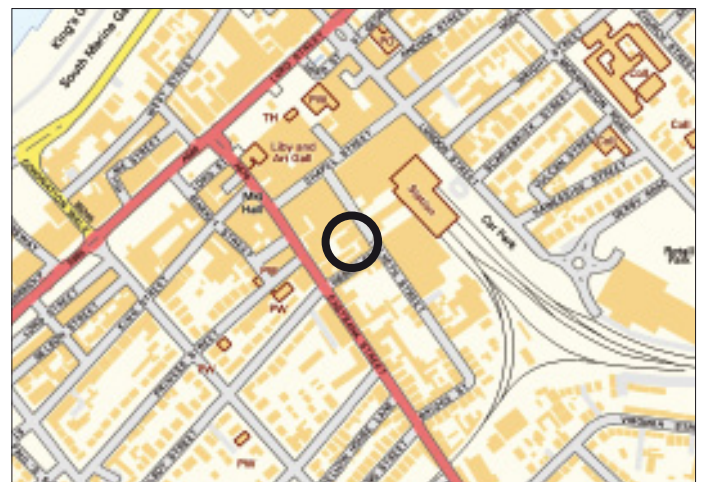
**A Freehold Town Centre retail investment let in its entirety to Partners The Stationers Ltd T/A Ryman currently producing £50,000pa. The premises comprises a ground retail unit and ancillary accommodation. The property is registered for VAT.**

#### **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.

#### **Joint Auctioneers**

**mason  
owen...**  
property consultants



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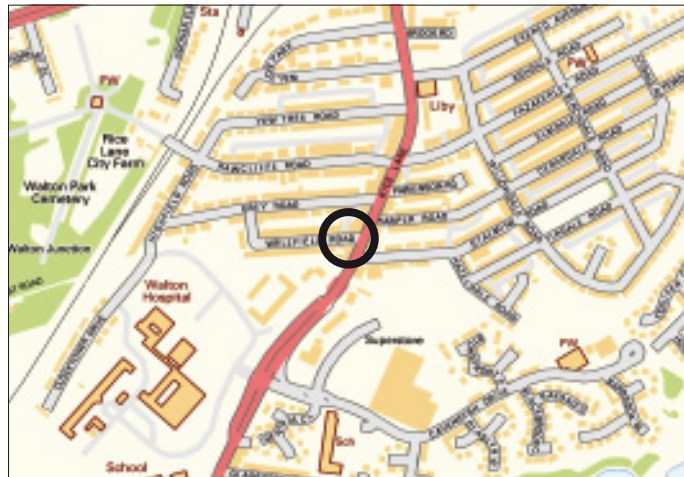
NO	PRESENT LEASE	ACCOMMODATION	LEASE TERM	CURRENT RENT	NEXT REVIEW/REVISION
29/33	Partners The Stationers Ltd t/a Ryman	Ground Floor 290.6m2 (3,128sqft)	25 years from 25th December 1989. 5 yearly reviews. Effective FR&I	£30,000 pa	24th December 2014
Current rent reserved				£30,000pa	



LOT  
**24**

**153 Rice Lane, Liverpool L9 1AF**  
**VACANT COMMERCIAL**

Guide price **£55,000–£60,000**



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Not to scale. For identification purposes only

**A middle terraced two storey building comprising of a ground floor front retail sales area together with office accommodation above, together with staff kitchen and WC facilities. The property benefits from carpeted floors, alarm system and external electric security roller shutters. The first floor accommodation can be accessed via a separate entrance from the rear yard area and was previously used for the purposes of stores and offices, however could possibly be converted as a self contained flat, subject to the relevant consents.**

**Situated**

The premises are situated fronting Rice Lane close to its junction with

Wellfield Road approximately 4 miles north of Liverpool city centre. The immediate surrounding area

consists of residential housing and mixed use premises predominantly fronting on to Rice Lane. The premises are within a short distance of Rice Lane railway station and Queens Drive (A5058) which in turn provides links to the surrounding Merseyside area.

Offices: 14.4m<sup>2</sup> (155 sq ft) Total Ground floor area: 86m<sup>2</sup> (926 sq ft)

**First Floor**

Front room 1: 29.8m<sup>2</sup> (320 sq ft)  
Room 2: 24m<sup>2</sup> (258 sq ft) Kitchen: 6.52m<sup>2</sup> (70 sq ft) Office: 8.96m<sup>2</sup> (96 sq ft) Rear Store: 11.8m<sup>2</sup> (127 sq ft)  
Total First floor area: 81m<sup>2</sup> (873 sq ft)

**Ground Floor**

Retail sales area: 53.6m<sup>2</sup> (577 sq ft) Storage: 18m<sup>2</sup> (194 sq ft) Rear

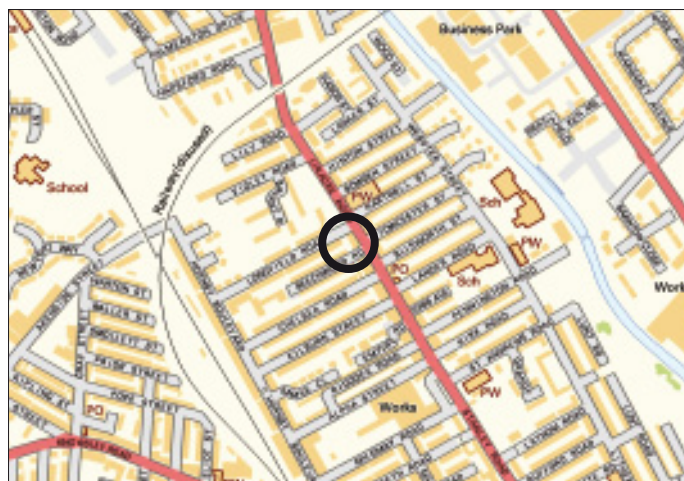
**Outside**

Yard to the rear.

LOT  
**25**

**99 & 101 Linacre Road, Liverpool L21 8JT**  
**VACANT COMMERCIAL**

Guide price **£30,000 +**



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Not to scale. For identification purposes only

**A mixed use three storey middle terrace property consisting of an inter-connecting ground floor shop unit together with 2 x 2 bedroomed flats on first and second floors. The property is vacant and in need of repair and modernisation. The property benefits from steel roller shutters to the ground floor.**

**Situated**

Fronting Linacre Road approximately 4 miles north from Liverpool City Centre.

**Ground Floor**

Inter-connecting Shop Unit – Main Sales Area  
Rear Room, Lean to Workshop

**First and Second Floors**

2 Flats – Living Room, Kitchen, 2 Bedrooms, Bathroom/W.C.

**Outside**

Yard to the rear

**Joint Auctioneers**



LOT  
**26**

**109 Needham Road, Liverpool L7 0EF**  
**VACANT RESIDENTIAL**

Guide Price **£45,000+**



Not to scale. For identification purposes only

**A two/three bedroomed middle terraced property benefitting from partial double glazing, central heating, a bathroom/third bedroom and a shower room. The property would be suitable for occupation or investment purposes.**

**Situated**

Just off Holt Road in a popular and well established residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool City Centre.

**Ground Floor**

Hall, Living Room, Dining Room, Kitchen, Shower Room/WC

**First Floor**

2 Bedrooms, Bathroom/wc

**Outside**

Yard to the rear.

LOT  
**27**

**39 St Marys Road, Garston, Liverpool L19 2NJ**  
**VACANT COMMERCIAL**

Guide price **£15,000–£20,000**



Not to scale. For identification purposes only

**A vacant ground floor retail unit suitable for a number of uses, subject to the relevant consents. The property benefits from steel roller shutters.**

**Situated**

Fronting St Marys Road on the corner of Mercer Street on a busy main road position in Garston Village.

**Ground Floor**

**Shop** – Main Sales Area in two, Rear Kitchen, W.C. ( total area 411 sq ft)





**A freehold retail investment let to Barnardo's until 2019 producing £52,500 per annum. The property comprises an end of terrace retail unit with a retail unit on the ground floor and ancillary accommodation to the rear and on the first and second floors. VAT is applicable to this lot.**

#### **Situated**

The property is situated within Old Swan which is an established densely populated suburb of Liverpool. The property is prominently situated on the busy Prescot Road (A57) in an established retail location. Nearby occupiers include Boots, Specsavers, Superdrug, Greggs and Home Bargains.

#### **Joint Auctioneers**

**mason  
owen...**  
property consultants



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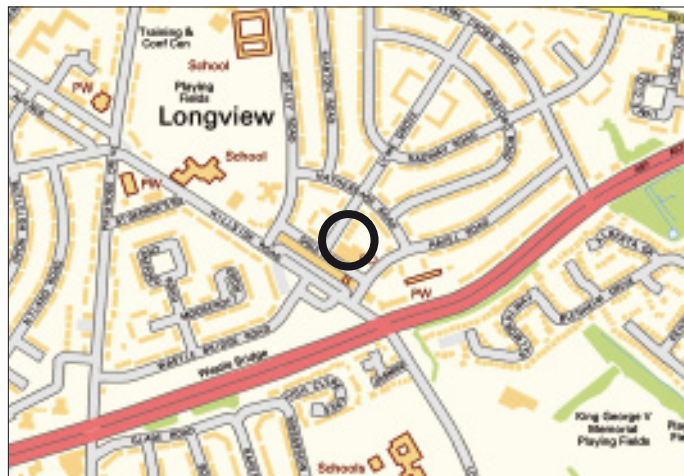
NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION	NOTE
565-567 Ground Floor	Barnardo's	Gross Frontage 10.23m (33'07") Net Frontage 8.42m (27'07") Shop Depth 14.62m (47'07") Shop Width 9.07m (29'09") Retail 132.58m <sup>2</sup> (1,427 sq ft) Ancillary 25.12m <sup>2</sup> (270 sq ft)	10 years from 27/03/2009	£52,500	2014	Tenant has the right to determine the lease on 27th March 2014 with 6 months written notice.
First Floor	Barnardo's	89.49m <sup>2</sup> (963 sq ft)				
Second Floor	Barnardo's	102.06m <sup>2</sup> (1,099 sq ft)				
Current Rent Reserved				£52,500 pa		

Barnardo's is a charity committed to helping more than 100,000 children, young people and their families, with over 400 local projects and 11,915 volunteers. In 2010 40 new shops were opened bringing the total to 380 shops nationwide.

LOT  
**29**

## 24 Lyme Grove, Liverpool L36 8BR RESIDENTIAL INVESTMENT

Guide price **£50,000 +**



Not to scale. For identification purposes only

**A modern semi detached property benefitting from double glazing, central heating, gardens and off road parking. The property is currently let by way of an Assured Shorthold Tenancy for a term of 5 years commencing 21 January 2010 at a rental of £5720.00 per annum.**

### Situated

Off Lyme Cross Road which in turn is off Liverpool Road in a popular locatin within close proximity to the Motorway Networks and aproximately 3 miles from Liverpool

City Centre. The property has not been inspected, however, it is understood the property comprises:

### Ground Floor

Living Room, Kitchen/Diner, W.C.

### Outside

Gardens, Driveway.

### First Floor

2 Bedrooms, Bathroom/W.C.

### Note

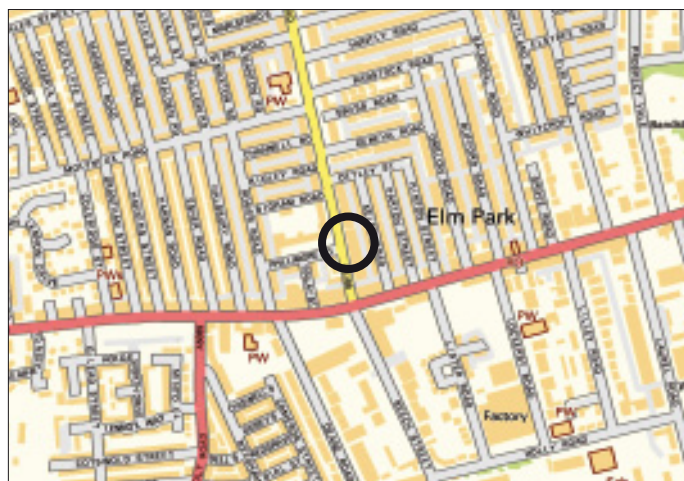
We have not carried out an internal inspection nor seen sight of the Tenancy Agreement, all information has been supplied by the vendor.

### On Behalf of a Housing Association

LOT  
**30**

## 30 Sheil Road, Liverpool L6 3AE VACANT RESIDENTIAL

Guide price **£55,000 +**



Not to scale. For identification purposes only

**A three storey middle terraced property converted to provide 3 self contained flats. Following repair and modernisation the property would be suitable for investment purposes. The property benefits from double glazing.**

### Situated

Fronting Sheil Road at it's junction with Prescot Road in an established residential location within easy reach of local amenties, schooling,

newsham park and approximately 3 miles from liverpool City Centre.

### Ground Floor

Main Entrance Hallway

**Flat 1** – Living Room, Kitchen, Bedroom, Bathroom/WC

### Second Floor

Living Room, Bedroom, Kitchen, Bathroom/WC

### First Floor

**Flat 2** – Living Room, Kitchen, Bedroom, Bathroom/WC

### Outside

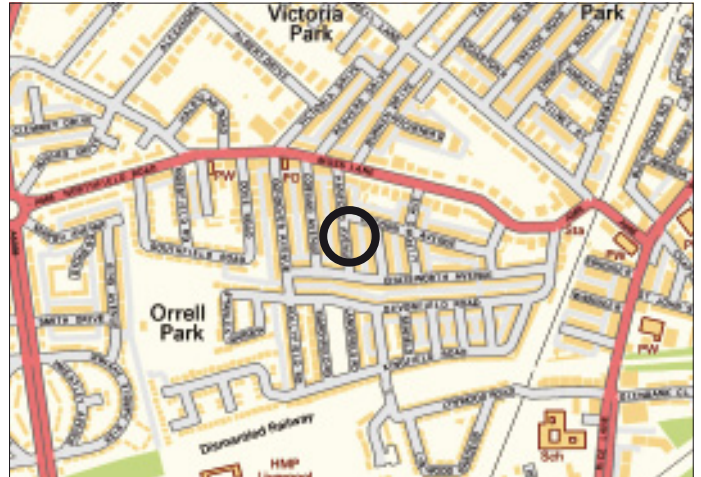
Yard to the rear.



LOT  
**31**

**27 Hanford Avenue, Liverpool L9 3BN**  
RESIDENTIAL INVESTMENT

Guide price **£50,000–£55,000**



Not to scale. For identification purposes only

**A 3 bedroomed middle terraced property currently let by way of an Assured Periodic Tenancy at a rental of £6760.00 per annum.**

**Situated**

Off Moss Lane in a popular and well established residential location within easy access to local amenities and schooling.

**First Floor**

3 Rooms, Bathroom/WC

**Outside**

Yard to the rear.

**Ground Floor**

2 Rooms, Kitchen.

LOT  
**32**

**Flat C, 12 Judges Drive, Newsham Park, Liverpool L6 7UB**  
RESIDENTIAL INVESTMENT

Guide price **£55,000 +**



Not to scale. For identification purposes only

**A spacious 2 bedroomed duplex basement apartment within a converted three storey semi detached property currently let by way of an Assured Shorthold Tenancy at a rental of £6000.00 per annum. The property benefits from central heating and communal gardens.**

**Situated**

Overlooking Newsham Park in an established and popular residential location within easy access to Tuebrook Amenities and approximately 2 miles from Liverpool City Centre.

**Stairs to**

Lounge, Kitchen.

**Outside**

Communal Gardens.

**Basement**

Dressing Room, Bedroom 1, Bathroom/WC, Bedroom 2



LOT  
**33**

**Rangers House, Station Road, Thurstaston, Wirral, Merseyside CH61 0HN**

**VACANT RESIDENTIAL**

Guide price **£240,000 +**



**A freehold detached former Rangers house. The property comprises a 3 bedroom detached dwelling arranged over ground and first floors together with front, side and rear gardens.**

#### **Situated**

The premises are located within a prestigious residential area at the access to Wirral Country Park with shared access from Station Road.

#### **Ground Floor**

2 Reception rooms, Kitchen, Utility Room, W.C.

#### **First Floor**

3 Bedrooms, Bathroom, Separate W.C.

#### **Outside**

Front, rear and side gardens, Garage.

#### **Fees**

1. Wirral Council will seek a gavel fee of 2% of the sale price subject to a minimum fee of £1000+VAT 2. The auctioneer will charge a buyer's administration fee of £550 + Vat

#### **Note**

1. The purchaser will have to make their own arrangements for the supply of utilities and will be expected to erect a suitable fence along the [NW] boundary [with Wirral Council land] 2. The sale will be subject to a right of way in favour of the Council and the owner of Rangers Cottage No 1 (Shown shaded brown on OS Plan)



Not to scale. For identification purposes only



Not to scale. For identification purposes only

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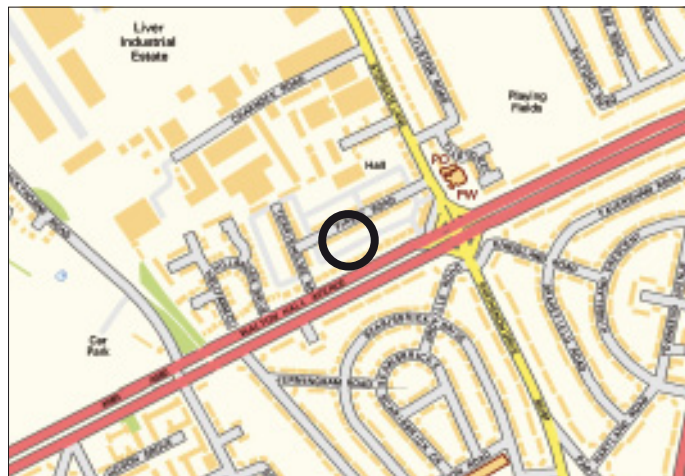
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LOT  
**34**

**28 Pirrie Road, Liverpool L9 6AB**  
**VACANT RESIDENTIAL**

Guide price **£40,000–£45,000**



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**An extended 2 bedroomed middle town house benefitting from double glazing, central heating and gardens. Following refurbishment the property would be suitable for occupation or investment purposes with a potential rent of £450pcm.**

Not to scale. For identification purposes only

**Situated**

Just off Walton Hall Avenue in a popular and well established residential location within easy access to local amenities and approximately 5 miles from Liverpool City Centre.

**First Floor**

2 Bedrooms.

**Outside**

Gardens front and rear.

**Ground Floor**

Hall, Lounge, Kitchen, Bathroom, Utility Room

LOT  
**35**

**3 Bulford Road, Liverpool L9 6AU**  
**VACANT RESIDENTIAL**

Guide price **£35,000–£40,000**



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**A 3 bedroomed mid town house benefitting from double glazing, central heating, gardens and off road parking. Following modernisation the property would be suitable for investment purposes.**

Not to scale. For identification purposes only

**First Floor**

3 Bedrooms.

**Outside**

Gardens front and rear, Driveway.

**Situated**

Off Long Lane, off Stopgate Lane in a popular and well established residential location approximately 1 mile from Aintree University hospital.

**Ground Floor**

Lounge, Kitchen, Bathroom/W.C.

LOT  
**36**

## 178 Walton Village, Liverpool L4 6TW RESIDENTIAL INVESTMENT

Guide price **£150,000 +**



**A double fronted middle terraced property converted to provide 4x1 and 1x2 bedroomed apartments. The property is in good order throughout and benefits from double glazing, wooden flooring and electric heating. The property is fully let on Assured Shorthold Tenancies producing in excess of £26,000 per annum.**

### Situated

Fronting Walton Village at it's junction with Walton Lane in a popular residential location within close proximity to local amenities,

schooling and approximately 3 miles from Liverpool City Centre.

### Ground Floor

Main Entrance Hallway.



Not to scale. For identification purposes only

**Flats 1 & 2** – Hall, Open Plan Lounge/Kitchen, Bedroom, Shower Room/WC

### Second Floor

**Flat 5** – Hall, Lounge, Kitchen, 2 Bedrooms, Shower Room/WC

### First Floor

**Flats 3 & 4** – Hall, Open Plan Lounge/Kitchen, Bedroom, Shower Room/WC

### Outside

Yard to the rear.

LOT  
**37**

## 3 Wadeson Road, Liverpool L4 9RR VACANT RESIDENTIAL

Guide price **£35,000–£40,000**



**A 3 bedroomed semi detached property benefiting from double glazing, central heating, front and rear gardens and off road parking. Following refurbishment the property would be suitable for investment purposes.**

### Situated

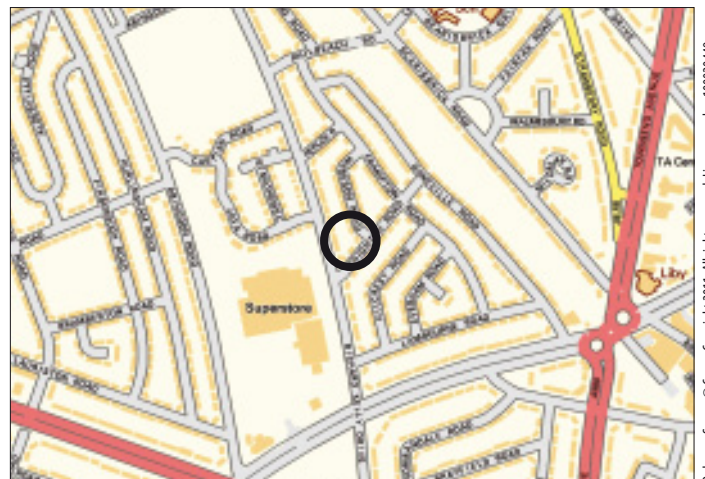
Just off Richard Kelly Drive in an established residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool City Centre.

### Ground Floor

Hall, Lounge, kitchen/diner.

### First Floor

Three bedrooms and bathroom/WC



Not to scale. For identification purposes only

### Outside

Front and rear gardens



LOT  
**38**

## 86 Derby Lane, Liverpool L13 3DN VACANT COMMERCIAL

Guide price **£20,000–£25,000**



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 steel roller shutters.**

### Situated

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

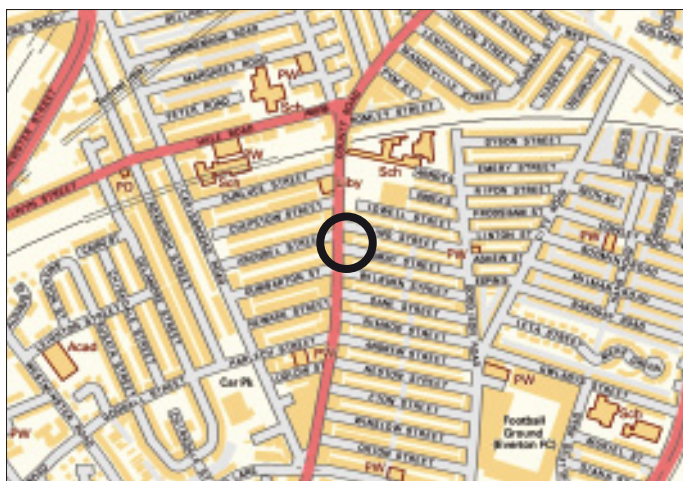
### Ground Floor

Retail Sales Area – 36.60m<sup>2</sup>

LOT  
**39**

## 110 County Road, Walton, Liverpool L4 3QW VACANT COMMERCIAL

Guide price **£25,000 +**



Not to scale. For identification purposes only

**A vacant Freehold ground floor retail unit only which until recently traded as a Children's Clothes Shop, however would be suitable for a number of uses, subject to the relevant consents. The property benefits from steel roller shutters.**

### Situated

Fronting County Road on a busy main position approximately 3 miles from Liverpool City Centre.

### Ground Floor

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

### Outside

Yard to the rear.



LOT  
**40**

## 8 Mab Lane, Liverpool L12 6RA RESIDENTIAL INVESTMENT

Guide price **£45,000–£50,000**



**A 3 bedroomed cottage style semi detached property currently let by way of a Regulated Tenancy which is producing £3,068 per annum. The property benefits from front, side and rear gardens and off road parking.**

### Situated

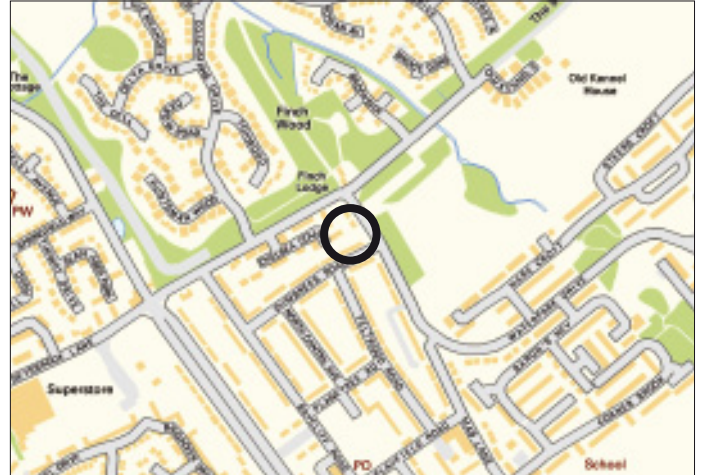
Fronting Mab Lane at its junction with Deysbrook Lane in an established residential location within easy access to local amenities and schooling.

### Ground Floor

1 Room, Kitchen, Bathroom/W.C.

### First Floor

3 Rooms.



Not to scale. For identification purposes only

### Outside

Front and rear gardens and driveway.

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LOT  
**41**

## 7 Denebank Road, Liverpool L4 2SY VACANT RESIDENTIAL

Guide price **£45,000–£50,000**



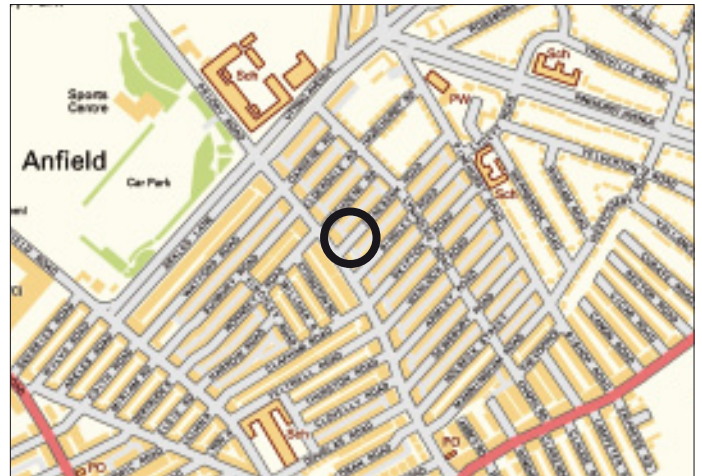
**A vacant 3 bedroomed middle terraced property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for occupation or investment purposes.**

### Situated

Off Priory Road in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

### Ground Floor

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



Not to scale. For identification purposes only

### First Floor

3 Bedrooms, Bathroom/W.C.

### Outside

Yard, Outhouse.

### Joint Auctioneers



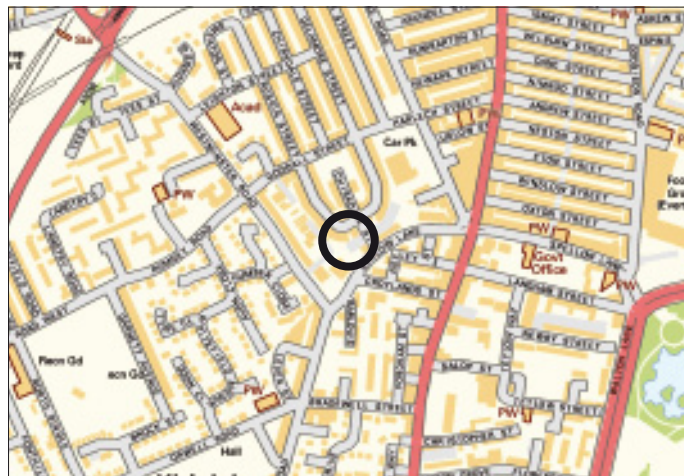
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LOT  
**42**

## 1 Ruskin Street, Liverpool L4 3SH VACANT RESIDENTIAL

Guide price **£60,000–£65,000**



Not to scale. For identification purposes only

**A double fronted 4 bedroomed end of terrace property benefitting from double glazing and central heating. The property would be suitable for occupation or investment following refurbishment.**

### Situated

Fronting Ruskin Street on the corner of Chirkdale Street which in turn is off County Road within easy reach of local amenities, schooling and approximately 3 miles from Liverpool City Centre.

### Cellar/Basement

### Ground Floor

Hall, 2 Reception Rooms, Kitchen/ Diner

### First Floor

2 Bedrooms, Bathroom/WC

### Second Floor

2 Bedrooms.

### Outside

Rear Yard and a garden to the side.

LOT  
**43**

## Rotatools, Brookfield Drive, Liverpool L9 7EG VACANT COMMERCIAL

Guide price **£35,000–£40,000**



Not to scale. For identification purposes only

**The property provides a self contained trade counter/workshop premises, ancillary reception and office accommodation as well as kitchen and WC facilities. The premises benefits from a communal yard/circulation and car parking area.**

### Situated

The property benefits from main road frontage situated on Brookfield Drive on an established industrial location in the Aintree

area. Approximately 3 miles from Liverpool City Centre

### Accommodation

Gross internal area: 131.49 (1415.39 sq ft)



Not to scale. For identification purposes only

LOT  
**44**

**5 St. Marys Avenue, Liverpool L4 5UH**  
**VACANT RESIDENTIAL**

Guide price **£35,000 +**



Not to scale. For identification purposes only

**A 2 bedroomed middle terraced property benefitting from double glazing and central heating. The property would be suitable for occupation or investment following repair and modernisation.**

**Situated**

between Walton Village and Church Road in a popular residential location within easy access to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

**Ground Floor**

Lounge/Dining Room, Kitchen, Bathroom/WC

**First Floor**

2 Bedrooms.

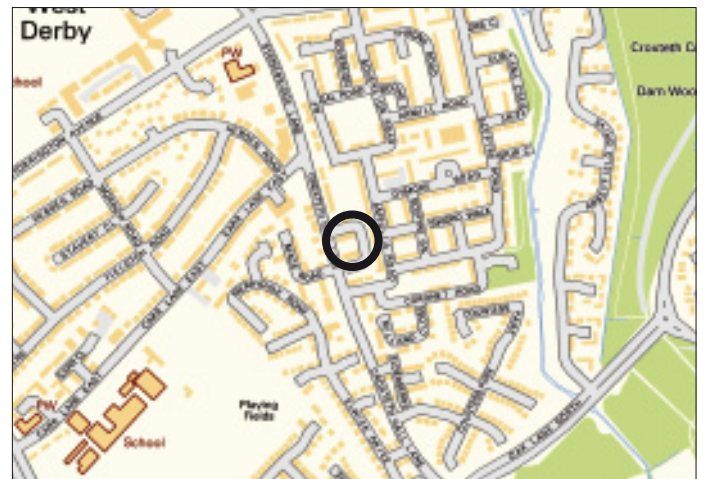
**Outside**

Yard to the rear.

LOT  
**45**

**29a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX**  
**RESIDENTIAL INVESTMENT**

Guide price **£25,000 +**



Not to scale. For identification purposes only

**A 2 bedroomed purpose built first floor maisonette currently let by way of Assured Shorthold Tenancy producing £5400 per annum. The property benefits from double glazing, electric amptec central heating, an intercom system and communal gardens and parking.**

**Situated**

fronting Croxteth Hall Lane which in turn is off East Lancashire Road (A580) in an established residential location.

**Ground Floor**

Main Entrance Hallway.

**First Floor**

Flat – Hall, Lounge, Kitchen.

**Second Floor**

2 Bedrooms, Bathroom/WC.

**Outside**

Communal Gardens and parking.



LOT  
**46****Car Park At Stringhey Road, Wallasey, Merseyside CH44 1EQ****VACANT COMMERCIAL**Guide price **£12,500 +**

**A free Council car park site suitable for a variety of uses subject to the necessary planning permission. The site currently provides 15 spaces and extends to 439m<sup>2</sup> (4725 sqft). The site is designated as Primarily Residential in the Unitary Development Plan, which can be viewed online at <http://www.wirral.gov.uk/udp/>. For further information please contact a member of the Planning team on (0151) 691 8399.**

**Situated**

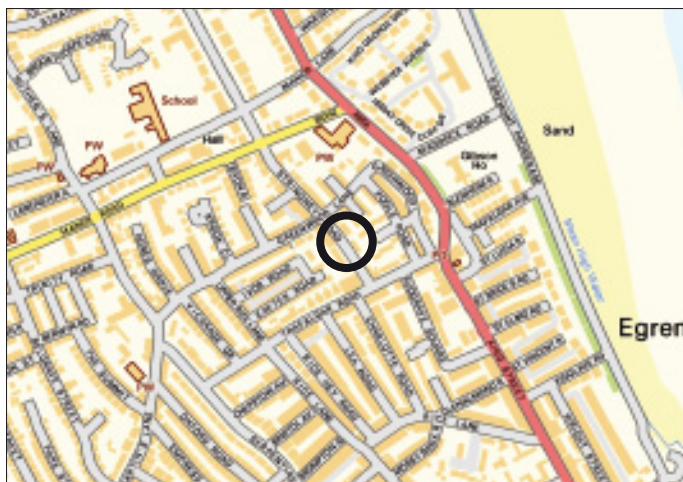
The site is situated fronting Stringhey Road close to its junction with Trafalgar Road adjacent to the Nelson Public House within a predominantly residential area.

**Site Area**

439m<sup>2</sup> (4725 sqft) (0.11 acres).

**Fees**

Wirral Council will seek a gavel fee of 2% of the sale price subject to a minimum fee of £1000+VAT. The auctioneer will charge a buyer's administration fee of £550 + Vat



Not to scale. For identification purposes only



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LOT  
**47**

**482 Southport Road, Scarisbrick, Ormskirk, Lancashire L40 9RF**

**VACANT RESIDENTIAL**

Guide price **£110,000 +**



**A spacious extended 2 bedrooomed semi detached bungalow benefiting from double glazing, central heating, flagged driveway for 2/3 cars, large rear gardens and detached garage. The property is in good condition throughout and would be suitable for immediate occupation or investment. There is a loft conversion providing an office/study.**

#### **Situated**

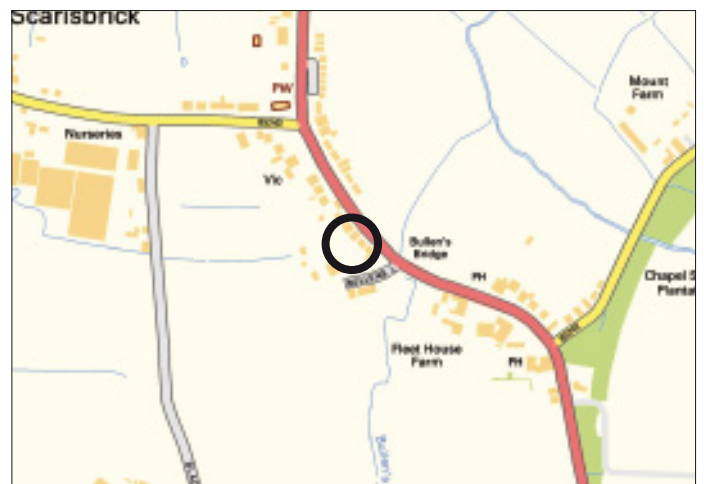
Fronting Southport Road in a semi rural location between Southport and Ormskirk.

#### **Ground Floor**

Hall, Bathroom/WC, 2 Bedrooms, Through Lounge to Open Plan Dining Room/Kitchen, Utility Room, Office/Study.

#### **Outside**

Flagged Driveway, Rear Garden, Detached Storage Garage.



Not to scale. For identification purposes only

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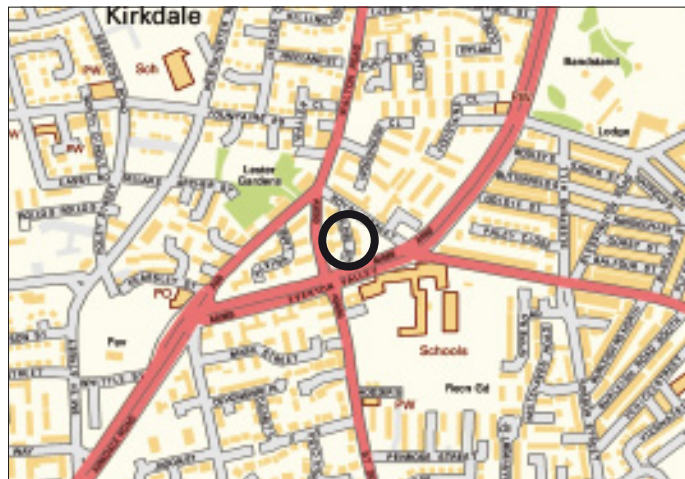




LOT  
**48**

**20 Globe Street, Liverpool L4 4HE**  
**VACANT RESIDENTIAL**

Guide price **£35,000 +**



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Not to scale. For identification purposes only

**A 3 bedroom end terrace property which following refurbishment would be suitable for investment purposes. The property benefits from central heating, security alarm system and a loft conversion to provide a further bedroom.**

**Situated**

off Royal Street which in turn is off Walton Road and Walton Lane in an established residential location approximately 2 miles from Liverpool City Centre.

**Ground Floor**

Hall, front living room, rear dining room, bathroom/WC and kitchen

**First Floor**

Three bedrooms.

**Second Floor**

Attic Room

**Outside**

Yard to the rear.

# New venue for this auction only

Crowne Plaza

St Nicholas Place

Pier Head

Liverpool L3 1QW

Tel: 0151 243 8000



**A substantial three storey end of terraced mixed use property comprising of 3 ground floor retail units together with 4x1 and 1x2 bedroomed self contained flats above. One of the ground floor units is currently let by way of a 2 year lease at a rental of £4420.00. Three of the flats are currently let by way of Assured Shorthold Tenancy producing an annual rental income of £11,700 per annum. The potential annual rental income when fully let is in excess of £28,000. The property has recently been refurbished and benefits from steel roller shutters to the ground floor units, partial double glazing and central heating.**

#### **Situated**

Fronting Linacre Road on a busy main road position within close proximity to Bootle Strand Shopping Amenities and approximately 5 miles from Liverpool City Centre.

#### **No 98**

Shop main sales area, Rear room, W.C, Kitchen, Workshop.

#### **No 98a Flat with its own entrance**

Lounge, 2 Bedrooms, Kitchen, Bathroom/W.C with walk in shower.

#### **No 100**

##### **Ground Floor**

Shop main sales area, Rear store room, W.C, Kitchen. Rear Store with Kitchen and WC. First Floor

**Flat 1** – Open plan Living room/Kitchen, Bedroom, Bathroom/W.C. Second Floor

**Flat 2** – Open plan Living room/Kitchen, Bedroom, Bathroom/ W.C.

#### **No 102**

##### **Ground Floor**

Shop main sales area, Store Room/WC. First Floor

**Flat 1** – Open plan Living room/Kitchen, Bedroom, Bathroom/W.C. Second Floor

**Flat 2** – Open plan Living room/Kitchen, Bedroom, Bathroom/W.C.

#### **Outside**

Yard to the rear.



Not to scale. For identification purposes only



LOT  
**50**

**6 Blenheim Way, St. Helens, Merseyside WA11 9HR**  
**VACANT RESIDENTIAL**

Guide price **£100,000 +**



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Not to scale. For identification purposes only

**A modern 3 bedroomed detached property suitable for occupation or investment purposes. The property benefits from double glazing, central heating, front and rear gardens, off road parking and an conservatory.**

**Situated**

on an estate of similar property off Washway Lane which in turn is off Green Leach Lane and the East Lancashire Road in a popular residential location.

**Ground Floor**

Hall, Lounge/Dining Room, Conservatory, Kitchen.

**First Floor**

3 Bedrooms, Bathroom/WC

**Outside**

Gardens front and rear. Driveway.

LOT  
**51**

**49 Morella Road, Liverpool L4 8ST**  
**VACANT RESIDENTIAL**

Guide price **£35,000 +**



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Not to scale. For identification purposes only

**A 2 bedroomed middle terraced property benefiting from central heating, gardens and off road parking. The property would be suitable for occupation or investment purposes following refurbishment.**

**Situated**

Off Hildebrand Road and Cherry Lane in a popular residential location approximately 3 miles from Liverpool City Centre.

**Ground Floor**

Porch entrance, lounge, kitchen, bathroom/WC

**First Floor**

Two bedrooms

**Outside**

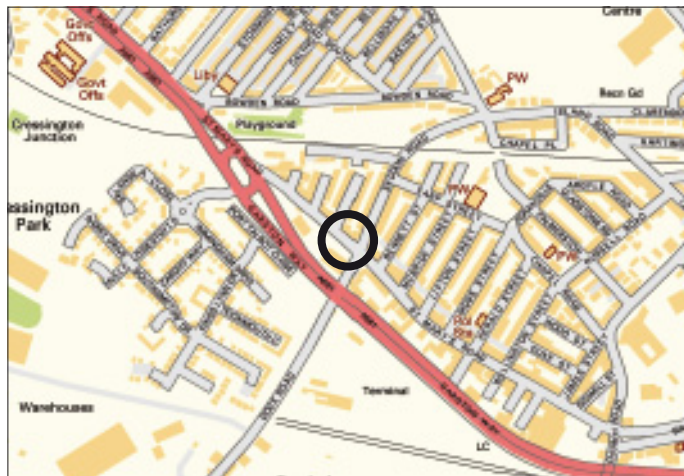
Gardens to the front and rear. Driveway

LOT  
**52**

## 140 St. Marys Road, Garston, Liverpool L19 2JJ

### RESIDENTIAL INVESTMENT

Guide price **£90,000 +**



Not to scale. For identification purposes only

**A three storey middle terraced property converted to provide 3 x 1 bedroomed self contained flats. One of the flats is currently let by way of an Assured Shorthold Tenancy producing £4,500 per annum. The property is in good order and benefits from double glazing and central heating and all flats are fully furnished. When fully let the potential annual rental income would be in excess of £13,500.**

#### Situated

Fronting St Marys Road on the corner of Wainwright Grove opposite the new Asda and

providing easy access to Garston Village amenities and approximately 5 miles from Liverpool City Centre.

#### Cellar

Not inspected.

#### Ground Floor

Main entrance hallway

**Flat 1** – Lounge, Bathroom/W.C., Bedroom, Kitchen.

#### First Floor

**Flat 2** – Lounge, Bedroom, Bathroom/W.C., Kitchen.

#### Second Floor

**Flat 3** – Lounge, Bedroom, Bathroom/W.C., Kitchen.

#### Outside

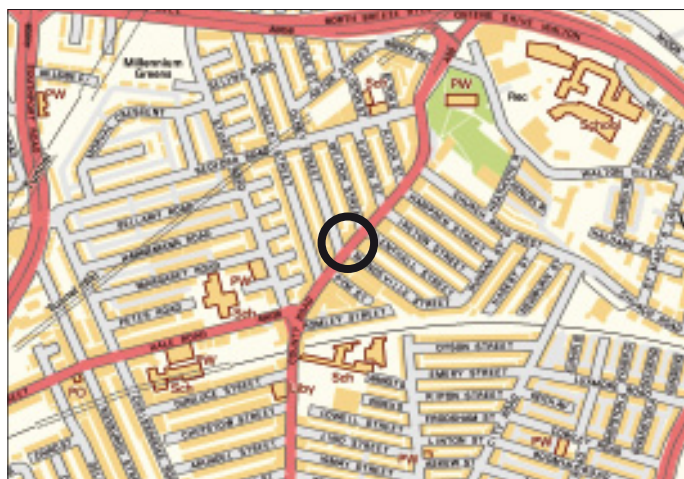
Yard to the rear.

LOT  
**53**

## 189 County Road, Walton, Liverpool L4 5PB

### VACANT COMMERCIAL

Guide price **£40,000–£45,000**



Not to scale. For identification purposes only

**A three storey mixed use property comprising of a ground floor retail unit together with a 2 bedroomed flat above. The property benefits from double glazing and central heating. The property would be suitable for a number of uses, subject to the relevant consents.**

#### Situated

The premises are prominently situated fronting County Road, approximately 3 miles from Liverpool City Centre. County Road itself is a well established

neighbourhood shopping district and main arterial route, leading to Liverpool city centre and Queens Drive (A5058).

#### Ground Floor

**Shop** – Main Sales Area, 2 Rear Rooms.

#### First Floor

**Flat** – Hall, Kitchen, Utility Room, Shower Room/WC, Lounge.

#### Second Floor

2 Bedrooms.

#### Outside

Yard to the Rear.

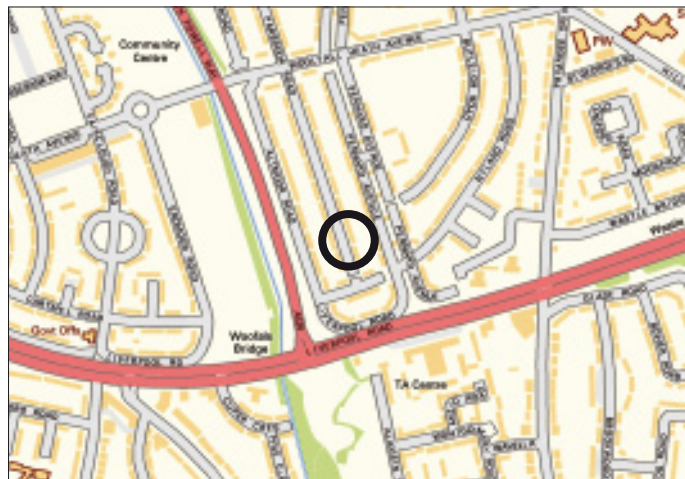


LOT  
**54**

## 20 Parbrook Road, Liverpool L36 3XE

### VACANT RESIDENTIAL

Guide price **£35,000–£40,000**



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Not to scale. For identification purposes only

**A 2 bedroomed extended mid town house benefiting from central heating, an alarm system, rear garden and off road parking. The property would be suitable for investment purposes.**

#### Outside

Garden to the rear and front driveway

#### Situated

Off Woolfall Heath Avenue which in turn is off Seth Powell Way in an established residential location within close proximity to Old Swan amenities and Huyton Village.

#### Ground Floor

Vestibule, lounge, kitchen/diner, bathroom/WC and utility room

#### First Floor

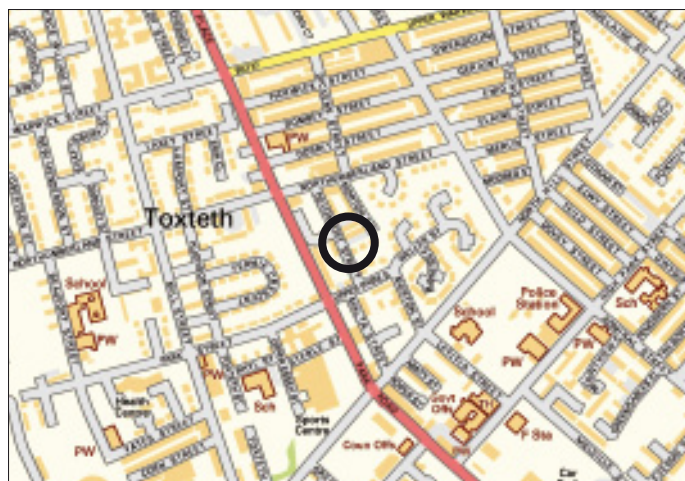
Two bedrooms

LOT  
**55**

## 7 Tupman Street, Liverpool L8 8DA

### RESIDENTIAL INVESTMENT

Guide price **£40,000 +**



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Not to scale. For identification purposes only

**A 2 bedroomed mid terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £3379.92 per annum. The property benefits from double glazing and central heating.**

#### Outside

Yard to the rear

#### Situated

Just off Northumberland Street which in turn is off Park Road in an established residential location within easy access to local amenities and approximately 3 miles from Liverpool City Centre.

#### Ground Floor

Lounge, Kitchen, Bathroom/WC

#### First Floor

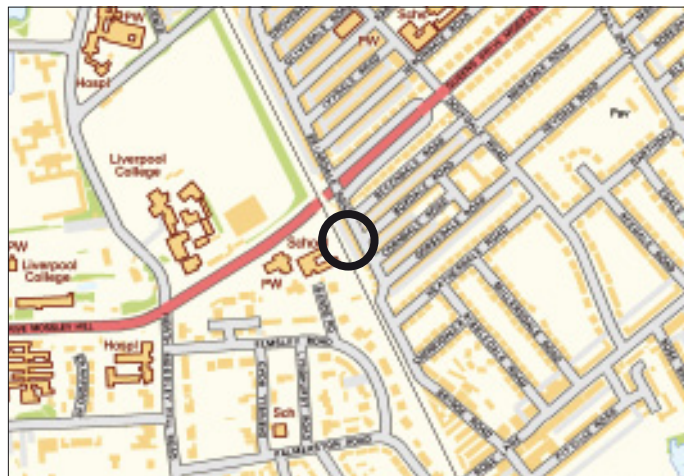
2 Bedrooms.

LOT  
**56**

## 156 Briardale Road, Liverpool L18 5EJ

### RESIDENTIAL INVESTMENT

Guide price **£60,000–£70,000**



Not to scale. For identification purposes only

**A 3 bedroomed terraced property currently let by way of a Regulated Tenancy which is producing £2,676 per annum.**

#### Situated

Fronting Briardale Road at it's junction with Queens Drive in a very popular residential location within easy access to Allerton Road Amenities and approximately 5 miles from Liverpool City Centre.

#### Ground Floor

2 Rooms, Kitchen, Shower room/ W.C

#### First Floor

3 Rooms.

#### Outside

Yard to the rear.

LOT  
**57**

## 62 Everton Valley, Liverpool L4 4EX

### COMMERCIAL INVESTMENT

Guide price **£65,000–£70,000**



Not to scale. For identification purposes only

**A three storey end of terrace mixed use property comprising of a ground floor retail unit together with a 3 bedroomed flat above. The shop is currently let by way of a 12 year Lease at a rental of £4800.00 per annum and benefit from electric steel roller shutters. The flat is vacant and suitable for immediate occupation or investment with a potential rental income of £5400.00 per annum. The flat has recently been refurbished and benefits from double glazing, central heating, intercom system and is in good order throughout.**

#### Situated

Fronting Everton Valley on a busy main road within close proximity to local amenities, schooling and approximately 2.5 miles from Liverpool City Centre.

#### Basement

Not inspected

#### Ground Floor

Shop – Main Sales Area, Kitchen, WC.

#### First Floor

Flat – Hall, Lounge, Kitchen, Bedroom, Bathroom/WC with walk in shower.

#### Second Floor

2 Further Bedrooms.

#### Outside

Yard to the Rear.

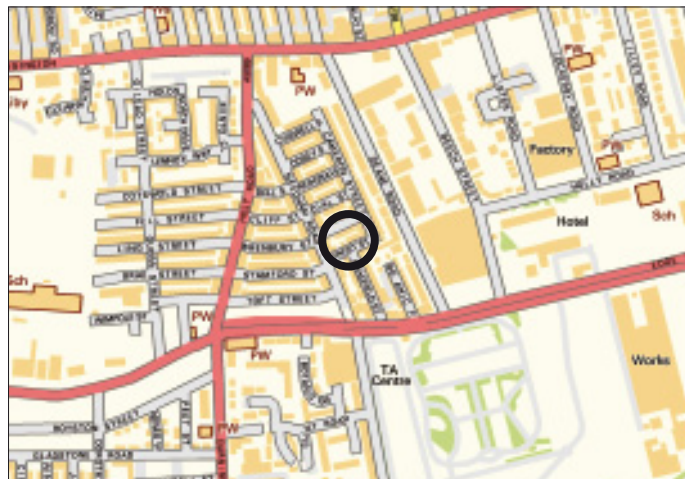


LOT  
**58**

## 14 Gannock Street, Liverpool L7 0EJ

### VACANT RESIDENTIAL

Guide price **£35,000–£40,000**



Not to scale. For identification purposes only

**A 2 bedroomed mid terrace property benefiting from double glazing and central heating. The property would be suitable for investment purposes.**

#### Situated

Off Needham Road which in turn is off Holt Road in a popular residential location within easy access to local amenities and approximately 3 miles from Liverpool City Centre.

#### Ground Floor

Hall, Through Living Room, Kitchen.

#### First Floor

2 Bedrooms, Bathroom/WC.

#### Outside

Yard to the Rear.

LOT  
**59**

## Land at 164 Wheatland Lane, Wallasey, Merseyside CH44 7DG

### DEVELOPMENT LAND

Guide price **£60,000 +**



Not to scale. For identification purposes only

**A cleared site set in 0.15 acres and suitable for redevelopment purposes, subject to the necessary consents. We believe the property is part of the local Regeneration Scheme, however, potential purchasers should make their own enquiries.**

#### Situated

Fronting Wheatland Lane on the corner of Alfred Road in an established residential location.





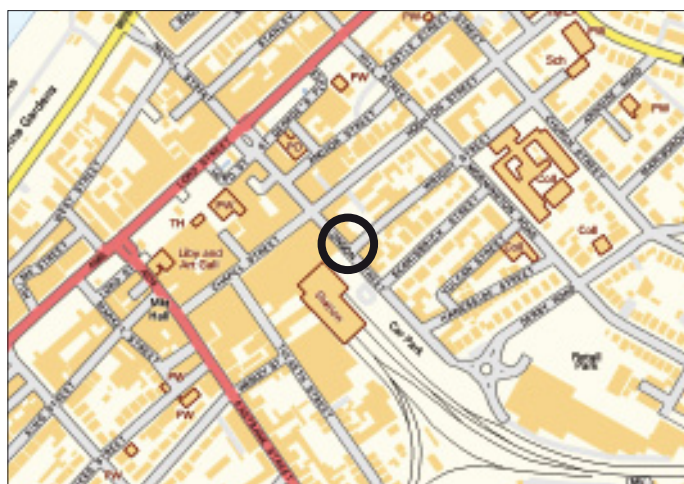
A three storey mixed use property which until recently traded as a Chinese Buffet Style Restaurant with approximately 100 covers in total over the ground and first floor. The property benefits from a Premises Licence and A5 use and could be reopened as a Restaurant or would be suitable for a number of uses, subject to the relevant consents. The property is in good order throughout and benefits from partial double glazing, a newly fitted airconditioning system, wooden flooring throughout and gas fired central heating. To the second floor there is living accommodation above or alternatively this could provide a separate self contained flat subject to any necessary consents.

#### **Situated**

Fronting London Street on a prominent main road position directly opposite Southport Train Station and a 2 minute walk onto the popular Lord Street amenities in the Heart of Southport.

#### **Outside**

Covered Yard with WC.



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#### **Ground Floor**

**Restaurant** – Main Sitting Area for 50 covers with Counter, Rear Prep Room, Kitchen.

#### **First Floor**

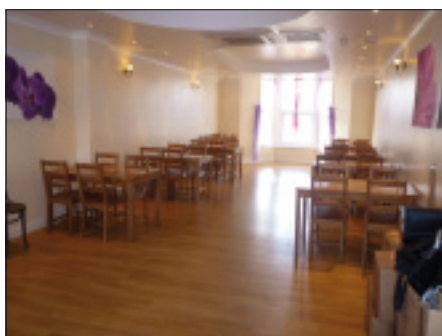
Seating Area for 50 covers

#### **Second Floor**

4 Rooms, Shower Room/WC

#### **Third Floor**

1 Attic Room Above with ensuite bathroom/WC



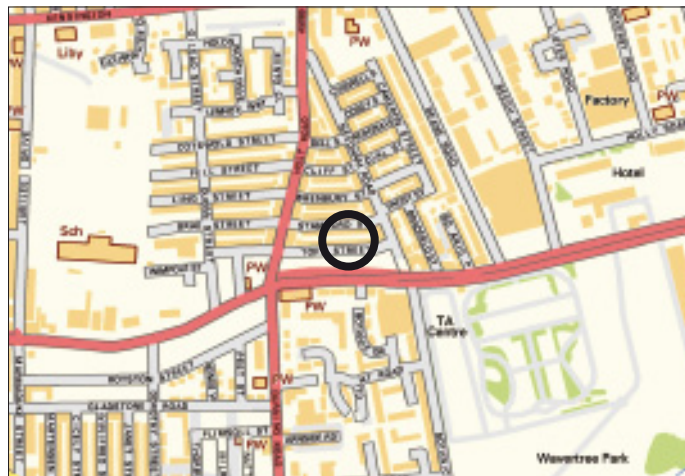


LOT  
**61**

## 36 Stamford Street, Liverpool L7 2PT

### RESIDENTIAL INVESTMENT

Guide price **£35,000 +**



Not to scale. For identification purposes only

**A 2 bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £3813.26 per annum. The property benefits from central heating.**

#### Situated

Off Holt Road and Needham Road in an established residential location approximately 3 miles from Liverpool City Centre.

#### First Floor

2 Bedrooms, Bathroom/WC

#### Outside

Yard to the rear.

#### Ground Floor

Hall, Through Lounge, Kitchen.

LOT  
**62**

## 81 Stockbridge Street, Liverpool L5 6PA

### VACANT RESIDENTIAL

Guide price **£30,000 +**



Not to scale. For identification purposes only

**A 2 bedroomed middle terraced property suitable for investment purposes. The property benefits from double glazing and central heating.**

#### Situated

Off Breckfield Road North in an established residential location within easy access to Breck Road amenities and approximately 3 miles from Liverpool City Centre.

#### Ground Floor

Through Lounge, kitchen, shower room/WC

#### First Floor

Two bedrooms

#### Outside

Yard to the rear



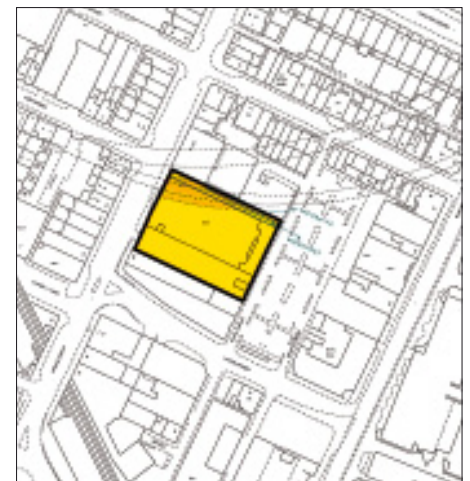
**Part let Former Snooker Hall and adjacent car park. Suitable for a variety of uses, subject to the necessary planning consents and currently producing £10,900pa. The property comprises a four storey former cinema, most recently used as a snooker hall on the ground floor extending to 982m<sup>2</sup> (10,570sq ft) which is currently vacant.**

**There is a small self contained retail unit on the ground floor which previously traded as a hairdressers producing £4,300pa. The first floor is occupied by a gym producing £10,000pa. Adjacent to the building is a substantial Car Park extending to 462m sq. (4,973sq ft) and provides approximately 30 Car parking spaces. There is additional income from an advertising hoarding producing £900.00pa, with the opportunity of significantly improving the income when fully let.**

#### Situated

The property is located on Argyle Street in Birkenhead approximately 2 miles to the west of Liverpool City centre. The property benefits from strong communications with Argyle Street merging with the A552 Borough Road to the

south which provides direct access to junction 3 of the M53 Motorway. Liverpool City Centre is easily accessible via the Mersey Tunnel from the Kings Square entrance located just 200 yards to the south east.



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NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERM	RENT PER ANNUM	NEXT REVIEW/ REVERSION	NOTES
Former Rileys Snooker Hall	Vacant	Rear Snooker Hall - 475m <sup>2</sup> (5,110 sq ft) Central Lower Level Pool/Darts Area - 183m <sup>2</sup> (1,969 sq ft) Front Upper Bar Area - 206m <sup>2</sup> (2,221 sq ft) Bar Area - 23m <sup>2</sup> (247 sq ft) Kitchen - 23m <sup>2</sup> (247 sq ft) Rear Office - 51m <sup>2</sup> (564 sq ft) Rear Pump Area - 21m <sup>2</sup> (229 sq ft) Male and female W.C's				
Ground floor retail unit	Vacant	Reception area, Salon, Storage, W.C. 35.28m <sup>2</sup> (380sq ft)	5 years from 2nd May 2000. Subject to 3 yearly rent reviews.			
First floor above Rileys snooker hall	J.Gillian	Gym, Changing rooms, Office/Reception, Shower W.C.s, Storage 266m <sup>2</sup> (2,863sq ft)	10 years from 27th June 2007	£10,000pa	27th June 2012	The lease is contracted out of the Land and Tenant Act 1954
Advertising hording	JC Decaux UK Ltd		5 Years from 20th January 2006	£900pa	20th January 2011	
Car park		Approximately 30 spaces 462m <sup>2</sup> (4,973sq ft)				8 Spaces are currently used by the gym.



LOT  
**64**

## 76 Beatrice Street, Bootle, Merseyside L20 2EH

VACANT RESIDENTIAL

Guide price **£25,000–£30,000**



Not to scale. For identification purposes only

**A 2 bedroomed middle terraced property which requires repair and modernisation and suitable for investment purposes.**

### Situated

Off Stanley Road in an established location within easy reach of local amenities and approximately 3 miles from Liverpool City Centre.

### First Floor

2 Bedrooms, Bathroom/WC

### Outside

Yard to the rear.

### Ground Floor

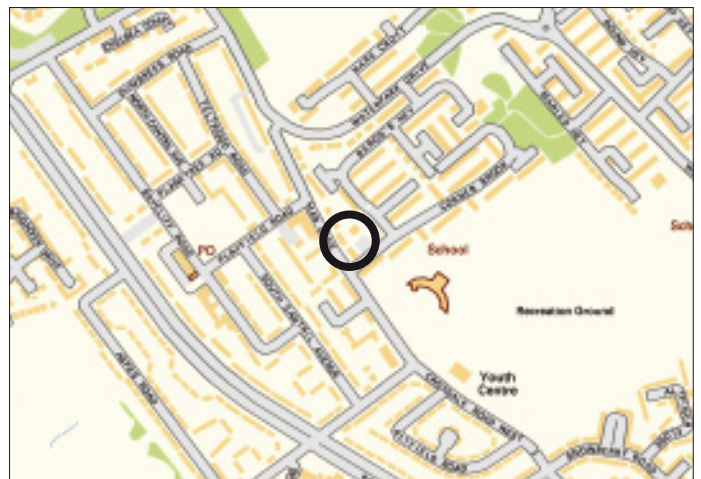
Hall, Through Living Room, Kitchen.

LOT  
**65**

## 4a Corner Brook, Liverpool L28 0QG

VACANT RESIDENTIAL

Guide price **£45,000 +**



Not to scale. For identification purposes only

**A 2 bedroomed modern semi detached bungalow suitable for immediate occupation or investment. The property is in very good order throughout and benefits from double glazing, central heating, front and rear gardens and off road parking.**

### Situated

In a Cul de Sac just off Mab Lane in an established residential location.

### Accommodation

Hall, Open Plan Lounge/Kitchen, 2 Bedrooms, Bathroom/WC

### Outside

Gardens front and rear. Driveway

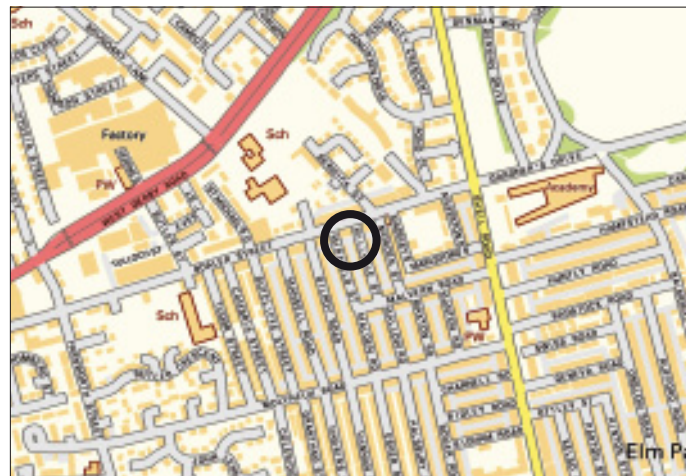


LOT  
**66**

## 2/2a Millvale Street, Liverpool L6 6BB

### RESIDENTIAL INVESTMENT

Guide price **£40,000–£45,000**



Not to scale. For identification purposes only

**An end of terraced property converted to provide 2 X 1 bedroomed self contained flats benefitting from double glazing. Both of the flats are currently let by way of Assured Shorthold Tenancies producing £7086.00 per annum. The property benefits from double glazing.**

#### Situated

On the corner of Millvale Street and Boaler Street which in turn is off Sheil Road within close proximity to Newsham Park, local amenities and approximately

#### Ground Floor

**Flat 2** – Hall, lounge, bedroom, kitchen and bathroom/WC

#### First Floor

**Flat 2A** – Lounge, kitchen, bedroom and bathroom/WC

#### Outside

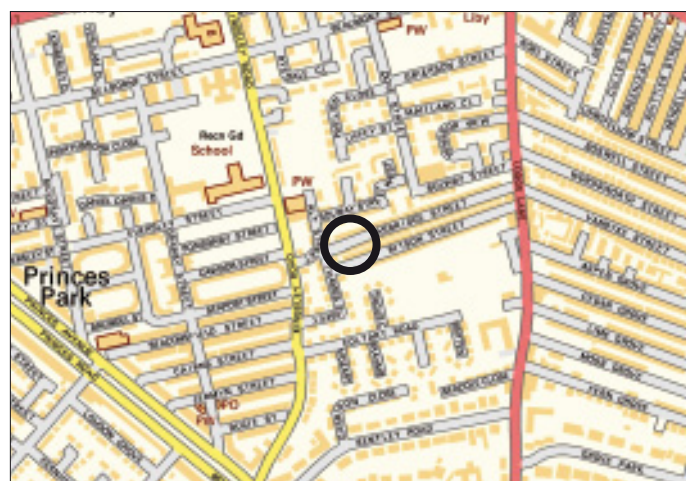
Yard to the rear

LOT  
**67**

## 17 Asbridge Street, Liverpool L8 0UG

### RESIDENTIAL INVESTMENT

Guide price **£35,000–£40,000**



Not to scale. For identification purposes only

**A 2 bedroomed middle terrace property currently let by way of an Assured Shorthold Tenancy at a rental of £4800.00 per annum. The property benefits from central heating.**

#### Situated

Off Lodge Lane in a popular residential location within walking distance to local amenities and a short distance from Sefton Park and Liverpool City Centre.

#### Ground Floor

Lounge, kitchen and bathroom/WC

#### First Floor

Two bedrooms

#### Outside

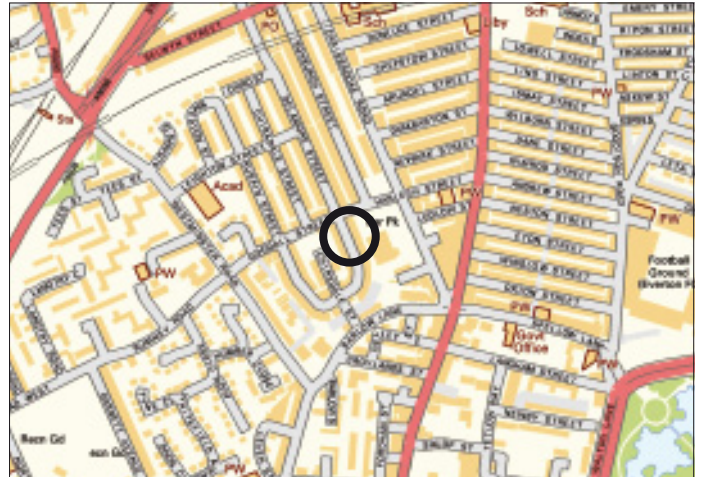
Yard to the rear



LOT  
**68**

## 50 Delamore Street, Liverpool L4 3SS RESIDENTIAL INVESTMENT

Guide price **£35,000–£40,000**



Not to scale. For identification purposes only

**A 3 bedrooomed middle terrace property which is currently let by way of an Assured Shorthold tenancy producing £6000 per annum. The property benefits from central heating.**

### Situated

Just 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, through living room, kitchen, bathroom/WC

### First Floor

Three bedrooms

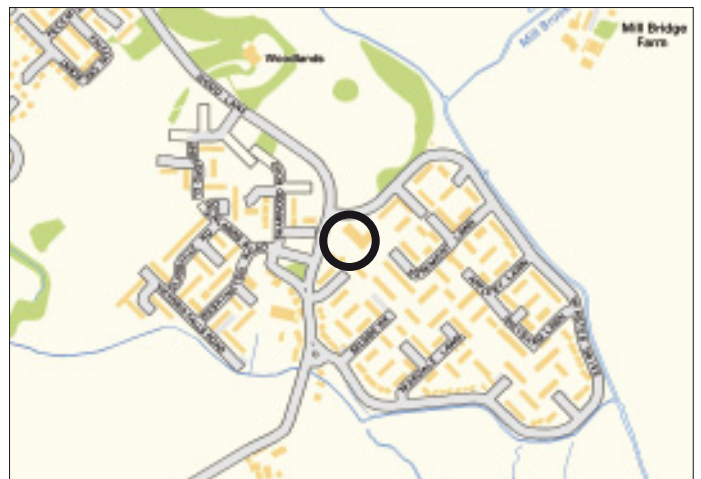
### Outside

Yard to the rear

LOT  
**69**

## 5 Woodlands Square & 3 Healy Close, Liverpool L27 5QP COMMERCIAL INVESTMENT

Guide price **£55,000–£60,000**



Not to scale. For identification purposes only

**A two storey mixed use property comprising of a ground floor retail unit together with a 2 bedrooomed self contained flat above. The shop is currently let by way of a 5 year lease at a rental of £5200 per annum. To the first floor there is a 2 bedrooomed flat which is currently let by way of an Assured Shorthold Tenancy at a rental of £4800.00 per annum. The annual rental income is in excess of £10,000. The property is in good order and benefits from electric steel roller shutters and double glazing.**

### Situated

Fronting Woodlands Square within a parade of shops just off Wood Lane and within close proximity to Belle Vale Shopping Centre.

### Ground Floor

Shop – Main Sales Area, Rear Room, WC.

### First Floor

Flat – Hall, Lounge, Kitchen, Bathroom/WC, 2 Bedrooms.

### Outside

Parking to the rear.

LOT  
**70**

## 1a Wellington Avenue, Liverpool L15 0EH

### RESIDENTIAL INVESTMENT

Guide price **£85,000 +**



**A three storey end of terrace property converted to provide 1x2 and 1x1 bedroomed self contained flats benefitting from double glazing and central heating. One of the flats are currently let on an Assured Shorthold Tenancy producing £5040.00. The potential annual rental income being in excess of £10,000.**

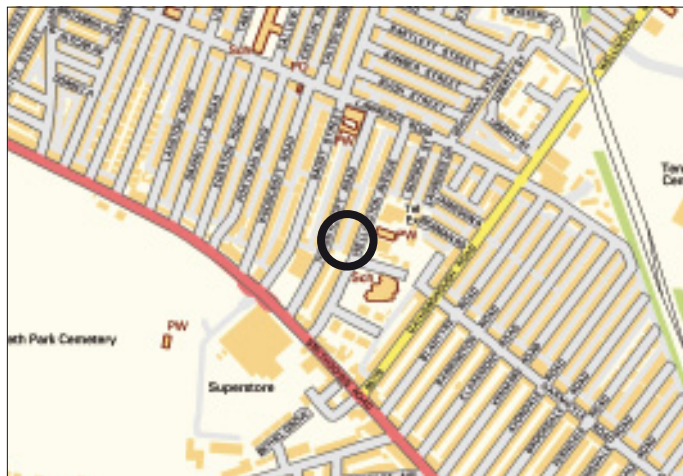
#### Situated

Off Smithdown Road at its junction with Gainsborough Road in a very popular residential location

approximately 2 miles from Liverpool City Centre.

#### Ground Floor

Main Entrance Hallway



Not to scale. For identification purposes only

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

#### First Floor

**Flat 2** – Hall, Kitchen/Diner, Living Room, Bathroom/WC.

#### Second Floor

2 Bedrooms.

#### Outside

Yard to the rear.

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LOT  
**71**

## 29 Highfield Road, Walton, Liverpool L9 1AS

### RESIDENTIAL INVESTMENT

Guide price **£45,000 +**



**A substantial semi-detached investment house currently let on a Rent Act Tenancy at a rental of £3640.00 per annum. The property benefits from gas-fired central heating, partial double glazing, gardens to the front and rear and a car pull-in.**

#### Situated

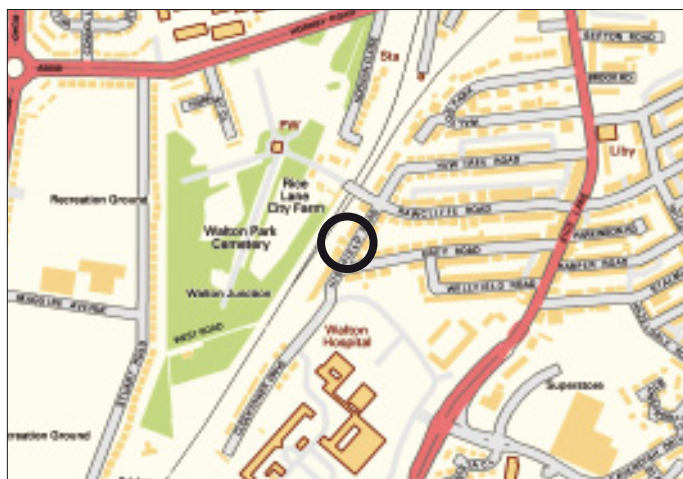
Off Rawcliffe Road which is in turn off Rice Lane within close proximity to local amenities.

#### Ground Floor

Lounge, Rear Sitting Room, Morning Room, Boiler Room, Kitchen.

#### First Floor

Four Bedrooms, Bathroom/wc



Not to scale. For identification purposes only

#### Outside

Gardens Front & Rear.

#### Joint Auctioneers



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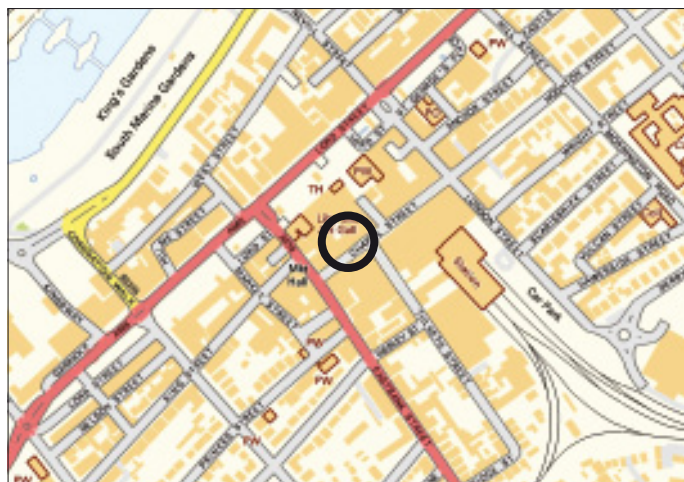
**A vacant town centre retail unit arranged over ground and first floors subject to a number of uses subject to the necessary planning consent. VAT is applicable to this lot.**

#### **Situated**

The premises are centrally located in Cambridge Arcade, a popular retail area between the prime retail areas of Chapel Street and Lord Street and adjacent to Clinton Cards, the Boulevard Café and opposite BHS. Other retailers in close proximity include Marks & Spencer, Burtons, Dorothy Perkins, WHSmith, Caffè Nero, Primark and HMV.

#### **Joint Auctioneers**

**mason  
owen...**  
property consultants



Not to scale. For identification purposes only



Not to scale. For identification purposes only

#### **ACCOMMODATION**

Gross Frontage	10.45 m	(34'04")
Internal Width	8.63m	(28'04")
Shop Depth	11.15m	(36'07")
Ground Floor Area	87.2m <sup>2</sup>	(938.7 sq.ft)
First Floor Area	82.6m <sup>2</sup>	(889.0 sq.ft)





**A former petrol station, currently comprising two commercial units, one is currently let to Hippodrome Tyre Services producing £5,700 per annum, the former sandwich shop is vacant. The property would be suitable for re-development subject to necessary planning consent.**

#### Situated

The property is situated fronting Everton Road at the junction with West Derby Road approximately 1 mile from Liverpool City Centre.

#### Note

Vat is applicable to the purchase price. The underground fuel tanks were removed in 1980 and de-commissioned. We understand that a soil survey report exists and is available in the legal pack.



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NO	ACCOMMODATION	TENANCY	RENT
Unit 1 Vacant	Ground floor Lock up shop 56m <sup>2</sup> (603sqft) approx parking to the front.		N/A
Unit 2 Tyre fitting workshop	78m <sup>2</sup> (842sqft)	20 years from 15th November 1999 FR & I Terms to Brian Thornhill next review 1st September 2009 and 2014.	£5,700pa + Vat
Site area 682m <sup>2</sup> (0.17acres)			



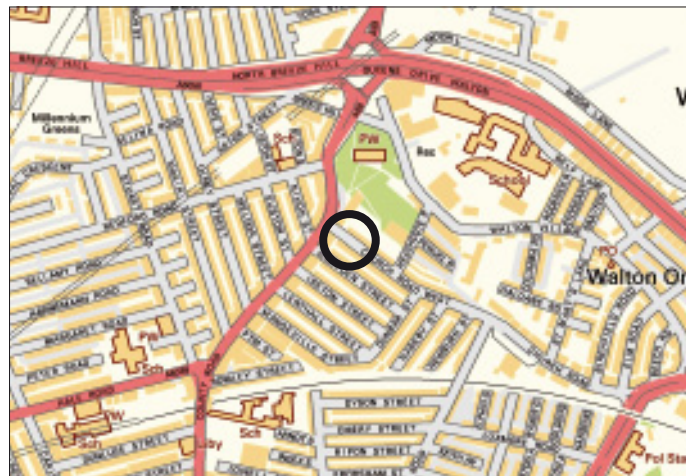


LOT  
**74**

## 3 Church Road West, Liverpool L4 5UE

### RESIDENTIAL INVESTMENT

Guide price **£45,000–£50,000**



Not to scale. For identification purposes only

**A 4 bedroomed middle terrace property currently let by way of an Assured Shorthold Tenancy producing £5,200 per annum. The property benefits from double glazing and central heating.**

#### Situated

Off County Road in a popular and well established residential location within easy access to local amenities, schooling, Everton & Liverpool Football Club

and approximately 3 miles from Liverpool City Centre.

#### Ground Floor

Hall, Lounge, dining room and kitchen

#### First Floor

Four bedrooms and bathroom/WC

#### Outside

Yard to the rear

LOT  
**75**

## 7 Kremlin Drive, Liverpool L13 7BU

### RESIDENTIAL INVESTMENT

Guide price **£70,000–£80,000**



Not to scale. For identification purposes only

**A middle terraced property converted to provide 3 x 1 bedroomed flats which are all currently let by way of Assured Shorthold Tenancies producing in excess of £11,800 per annum. The property benefits from central heating.**

#### Situated

Off Queens Drive in an established residential location within easy access to Tuebrook and Old Swan Amenities, Schooling and approximately 3 miles from Liverpool City Centre.

#### Ground Floor

Main entrance hallway  
**Flat 1** – Lounge, bedroom, bathroom/WC, stairs down to kitchen

#### First Floor

**Flat 2** – Lounge, bedroom, bathroom/WC and stairs upto kitchen

#### Second Floor

**Flat 3** – Lounge, Kitchen, bathroom/WC. Stairs to bedroom

#### Outside

Yard to the rear

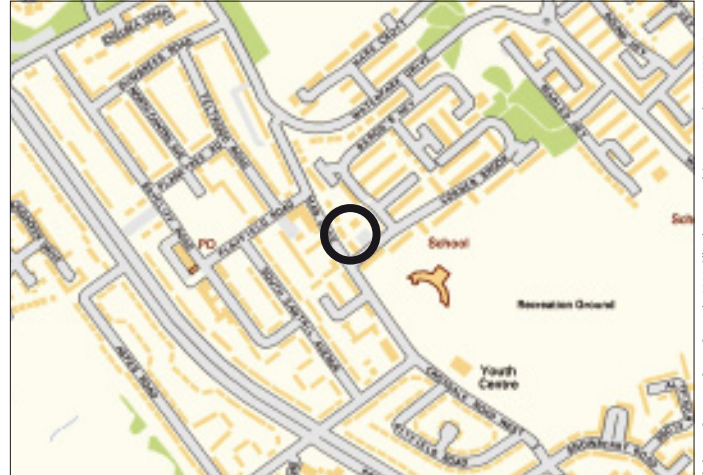


LOT  
**76**

## 4b Corner Brook, Liverpool L28 0QG

### VACANT RESIDENTIAL

Guide price **£45,000 +**



Not to scale. For identification purposes only

**A 2 bedroomed modern semi detached bungalow suitable for immediate occupation or investment. The property is in very good order throughout and benefits from double glazing, central heating, front and rear gardens and off road parking.**

#### Situated

In a Cul de Sac just off Mab Lane in an established residential location.

#### Accommodation

Hall, Open Plan Lounge/Kitchen, 2 Bedrooms, Bathroom/WC

#### Outside

Gardens front and rear. Driveway

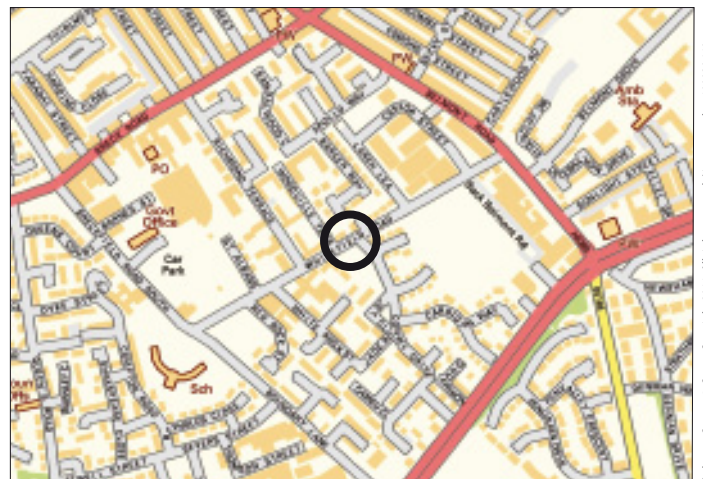


LOT  
**77**

## Peel Hotel, 165 Whitefield Road, Liverpool L6 5DB

### REDEVELOPMENT OPPORTUNITY

Guide price **£25,000 +**



Not to scale. For identification purposes only

**A redevelopment opportunity subject to the necessary planning consents. The property comprises a ground floor public house with living accommodation on the first and second floors. The premises has suffered fire damage.**

#### Situated

The premises are situated fronting Whitefield Road at the corner of Franklin Place within a densely populated residential area close to local amenities along Breck Road.

#### Basement

#### Ground Floor

Public House 123m<sup>2</sup> (1333 sqft)  
Store 4.88m<sup>2</sup> (53 sqft)

#### First Floor

5 Rooms, Kitchen, W.C

#### Second Floor

5 Rooms, Bathroom, W.C

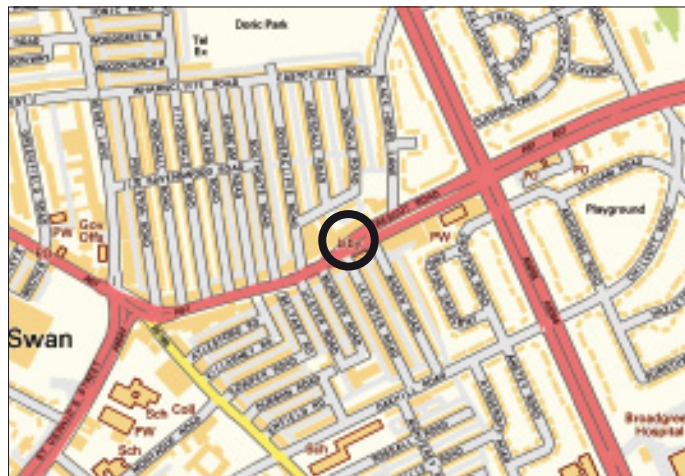


LOT  
**78**

## 623 Prescot Road, Old Swan, Liverpool L13 5XA

### VACANT COMMERCIAL

Guide price **£100,000 +**



Not to scale. For identification purposes only

**A two storey middle terraced high street property comprising of a ground floor retail unit which has traded as a Jewellers for 34 years and is fully fitted out for continued use together with former living accommodation above which in the past was used as a hairdressers via a separate front entrance. The property would be suitable for a number of uses and possible flat conversion subject to any necessary planning consents. The property benefits from partial toughened glass double glazing, airconditioning, security entry system, electric steel roller shutters and galvanised railings to the yard.**

#### Situated

Old Swan is a popular retail location approximately three miles east of Liverpool City Centre and in close proximity to the M62 Motorway and Queens Drive. Prescot Road is the main arterial route through Old Swan. National retailers represented include Ethel Austin, Home & Bargain and Boots. There is free car parking in the central reservation.

#### Ground Floor

**Shop** – Main Sales Area, Rear Room, Kitchen, WC, Store.

#### First Floor

Hair Salon/Reception, 2 Beauty Rooms, WC, Kitchen.

#### Outside

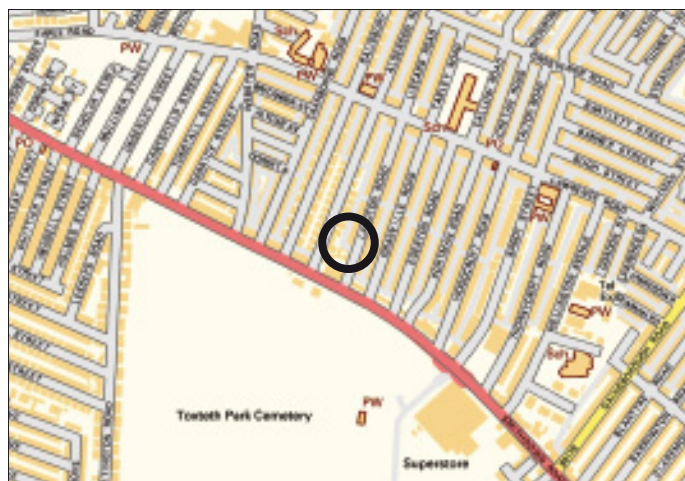
Rear yard with potential for extension, and secured gates from road behind.

LOT  
**79**

## 17 Langton Road, Liverpool L15 2HS

### VACANT RESIDENTIAL

Guide price **£60,000–£65,000**



Not to scale. For identification purposes only

**A 3 bedroomed middle terraced property benefitting from partial double glazing and central heating. Following refurbishment the property would be suitable for occupation or student investment purposes.**

#### Situated

Off Smithdown Road in a popular residential location within easy access to local amenities and approximately 3 miles from Liverpool City Centre.

#### Ground Floor

Hall, Lounge, Dining Room, Kitchen.

#### First Floor

2 Bedrooms, Boxroom, Bathroom/ WC

#### Outside

Yard to the rear.



**A cleared fenced site extending to 117m<sup>2</sup> (1,259sq ft) zoned as a Traditional Suburban Centre in the Unitary Development Plan.**

**Situated**

The site is located between a parade of terraced units within a neighbourhood retail parade. Nearby occupiers include Tesco Express, Barnados and William Hill.

**Site Area**

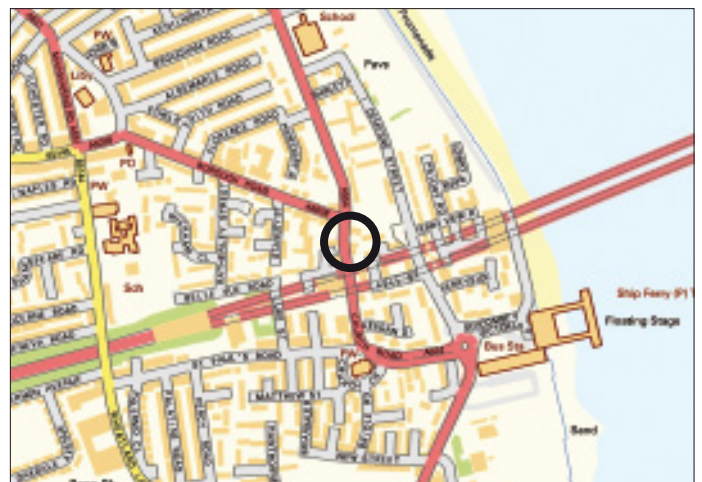
117m<sup>2</sup> (1,259sq ft)

**Fees**

Wirral Council will seek a gavel fee of 2% of the sale price subject to a minimum fee of £1000+VAT The auctioneer will charge a buyer's administration fee of £550 + Vat

**Note**

Part of the site forms part of the adopted highway as shown highlighted red on the attached plan.



Not to scale. For identification purposes only



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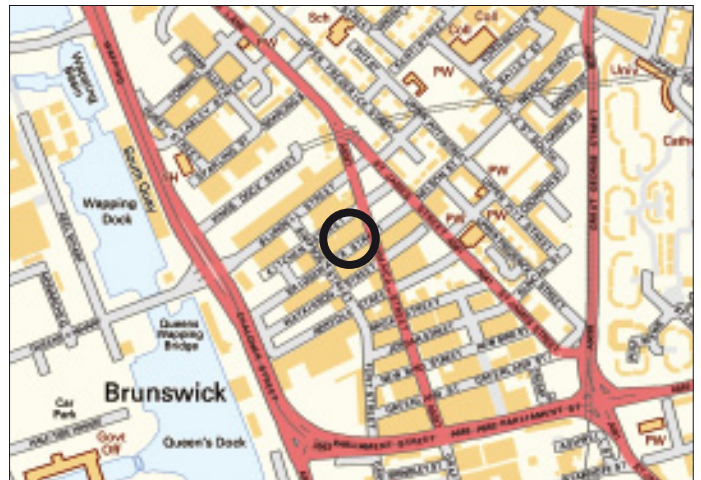




**A Freehold property comprising of a ground floor showroom with vehicle repair workshop to the rear and first floor offices and car parking. The showroom is constructed from brick beneath flat roof and glazed frontage and the workshop comprises of a steel beamed warehouse with brick and Steel cladded roof. The offices are accessed via an entrance door from Jamaica Street via a lobby and stairs and comprises modular offices, storage, kitchen and WC's. The offices are heated via gas central heating. The ground floor showroom is currently let by way of a licence to occupy at a rental of £700.00 pcm, however vacant possession can be granted if necessary. The property is owner occupied and has been trading for 35 years. The property may be suitable for redevelopment subject to any necessary consents.**

#### **Situated**

The property is situated along Jamaica Street close to the junction with Park Lane within the Baltic Triangle area of Liverpool city centre. The property is a short distance from Liverpool One retail area and is just off Wapping the main arterial road through the city centre.



Not to scale. For identification purposes only

#### **Joint Auctioneers**



SHOWROOM AREA	116M <sup>2</sup>	1250 SQFT
Workshop area	414	4456 sqft
Office 1	9.8m <sup>2</sup>	106 sqft
Office 2	14.84m <sup>2</sup>	160 sqft
Office 3	10.45m <sup>2</sup>	112 sqft
Office 4	19.42m <sup>2</sup>	209 sqft
Office 5	17.6m <sup>2</sup>	189 sqft
Kitchen	5.2m <sup>2</sup>	56 sqft
Store	8.19m <sup>2</sup>	88 sqft
Reception	12.95m <sup>2</sup>	140 sqft
W.Cs	Not Measured	
Car Park	291m <sup>2</sup>	3132 sqft
Site Footprint	950m <sup>2</sup>	10225 sqft

LOT  
**82**

## 34 Wedgewood Street, Liverpool L7 2QH VACANT RESIDENTIAL

Guide price **£20,000–£25,000**



**A 3 bedroomed end terraced property which would be suitable for occupation or investment purposes following a full upgrade and refurbishment scheme.**

### Situated

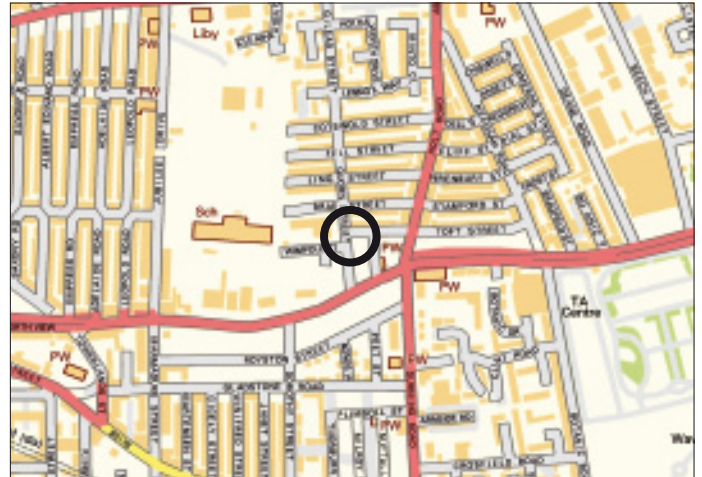
Fronting the north side of Wedgewood Street at the junction with Quorn Street within close proximity to Kensington Amenities and approximately 1.5 miles from Liverpool City Centre.

### Ground Floor

Hall, Through Lounge, Kitchen.

### First Floor

3 Bedrooms, Bathroom/W.C.



Not to scale. For identification purposes only

### Note

An internal inspection has not been carried out, all information has been supplied by the vendor.

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LOT  
**83**

## 76 Holt Road, Liverpool L7 2PR RESIDENTIAL INVESTMENT

Guide price **£45,000 +**



**A 3 storey middle terraced dwelling house currently occupied by 3 students by way of assured shorthold tenancies producing a rental income of £8580.00 per annum to include all services. The property benefits from double glazing and central heating.**

### Situated

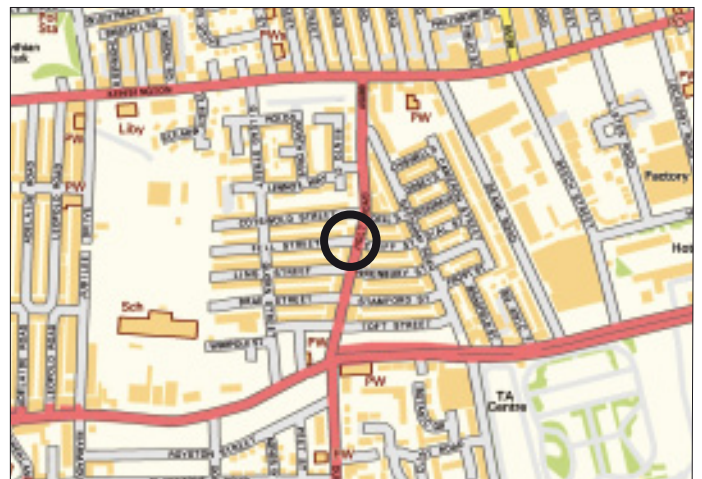
Fronting Holt Road within easy access to Kensington amenities and approximately 1 mile from Liverpool City Centre.

### Ground Floor

Front Room, Kitchen, Utility Room.

### First Floor

2 Bedrooms, Bathroom, W.C.



Not to scale. For identification purposes only

### Second Floor

2 Bedrooms.

### Outside

Rear yard

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LOT  
**84**

## Flats 1-4, 123 Hartington Road, Toxteth, Liverpool L8 0SF

RESIDENTIAL INVESTMENT

Guide price **£125,000 +**

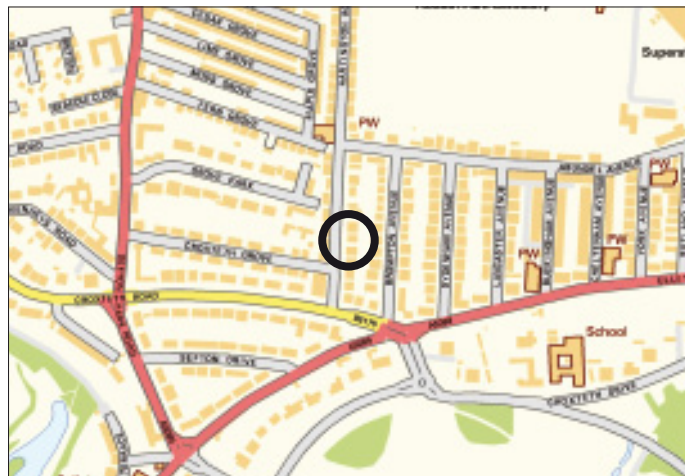


**A residential investment currently producing £4,500 per annum. The property comprises a three storey semi detached building originally constructed as a single family home but has more recently been converted to provide four self contained flats. There are front and rear gardens linked by a concrete driveway with two lock up garages within the rear garden. The property benefits from central heating.**

### Situated

The property is situated fronting Hartington Road which runs between Croxteth Road and Smithdown Road in a popular residential area, conveniently

placed for comprehensive amenities with good road and public transport links to Liverpool city centre. Both Princes and Sefton Parks are within easy walking distance.



Not to scale. For identification purposes only

### First Floor

**Flat 1** – Hall, living room, kitchen, bedroom, bathroom/WC.

**Flat 2 (duplex)** – GF – living room, kitchen FF – bedroom, bathroom/WC.

### First Floor

**Flat 3** – Hall, living room/kitchen, bedroom, bathroom/WC.

### Second Floor

**Flat 4** – Hall, living room/kitchen, bedroom, bathroom/WC.

### Outside

Front & rear gardens, 2 lock up garages.

### Tenancies

Flat 1 – VACANT

Flat 2 – VACANT

Flat 3 – £375.00 pcm

Flat 4 – VACANT

The original fixed term Assured Shorthold Tenancies have expired and the tenants are holding over under Statutory Periodic Tenancies.

LOT  
**85**

## 444 & 444a Mill Street, Liverpool L8 4RD

VACANT COMMERCIAL

Guide price **£30,000 +**



**A vacant 3 storey plus basement corner property in need of repair and modernisation. The premises comprise a basement, ground floor shop, first and second floor ancillary accommodation and rear garage.**

### Situated

Fronting Mill Street at the corner of Whalley Street in a popular location approximately 2.5 miles from Liverpool City Centre.

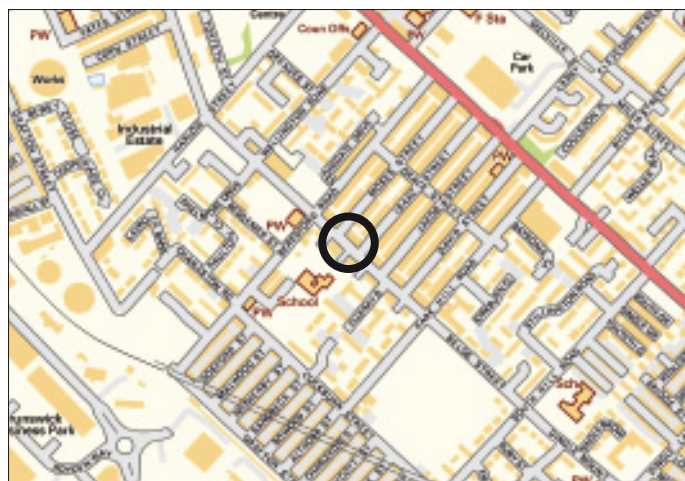
### Basement

### Ground Floor

Shop Rear storage Rear Garage

### First Floor

Two rooms



Not to scale. For identification purposes only

### Second Floor

Two rooms

### Outside

Rear yard

### Joint Auctioneers

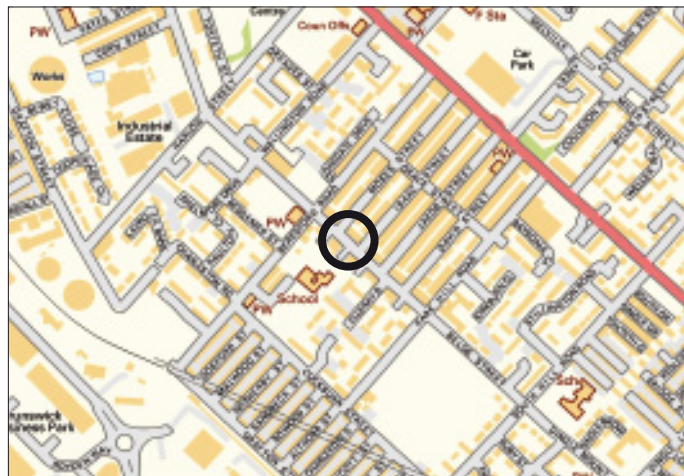




LOT  
**86**

## 431 Mill Street, Liverpool L8 4RD VACANT COMMERCIAL

Guide price **£20,000 +**



Not to scale. For identification purposes only

**A vacant 3 storey mixed use property in need of repair and modernisation. The property comprises a ground floor shop together with first and second floor living accommodation.**

### Situated

The property fronts Mill Street in a popular location approximately 2 miles from Liverpool City Centre

### First Floor

Two rooms Bathroom

### Second Floor

Two rooms

### Ground Floor

Sales area Rear Kitchen Rear Store

### Outside

Rear yard

### Joint Auctioneers



LOT  
**87**

## 24 Oxford Road, Waterloo, Liverpool L22 8QF VACANT RESIDENTIAL

Guide Price **£85,000+**



Not to scale. For identification purposes only

**A substantial three storey plus basement 7 bedroomed middle terraced property together with a large rear workshop to the rear in need of a full upgrade and refurbishment scheme. The property would be suitable to provide good sized family accommodation or conversion to provide 3/4 flats, subject the necessary consents.**

### Situated

Fronting Oxford Road in a sought after location within easy reach of Crosby and Waterloo amenities, Waterloo Station and approximately 4 miles from Liverpool City Centre.

### First Floor

5 Bedrooms, Bathroom, Separate WC.

### Second Floor

2 further Bedrooms.

### Ground Floor

Hall, Lounge, Dining Room, Morning Room, Kitchen, Rear Room, Large Workshop.

### Outside

Yard to the Rear.

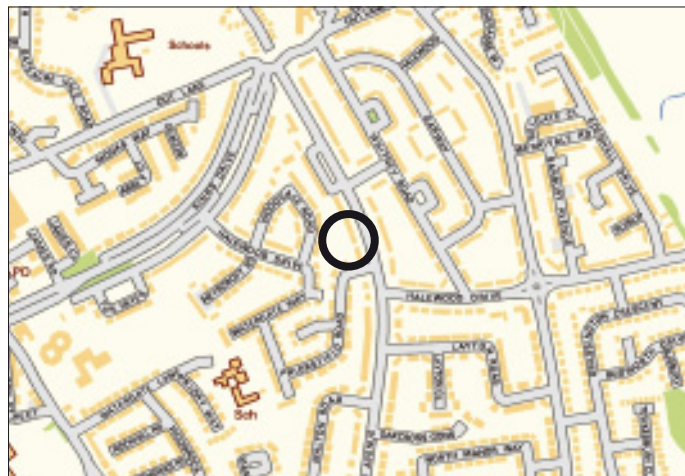


LOT  
**88**

## 172 Hunts Cross Avenue, Liverpool L25 8SQ

### VACANT RESIDENTIAL

Guide price **£100,000 +**



Not to scale. For identification purposes only

**A double fronted 5 bedroomed end town house benefiting from gardens and off road parking. Following a full upgrade and modernisation the property would be suitable for occupation, resale or investment purposes.**

#### Situated

Between Kings Drive and Out Lane in a popular and well established residential location within close proximity to Woolton Village and Hunts Cross amenities.

#### Ground Floor

Hall, Lounge, Dining Room, Kitchen/ Diner.

#### First Floor

5 Bedrooms, Bathroom/WC.

#### Outside

Gardens Front & Rear, Driveway.



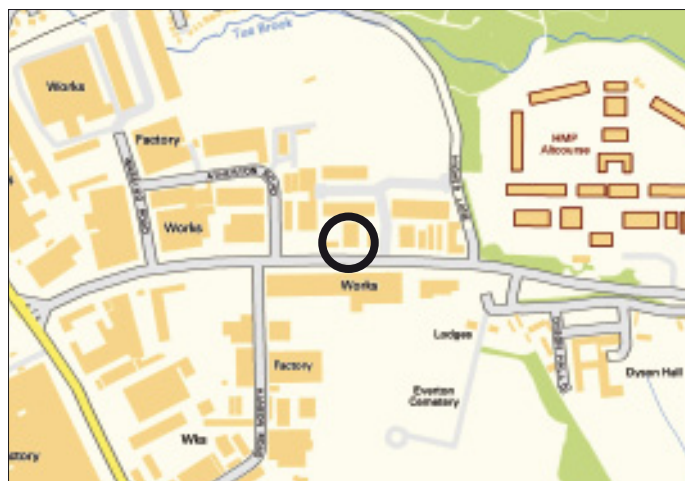
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LOT  
**89**

## Unit 6 Brookfield Drive, Liverpool L9 7AJ

### VACANT COMMERCIAL

Guide price **£175,000 +**



Not to scale. For identification purposes only

**A trade counter / workshop unit previously used for the purposes of a show room and have been fitted for this purpose. The property would be suitable for a number of uses, subject to any necessary planning consents. The property benefits from a substantial glazed frontage, external security roller shutters and an alarm system. Loading access is currently by way of a steel roller shutter from the front of the property. The property is subject to a Leasehold Title for 99 years from March 1974 at a ground rent of £580.00 per annum.**

#### Situated

Fronting Brookfield Drive at it's junction with Muir Road within the Aintree Area with good transport links with the East Lancashire Road (A580).

#### Ground Floor

Gross Internal Area 735m<sup>2</sup>  
Mezzanine 462m<sup>2</sup> Total 1,197m<sup>2</sup>



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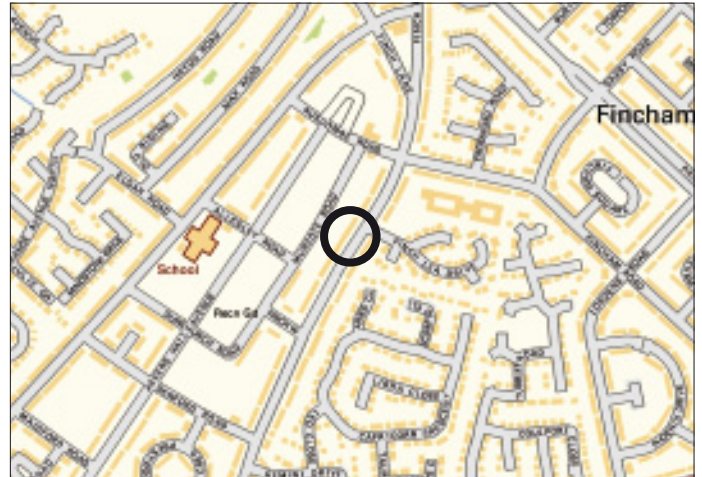
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LOT  
**90**

**135 Finch Lane, Knotty Ash, Liverpool L14 9PY**  
**VACANT RESIDENTIAL**

Guide price **£50,000 +**



Not to scale. For identification purposes only

**A 3 bedroomed mid town house benefiting from double glazing, central heating and front & rear gardens. The property would be suitable for occupation or investment purposes.**

**Situated**

Fronting Finch Lane off East Prescott Road in a popular residential location within easy access to Old Swan Amenities and approximately 4 Miles from Liverpool City Centre.

**Ground Floor**

Hall, Lounge, Kitchen/Diner, Bathroom/WC.

**First Floor**

3 Bedrooms.

**Outside**

Gardens Front & Rear.

LOT  
**91**

**64b Cedardale Road, Liverpool L9 2BQ**  
**VACANT COMMERCIAL**

Guide price **£50,000 +**



Not to scale. For identification purposes only

**A two storey end of terrace mixed use property comprising of a ground floor retail unit together with a 4 bedroomed flat above. The property benefits from partial double glazing, central heating, garage and steel roller shutters. The property would be suitable for a number of uses, subject to the relevant consents.**

**Situated**

Fronting Cedardale Road on the corner of Birchdale Road which in turn is just off Rice Lane in a popular residential location.

**Ground Floor**

**Shop** – Main Sales area, Storeroom.  
**Flat** – Hall, Kitchen, Lounge.

**First Floor Flat**

Bathroom, Separate W.C., 4 Bedrooms.

**Outside**

Rear Yard with access to a WC and first floor flat. Garage.

**Joint Auctioneers**

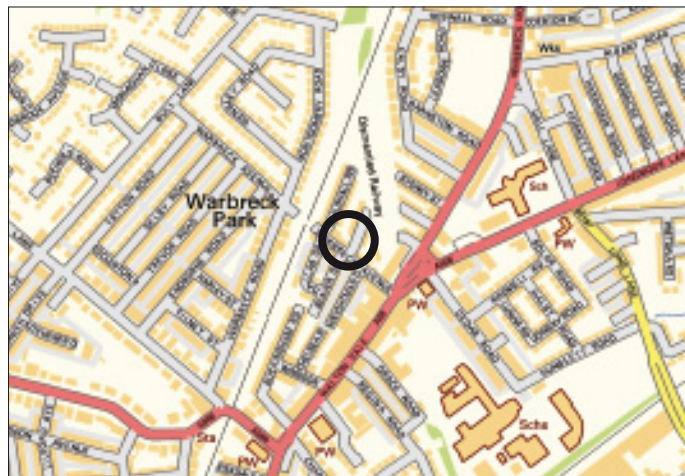




LOT  
**92**

## 5 Palace Road, Liverpool L9 4SL VACANT RESIDENTIAL

Guide price **£50,000 +**



Not to scale. For identification purposes only

**A 3 bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for occupation or investment purposes.**

### Situated

Off Warbreck Avenue off Walton Vale in a popular and well established residential location within walking distance to Walton Vale amenities.

### Ground Floor

Hall, Through Living Room, Kitchen, Bathroom/WC.

### First Floor

3 Bedrooms.

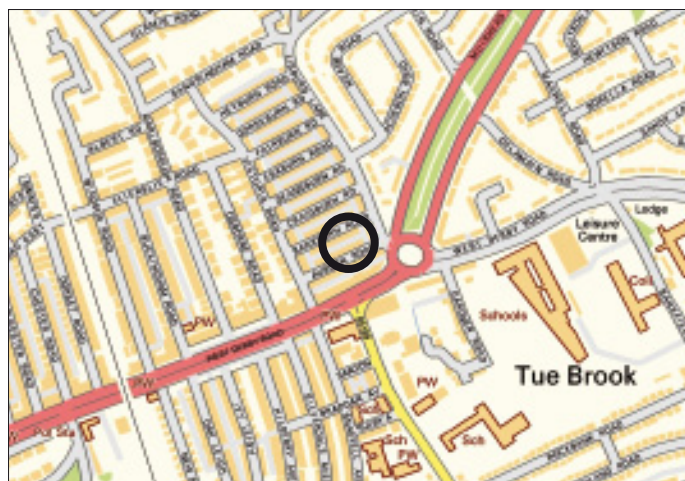
### Outside

Yard to the Rear.

LOT  
**93**

## 36 Bankburn Road, Tuebrook, Liverpool L13 8BL VACANT RESIDENTIAL

Guide Price **£60,000+**



Not to scale. For identification purposes only

**A 3 bedroomed middle terraced property suitable for occupation or investment purposes. The property was in good order and benefits from double glazing and central heating.**

### Situated

Off Lisburn Lane in a popular and well established residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool City Centre.

### Ground Floor

Hall, Through Living Room, Kitchen.

### First Floor

3 Bedrooms, Bathroom/WC

### Outside

Yard to the rear.



LOT  
**94**

## Former Jokers Bar, 48-50 Ormskirk Street, St. Helens, Merseyside WA10 2TF

VACANT COMMERCIAL

Guide price **£100,000 +**



Not to scale. For identification purposes only

**A vacant former licenced premises, suitable for a variety of uses subject to the necessary planning consents. The property is a corner building arranged over four floors providing basement/cellar, ground, first and second floor accommodation. The ground floor provides open plan bar area with a staff kitchen and customer toilets accessed by two separate stairwells. The second floor is arranged as a further bar and store room area.**

### Situated

The property is located on Ormskirk Street in St Helens, to the north of

the main retail area of Westfield Street. Church Square shopping centre and the Hardshaw Centre

are within walking distance of the property. St Helens is a satellite town in Merseyside and lies approximately 12 miles to the East of Liverpool city centre. The M6, M62 and M57 are accessed easily via the A580 and A570 links.

### First Floor

54.3m<sup>2</sup> (584 sq.ft)

### Second Floor

80.3m<sup>2</sup> (864 sq.ft)

### Basement

76m<sup>2</sup> (818 sq.ft)

### Accommodation

#### Ground Floor

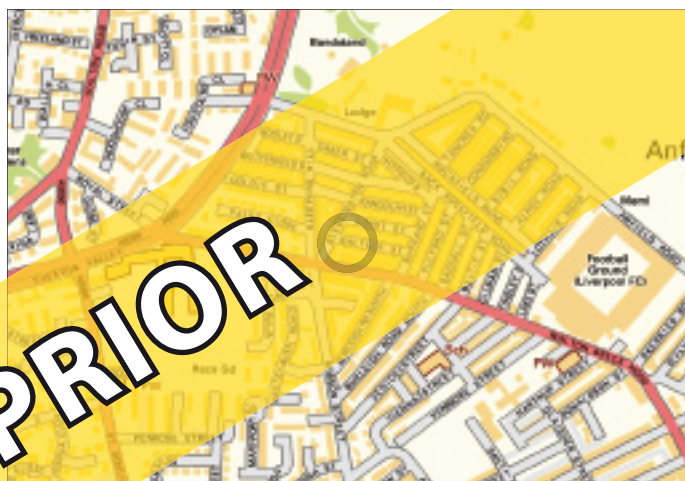
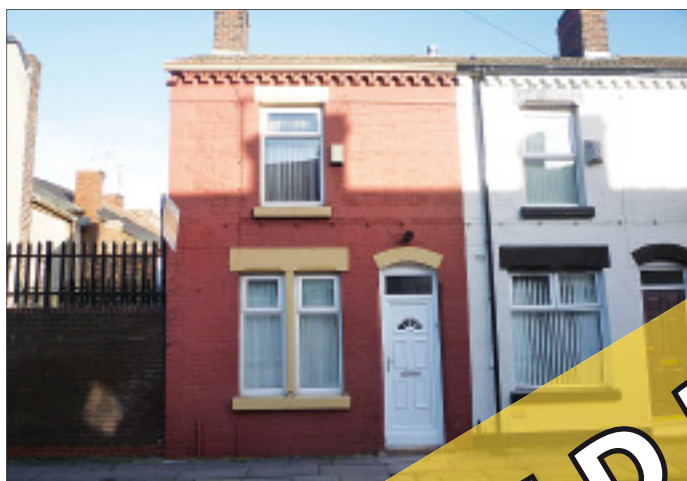
59m<sup>2</sup> (635 sq.ft)

LOT  
**95**

## 3 Balfour Street, Liverpool. L4 0SD

VACANT RESIDENTIAL

Guide price **£30,000 +**



Not to scale. For identification purposes only

**A 2 bedrooomed end of terrace property with double glazing. The property would be suitable for investment purposes.**

### Situated

Off Blessington Road off Walton Breck Road in an established residential location approximately 2.5 miles from Liverpool City Centre.

### Ground Floor

Through Lounge, kitchen, bathroom/WC

### First Floor

Two bedrooms

### Outside

Yard to the rear

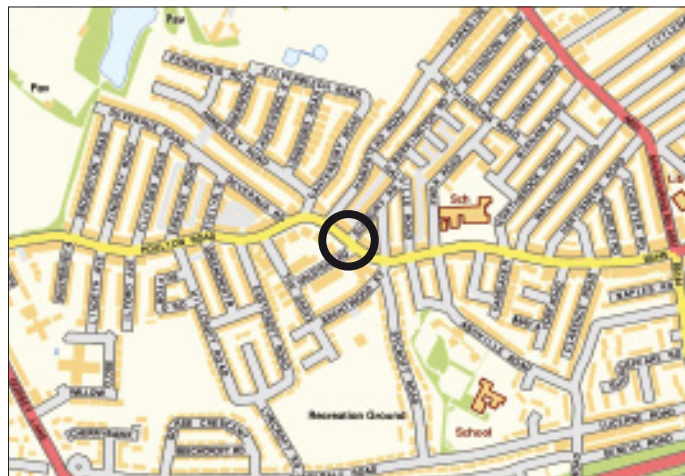


LOT  
**96**

## 138 Poulton Road/ 1a & 1b Sunbury Road, Wallasey, Merseyside CH44 9DL

COMMERCIAL INVESTMENT

Guide price **£65,000 +**



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Not to scale. For identification purposes only

**A 3 storey end terrace mixed use property comprising of a ground floor commercial unit together with 1x2 and 1x1 self contained flats over first and second floors. The shop is currently let on a 3 year fixed term lease until October 2014 at a rental of £4,420 per annum and benefits from steel roller shutters. One of the flats are currently let by way of an Assured Periodic Tenancy at a rental of £3900.00. The other flat is vacant and requires cosmetic refurbishment. Both flats are accessed via Sunbury Road and benefit from double glazing. The potential annual rental income being in excess of £12,500.**

### Situated

Fronting Poulton Road on a main road position close to the Junction with Park Road approximately 2.5 miles north of Birkenhead.

### Second Floor

**Flat 1A** – Hall, Lounge 1 Bedroom, Kitchen, Bathroom/W.C

### Outside

Yard to the rear.

### Ground Floor

Shop, Rear Room/W.C.

### First Floor

**Flat 1B** – Hall, Lounge, 2 Bedrooms, Kitchen, Bathroom/W.C

### Joint Auctioneers



LOT  
**97**

## 120 Chirkdale Street, Liverpool L4 3SQ

VACANT RESIDENTIAL

Guide price **£30,000–£35,000**



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Not to scale. For identification purposes only

**A 2 bedroomed middle terraced property benefiting from partial double glazing and central heating. The property would be suitable for investment purposes.**

### Situated

Off Goodall Street just off County Road in a popular residential location within easy access to local amenities and approximately 2.5 miles from Liverpool City Centre.

### Ground Floor

Lounge, Dining Room, Kitchen, Bathroom/W.C.

### First Floor

2 Bedrooms.

### Outside

Yard to the rear.



**A potential re-development opportunity subject to the necessary planning consents. The property comprises a two storey former 3 bedroom dwelling house in need of repair and modernisation. To the side and rear of the premises are two interconnecting warehouse units with access via a rear yard from the front of the property. The warehouse extends to 252m<sup>2</sup> (2712 sq.ft) and has vehicular access via an up and over roller shutter door, it is also in need of some repair and modernisation.**

#### **Situated**

The property is situated fronting Tarbock Road within a predominantly residential area. Local shopping and amenities are located close by.

#### **Ground Floor**

Living Accommodation: 2 Reception Rooms, Kitchen, Living Room. Warehouse: Total GIA – 252m<sup>2</sup> (2712 sq.ft).

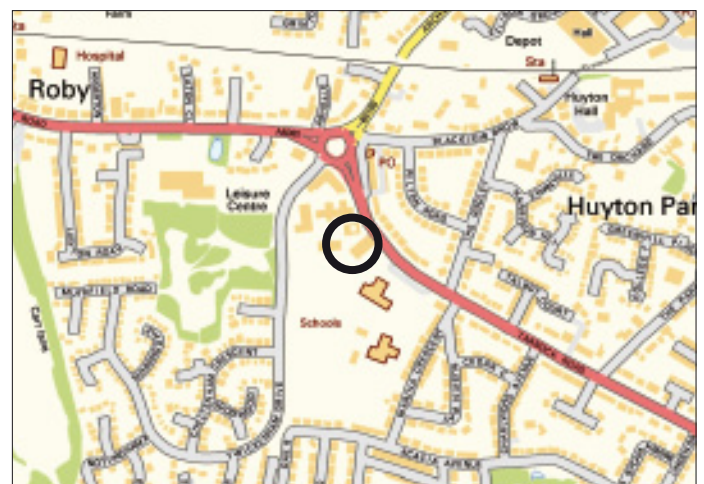
#### **First Floor**

3 Bedrooms, Shower Room, WC.

#### **Outside**

Front Car Parking and Rear Yard.

#### **Joint Auctioneers**



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LOT  
**99**

## 9 Antonio Street, Bootle, Merseyside L20 2EY

VACANT RESIDENTIAL

Guide price **£40,000 +**



Not to scale. For identification purposes only

**A 3 bedroomed middle terraced property benefitting from double glazing and central heating (no boiler). The property is suitable for investment purposes with a potential annual rental income of £6600.00.**

### Situated

Off Hawthorne Road in a popular residential location approximately 3 miles from Liverpool City Centre.

### Ground Floor

Hall, Lounge, Dining Room, Kitchen.

### First Floor

3 Bedrooms, Bathroom/WC

### Outside

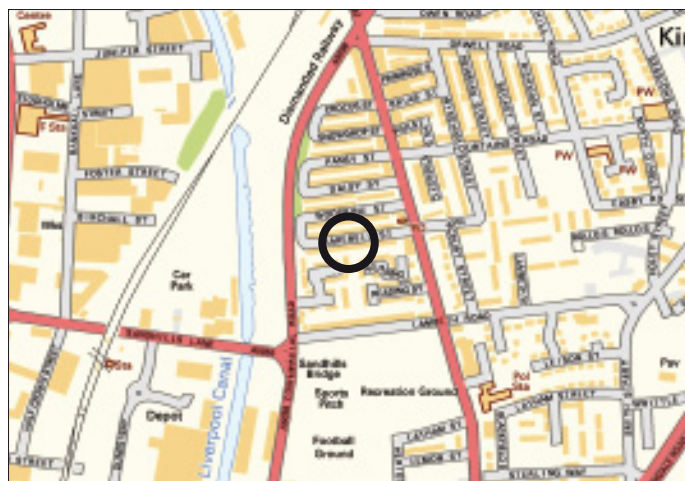
Yard to the rear.

LOT  
**100**

## 31 Harebell Street, Liverpool L5 7RL

VACANT RESIDENTIAL

Guide price **£30,000–£35,000**



Not to scale. For identification purposes only

**A 3 bedroomed middle terraced property benefitting from double glazing and central heating. The property would be suitable for investment purposes with a potential annual rental income of £6600.00.**

### Situated

Off Stanley Road in a popular residential location only a short distance from Liverpool City Centre.

### Ground Floor

Hall, Lounge, Dining Kitchen, Bathroom/WC

### First Floor

3 Bedrooms.

### Outside

Yard to the rear.

LOT  
**101**

## 2 Dundonald Road, Liverpool L17 0AF

VACANT RESIDENTIAL

Guide price **£85,000 +**



Not to scale. For identification purposes only

**A 3 bedrooomed semi detached property benefitting from central heating and gardens. Following repair and modernisation the property would be suitable for occupation, resale or investment purposes.**

### Situated

Off Aigburth Road in a very popular residential location within easy reach of Aigburth Vale amenities, Schooling, Sefton Park and approximately 5 miles from Liverpool City Centre.

### Ground Floor

Hall, Lounge, Dining Room, Kitchen

### First Floor

3 Bedrooms, Bathroom/WC

### Outside

Front Garden.

LOT  
**102**

## 8 Rymer Grove, Liverpool L4 5ST

VACANT RESIDENTIAL

Guide price **£40,000 +**



Not to scale. For identification purposes only

**A 2 bedrooomed middle terraced property benefitting from double glazing and central heating. The property will be suitable for occupation or investment purposes.**

### Situated

Off Luxmore Road which in turn is off Walton Lane in a popular and well established residential location within easy access to local amenities and approximately 3 miles from Liverpool City Centre.

### Ground Floor

Lounge, Dining Room and Kitchen.

### First Floor

2 Bedrooms, Bathroom/WC

### Outside

Yard to the rear.





**A vacant retail unit arranged over 2 floors with ground floor sales, mezzanine and first floor ancillary. VAT is applicable to this lot.**

#### **Situated**

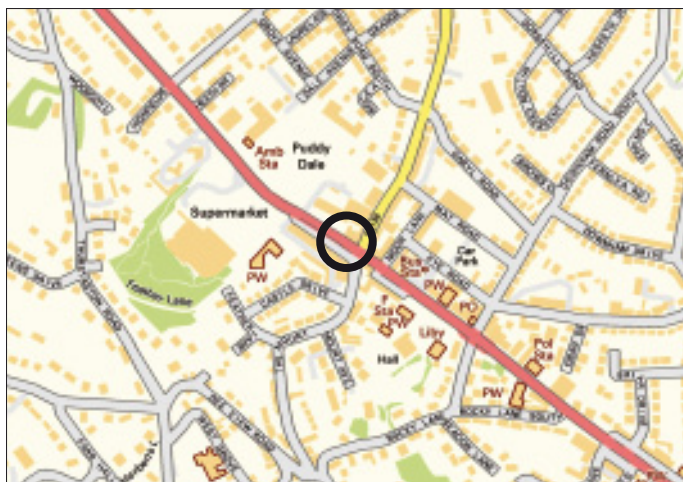
Heswall is an affluent town situated on the western side of the Wirral Peninsula. The property is situated on Pensby Road close to the junction with Telegraph Road which is the principal retailing location within the town where other retailers include Halifax Building Society, Boots the Chemist, Lloyds Pharmacy, Iceland, Nat West, Lloyds TSB Bank, Andrew Collinge, Thomson Travel Agent, Pizza Express, Thorntons, Marks & Spencer and Timpson.

#### **Accommodation**

Gross Frontage	10.03m(32'00")
Net Frontage	7.59m(24'00")
Ground Floor Sales	203.27m <sup>2</sup> (2188 ft <sup>2</sup> )
Mezzanine	3.90m <sup>2</sup> (42 ft <sup>2</sup> )
First Floor Area Not inspected	

#### **Joint Auctioneers**

**mason  
owen...**  
property consultants



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**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.



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#### Joint Auctioneers

**mason  
owen...**

property consultants

NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT PA	NEXT REVIEW/ REVERSION
19	Vacant	Ground Floor sales 78.22 m <sup>2</sup> (842 sq ft) Ground Floor Ancillary 12.54 m <sup>2</sup> First Floor Ancillary 48.82 m <sup>2</sup> (504 sq ft)	-	-	-
21	Cheveux Ltd	Ground Floor Sales 86.70m <sup>2</sup> (933 sq ft) First Floor Ancillary 42.4 m <sup>2</sup> (486 sq ft)	5 years from 8th July 2009 effective FR & I	£32,000 pa increasing to £33,000 year 5	8th July 2013
Current Rent Reserved				Total £32,000 pa	



LOT  
**105**

**17 Armill Road, Liverpool L11 4TR**  
**VACANT RESIDENTIAL**

Guide price **£20,000–£25,000**



Not to scale. For identification purposes only

**A 2 bedroomed end town house in need of repair and modernisation. The property benefits from gardens.**

**Situated**

Fronting Armill Road on the corner of Sceptre Road off Altcross Road in an established residential location.

**First Floor**

2 Bedrooms, Bathroom/WC.

**Outside**

Gardens Front & Rear.

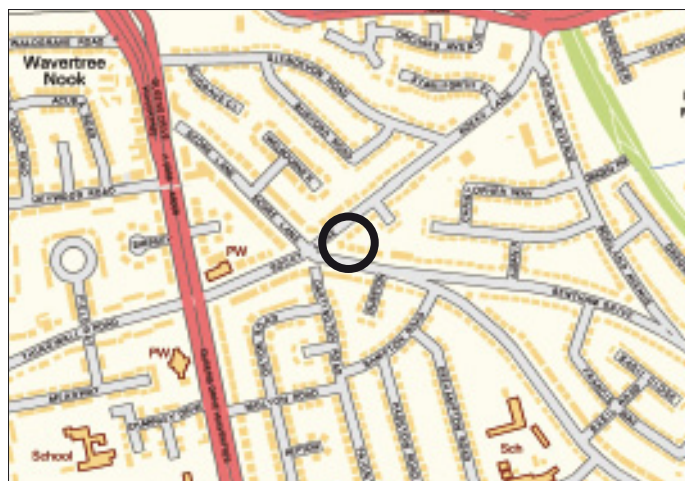
**Ground Floor**

Lounge, Kitchen.

LOT  
**106**

**38 Rocky Lane, Childwall, Liverpool L16 1JD**  
**RESIDENTIAL INVESTMENT**

Guide price **£80,000–£85,000**



Not to scale. For identification purposes only

**A 3 bedroomed semi detached property currently let by way of a Regulated Tenancy at a rental of £5208.00 per annum. The property benefits from double glazing and front and rear gardens.**

**Situated**

Fronting Rocky Lane just off Queens Drive in a popular and well established residential location within close proximity to Allerton Road Amenities, local schooling

and approximately 5 miles from Liverpool City Centre.

**Ground Floor**

2 Rooms, Kitchen.

**First Floor**

3 Rooms, Bathroom/W.C.

**Outside**

Gardens front and rear.



**Potential development opportunity subject to the necessary planning contents. The site comprises a free Council car park with 11 car parking spaces and 1 Motorcycle space. There are two advertising hoardings currently let to Primesite at a passing rent of £1,920pa.**

#### **Situated**

The premises are situated within Liscard Village, a busy retail area, at the corner of Liscard Village and Manor Road.

#### **Ground Floor**

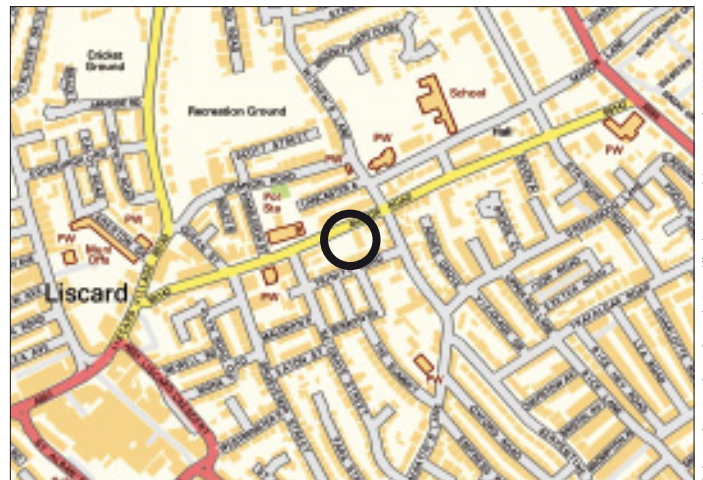
Site area: 334m<sup>2</sup> (3595 sq ft)

#### **Note**

1. The advertising hoarding licence to Primesite is £3,200pa but a 40% rent reduction has been agreed for 12 months from 1st April 2012. The licence agreement has expired and Primesite are holding over.

#### **Fees**

Wirral Council will seek a gavel fee of 2% of the sale price subject to a minimum fee of £1000+vat. The auctioneer will charge a buyer's administration fee of £550+vat.



Not to scale. For identification purposes only



Not to scale. For identification purposes only



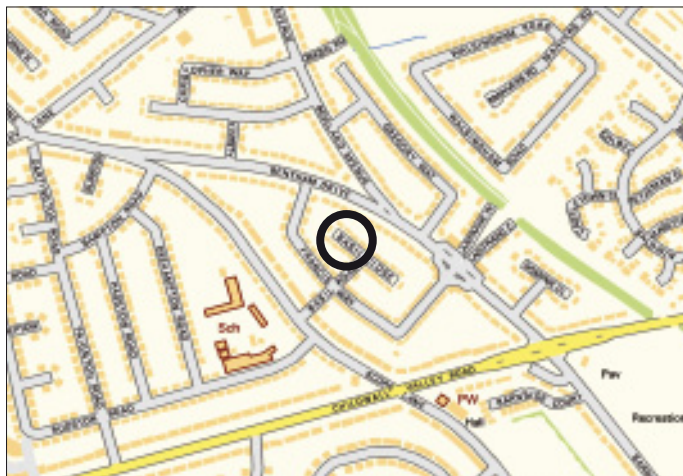
LOT  
**108**

**29 Basil Close, Liverpool L16 5EL**  
RESIDENTIAL INVESTMENT

Guide price **£75,000–£85,000**



**A 3 bed roomed semi detached property currently let by way of a Regulated Tenancy which is producing £4,944 per annum. The property benefits from double glazing and front and rear gardens.**



Not to scale. For identification purposes only

**Situated**  
in a cul de sac just off Score Lane in a popular and well established residential location within close proximity to Allerton Road Amenities, local schooling and approximately 5 miles from Liverpool City Centre.

**Ground Floor**  
1 Room, Kitchen.

**First Floor**  
3 Rooms, Bathroom/W.C.

**Outside**  
Gardens front and rear.

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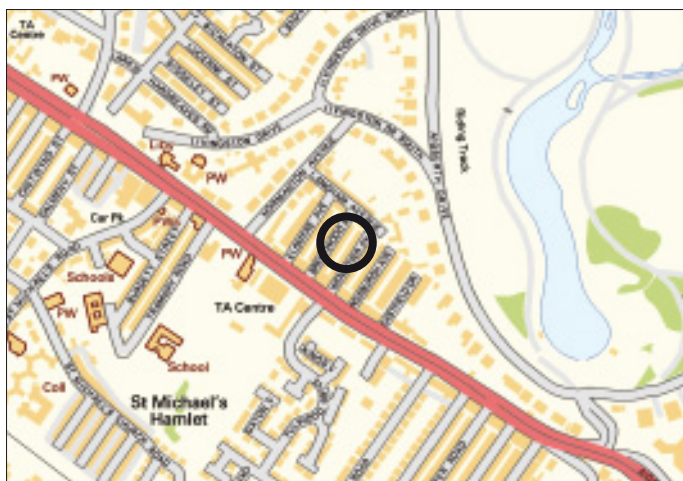
LOT  
**109**

**26 Brentwood Avenue, Aigburth, Liverpool L17 4LD**  
VACANT RESIDENTIAL

Guide price **£90,000 +**



**A 3 bed roomed middle terraced property which following a full upgrade and modernisation would be suitable for occupation, resale or investment purposes.**



Not to scale. For identification purposes only

**Situated**  
Off Aigburth Road in a very popular and well established residential location within walking distance to Sefton Park, Aigburth Road Amenities and approximately 5 miles from Liverpool City Centre.

**Ground Floor**  
Hall, 2 Reception Rooms, Kitchen.

**First Floor**  
3 Bedrooms, Bathroom/WC

**Outside**  
Yard to the rear.

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LOT  
**110**

**5 Midland Terrace, Liverpool L22 8QJ**  
**VACANT RESIDENTIAL**

Guide price **£45,000 +**



Not to scale. For identification purposes only

**A spacious purpose built one bedroomed ground floor flat suitable for occupation or investment purposes. The property benefits from double glazing, central heating and shared gardens.**

**Situated**

in a cul de sac off Wellington Road which in turn is off Oxford Road in a very popular residential area close to local amenities and short distance from Waterloo Station.

**Ground Floor**

Hall, bedroom, lounge, breakfast/kitchen and bathroom/WC

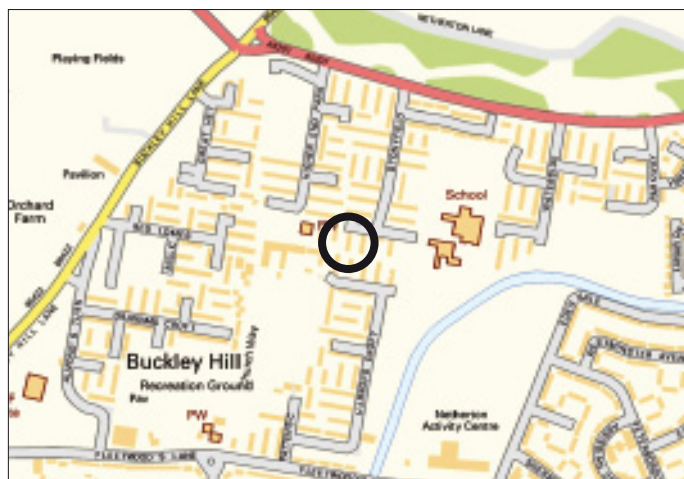
**Outside**

Communal gardens to the front and rear

LOT  
**111**

**15 Stonyfield, Bootle, Merseyside L30 0QS**  
**VACANT RESIDENTIAL**

Guide price **£30,000–£35,000**



Not to scale. For identification purposes only

**A three bedroomed end town house benefitting from newly fitted double glazing, modernised bathroom and front and rear gardens. The property has suffered fire/smoke damage throughout and would be suitable for occupation or investment following a full upgrade and modernisation.**

**Situated**

on an estate of similar property off the Northern Perimeter Road in an established residential location.

**Ground Floor**

Hall, Lounge, Dining Room, Kitchen.

**First Floor**

3 Bedrooms, Bathroom/WC

**Outside**

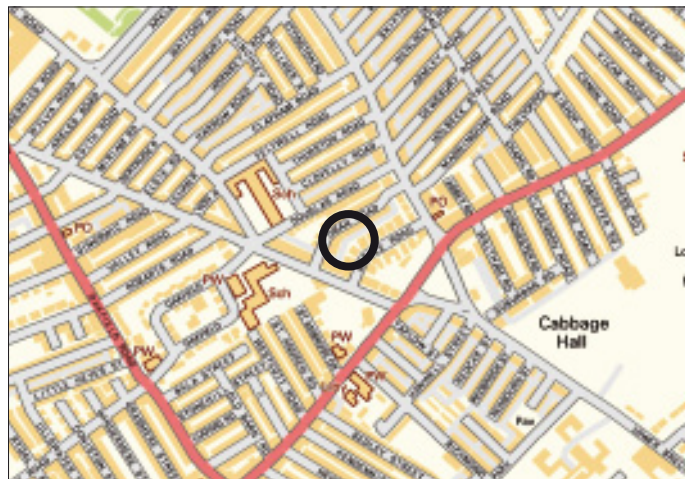
Gardens front and rear.



LOT  
**112**

**20 Oban Road, Liverpool L4 2SA**  
**RESIDENTIAL INVESTMENT**

Guide price **£50,000 +**



Not to scale. For identification purposes only

**A middle terraced property converted to provide 2 X 1 Bedroomed flats benefitting from double glazing. One of the flats is currently let by way of an Assured Shorthold Tenancy producing £3,600 per annum. The potential annual rental income when fully let being in excess of £8000.00.**

**Situated**

Off Priory Road in a popular residential location within easy reach of local amenities and approximately 3 miles from Liverpool City Centre.

**Ground Floor**

Main entrance hallway

**Flat 1** – Lounge, bedroom, kitchen, shower room/WC

**First Floor**

**Flat 2** – Lounge, bedroom, kitchen, shower room/WC

**Outside**

Yard to the rear

LOT  
**113**

**17 Carole Close, Sutton Leach, St. Helens, Merseyside WA9 4PW**  
**RESIDENTIAL INVESTMENT**

Guide price **£55,000 +**



Not to scale. For identification purposes only

**A 3 bedroomed semi detached property currently let by way of an Assured Shorthold Tenancy producing £5670.00 per annum. The property benefits from partial double glazing, front and rear gardens and a driveway**

**Situated**

Off Leach Lane Sutton, close to all local amenities and major transport links, and within the catchment area for local schools.

**Ground Floor**

Hall, Lounge, Dining room/Kitchen.

**First Floor**

3 Bedrooms, Bathroom/W.C.

**Outside**

Front and rear gardens, Driveway.



**A 2,795m<sup>2</sup> (0.69 acres) grassed site, dissected in the middle by a road, zoned as primarily residential use in the Unitary Development Plan.**

#### **Situated**

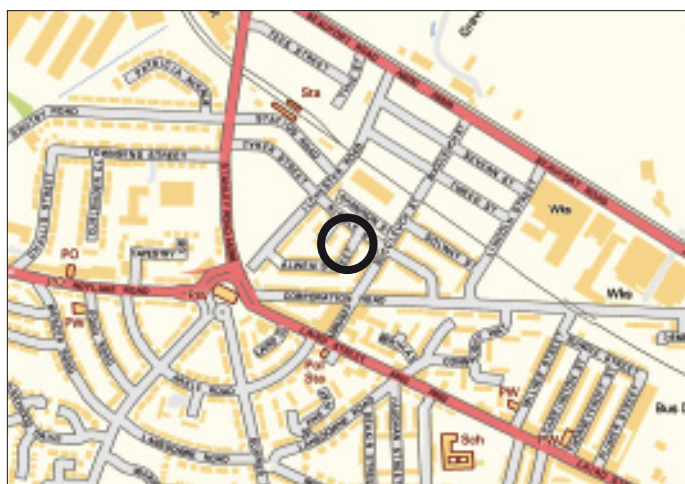
Shannon Street is located at Buccleuch Street close to Laird Street within a densely populated residential area close to local amenities on Laird Street.

#### **Site Area**

2,795m<sup>2</sup> (0.69 acres)

#### **Fees**

Wirral Council will seek a gavel fee of 2% of the sale price subject to a minimum fee of £1000+VAT The auctioneer will charge a buyer's administration fee of £550 + Vat



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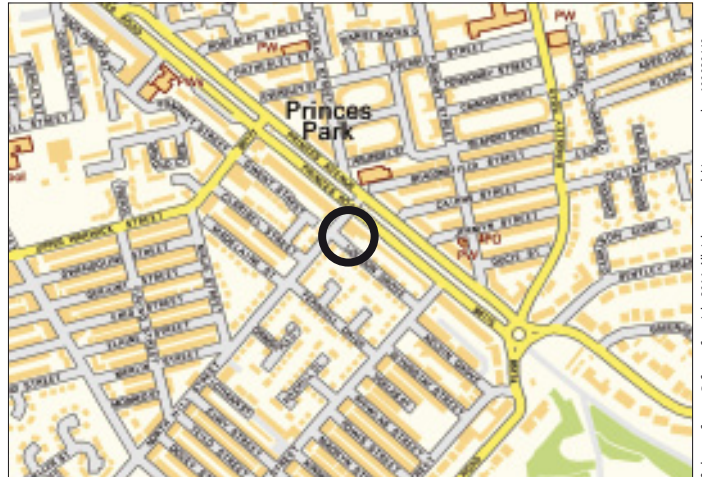
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LOT  
**115**

## 116 Princes Road, Liverpool L8 2UL VACANT RESIDENTIAL

Guide price **£150,000 +**



Not to scale. For identification purposes only

**A substantial three storey plus basement victorian middle terraced property converted to provide 9 self contained studio apartments. 4 of the flats are let by way of AST, we believe the property will be sold with vacant possession on completion. The property is in need of a full upgrade and modernisation and benefits from gardens, central heating and parking to the rear.**

### Situated

Fronting Princes Road in a popular residential location within walking distance to Princes Park and within close proximity to the Universities and Liverpool City Centre.

### Basement

**Flat 9** – Open plan Lounge/Kitchen, Bedroom, Bathroom/W.C.

### Ground Floor

Main entrance hallway

**Flat 7** – Lounge & Bedroom, Kitchen, Bathroom/W.C.

**Flat 8** – Lounge & Bedroom, Kitchen, Bathroom/W.C.

### First Floor

**Flat 2** – Lounge/Bedroom, Kitchen, Bathroom/W.C.

**Flat 3** – Lounge/Bedroom, Kitchen, Bathroom/W.C.

### Second Floor

**Flat 4** – Lounge/Bedroom, Kitchen, Bathroom/W.C.

**Flat 5** – Lounge/Bedroom, Kitchen, Bathroom/W.C.

### Third Floor

**Flat 6** – Hall, Living room, Bedroom, Kitchen, Bathroom/W.C.

### Outside

Communal Front Gardens and Parking to the rear.

On behalf of Wirral Council

LOT  
**116**

## Site Of 6 The Grove, Seacombe, Wallasey CH44 2BQ DEVELOPMENT LAND

Guide price **£2,250 +**



Not to scale. For identification purposes only

**A vacant grassed site extending to 140m<sup>2</sup> (1507sq ft) zoned as primarily residential use in the Unitary Development Plan.**

### Situated

The Grove runs directly off Poulton Road within a popular residential area close to local amenities.

### Fees

Wirral Council will seek a gavel fee of 2% of the sale price subject to a minimum fee of £1000+VAT The auctioneer will charge a buyer's administration fee of £550 + Vat

### Site Area

140m<sup>2</sup> (1507sq ft)



Not to scale. For identification purposes only



LOT  
**117**

# Site At Thorsway, Rock Ferry, Birkenhead. CH42 1NW

## DEVELOPMENT LAND

Guide price **£25,000 +**



**A vacant grassed land site extending to 570m<sup>2</sup> (6,135sq ft) zoned as primarily residential use in the Unitary Development Plan.**

### Situated

Thorsway runs directly off St Paul's Road Rock Ferry close to New Chester with a densely populated residential area.

### Site Area

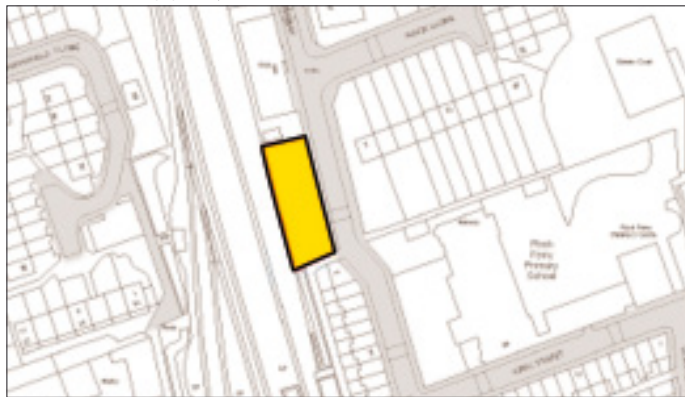
570m<sup>2</sup> (6135sq ft) 0.14 acres

### Fees

Wirral Council will seek a gavel fee of 2% of the sale price subject to a minimum fee of £1000+VAT The auctioneer will charge a buyer's administration fee of £550 + Vat



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LOT  
**118****Ex Civil Defence Club, School Lane, New Ferry, Merseyside CH62 5BB****VACANT COMMERCIAL**Guide price **£100,000 +**

The property comprises a two storey detached building of brick elevations, partially rendered, set beneath a series of flat roofs and a pitched tiled roof to the original building. We are informed that the original building was constructed in the 19th Century as a church which was converted into a school. The club came into occupation of the property in 1971 and substantially extended the building in the late 1970's. To the side and rear there is an enclosed beer patio and yard. Overall the site extends to 0.23 acres. The property will be sold with vacant possession and will include the fixtures and fittings. The property would be suitable for a number of uses, subject to the relevant consents.

#### Situated

The property is located fronting School Lane, at its crossroads with Grove Street, on the edge of New Ferry town centre. New Ferry is a small town on the Wirral approximately three miles south of Birkenhead accessed from the B5136 and A41. At the end of School Lane is the main retail high street, which is pedestrianised, with occupiers primarily being local retailers with some national operators.

#### Ground Floor

Entrance reception, corridor providing access to the trading accommodation, office and customer toilets including disabled. Members' lounge, function room with stage area and artist's changing room with central bar servery. Ground floor beer cellar and a variety of storerooms

#### First Floor

Games room providing two snooker tables, pool table and darts area. Customer toilets. Former bar servery.

#### Outside

Beer patio to the rear with smoking shelter. Closed yard.

#### Joint Auctioneers



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**A residential re-development opportunity with planning permission for change of use from residential care home to 13 apartments. The premises comprise a substantial detached double fronted former care home (previously two semi detached houses) arranged over ground, first and second floors together with lift to all floors and front, side, and rear gardens.**

#### **Situated**

The property is situated within Egerton Park, a Victorian Residential Park approximately 1.5 miles from Birkenhead Town Centre. The park is located between Bebbington Road and Old Chester Road with access via Bebbington Road and is close to local amenities.

#### **Outside**

Front, rear and side gardens.

#### **Planning**

Planning permission has been granted by Wirral Council on 25/04/2012 for a change of use from residential care home to 13 apartments under reference APP/11/00430. Copies of the proposed plans are available upon request from the auctioneers.  
Floor

#### **Existing Accommodation**

Proposed Accommodation

#### **Ground Floor**

2 Entrance lobbies, Hall, 2 Bedrooms, 2 Sitting rooms, Kitchen, Dining room, Laundry room, Staff room, Shower room/W.C., 4 W.C's, Lift access

**Flat 1** – 2 Bedrooms, Kitchen/Lounge, Bathroom

**Flats 2 & 4** – Bedroom, Lounge/Kitchen, Bathroom/W.C.

**Flats 3 & 5** – Bedroom, Lounge/ Kitchen, Shower room/W.C.

#### **First Floor**

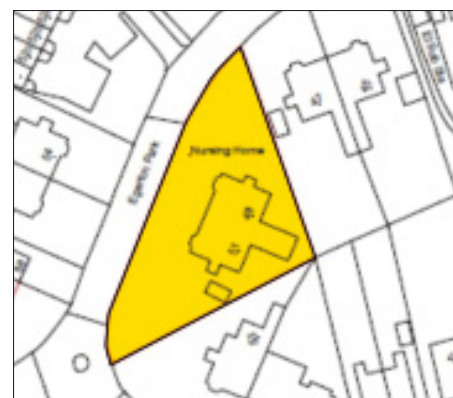
7 Bedrooms, Lounge, Bathroom, Shower room/ W.C, W.C, 2 Stores, Lift

**Flats 6, 7, 8, 9** – Bedroom with en-suite, Shower room/W.C, Lounge/Kitchen.

#### **Second Floor**

6 Bedrooms (one with en-suite bathroom), Shower/W.C, W.C, Store, Lift access

**Flats 10, 11, 12, 13** – Bedroom with en-suite shower room/W.C, Lounge/Kitchen.



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LOT  
**120**

**32 Brompton Avenue, Sefton Park, Liverpool L17 3BU**

**RESIDENTIAL INVESTMENT**

Guide price **£150,000–£175,000**



**A substantial semi detached property converted to provide 5x1 bedroomed flats in need of upgrading. The property benefits from front, side and rear gardens. Two of the flats are currently let by way of Assured Shorthold Tenancies holding over at a rental of £650.00 pcm each. The potential annual rental income when fully let being in excess of £30,000.**

#### **Situated**

Off Arundel Avenue and Ullet Road in a very popular residential location within walking distance to Sefton Park and approximately 2 miles from Liverpool City Centre.

#### **Ground Floor**

Main Entrance hallway

**Flat 1** – Hall, Living Room, Kitchen/Diner, Bedroom, Bathroom/W.C.

#### **First Floor**

**Flat 2** – Living Room/Kitchen, Bedroom, Bathroom/W.C.

**Flat 3** – Living room/Kitchen, Bedroom, Bathroom/W.C.

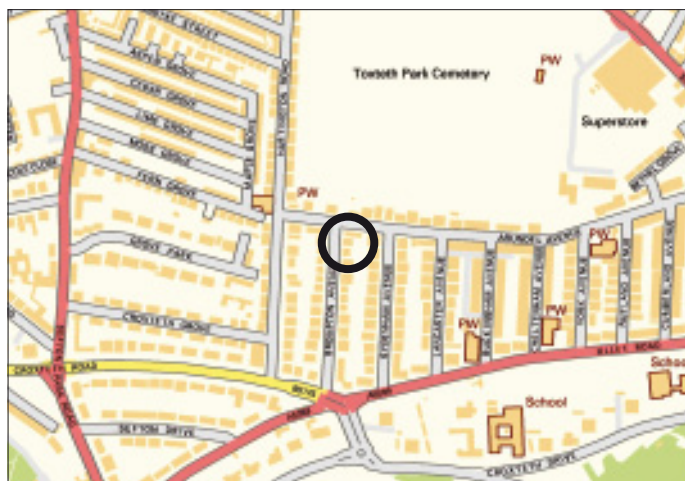
#### **Second Floor**

**Flat 4** – Living room/Kitchen, Bedroom, Bathroom/W.C.

**Flat 5** – Living room/Kitchen, Bedroom, Bathroom/W.C.

#### **Outside**

Communal gardens front and rear.



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LOT  
**121**

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

Guide price **£250,000**



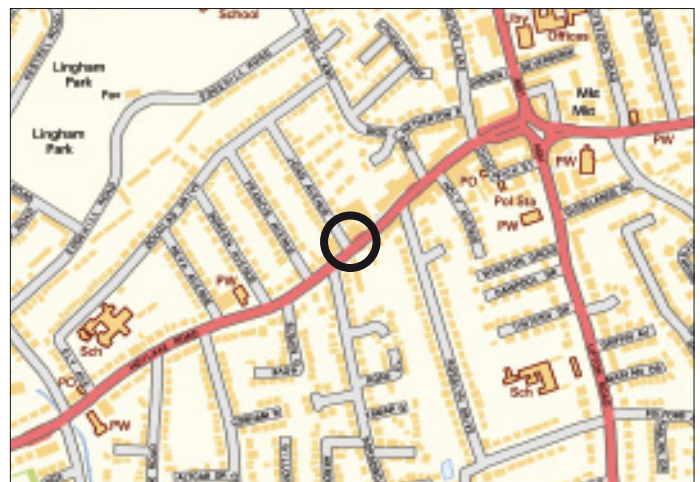
**A Freehold retail investment currently let producing £39,500 per annum. The premises comprise three individually let retail units arranged over ground and first floors.**

**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**

**mason  
owen...**  
property consultants



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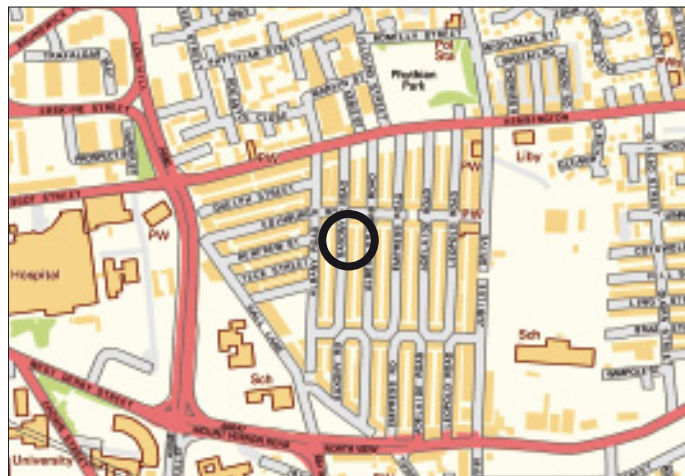
NO.	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT PA	NEXT REVIEW/REVERSION	NOTES
290	Funtimes (NW) Ltd (not in occupation)	Ground Floor – 115m <sup>2</sup> (1238 sq ft) First Floor – 103m <sup>2</sup> (1108 sq ft)	10 years from 1st February 2008. 5 yearly reviews. FR & I	£14,000 pa	1st February 2013	
290	Sue Ryder	Ground Floor 103 m <sup>2</sup> (1108 sq ft) First Floor Storage – 90.5m <sup>2</sup>	10 years from 24th February 2012. FR & I	£13,000 pa	24th February 2017	The tenant has a break clause on 24th February 2017
290	Wirral Holistic Care Services	Ground Floor – 98m <sup>2</sup> (1059 sq ft) First Floor Storage – 80.9m <sup>2</sup> (870 sq ft)	5 years from 5th October 2009. FR & I	£12,500 pa	5th October 2014	Reversion 4th October 2014
Current Rent Reserved				£39,500 pa		



LOT  
**122**

**33 Saxony Road, Liverpool L7 8RU**  
**VACANT RESIDENTIAL**

Guide Price **£25,000+**



Not to scale. For identification purposes only

**A 2 bedroomed end of terrace property in need of a full upgrade and refurbishment scheme.**

**Situated**

The property is situated off Kensington High Street in a very popular residential location approximately 2 miles from Liverpool City Centre.

**First Floor**

2 Bedrooms, Bathroom/WC.

**Outside**

Yard to the Rear.

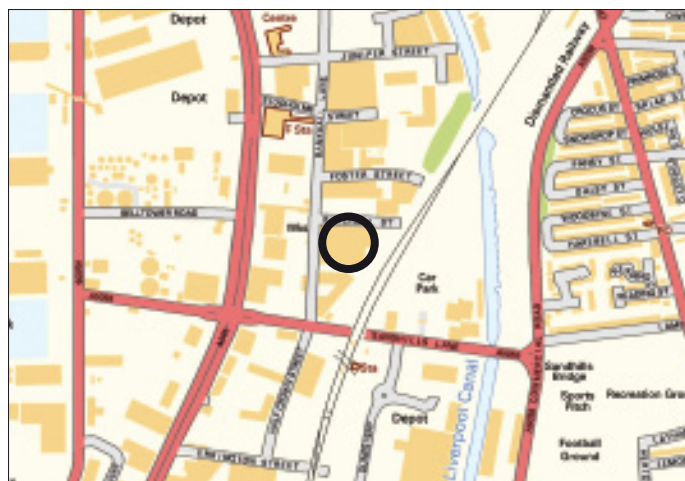
**Ground Floor**

Hall, 2 Reception Rooms, Kitchen.

LOT  
**123**

**4 Birchall Street, Bootle, Liverpool L20 8PD**  
**VACANT COMMERCIAL**

Guide Price **£85,000+**



Not to scale. For identification purposes only

**The property comprises a Freehold middle terraced three storey plus basement industrial warehouse. The property comprises warehouse accommodation to the ground, first and second floors. To the ground floor there is a high proportion of office accommodation. Each floor is capable of self contained access via an internal communal stairwell and steel access doors. The property would be suitable for a number of uses, subject to the relevant consents.**

**Situated**

The premises are situated fronting Birchall Street close to its junction with Bankhall Lane within a well established industrial area approximately 2 miles from Liverpool City Centre.

**Accommodation**

Basement  
Not measured

**Ground Floor**

Warehouse: 168m<sup>2</sup> (1,808 sq ft)  
Offices: (on two levels) 248m<sup>2</sup> (2,670 sq ft)

**First Floor**

Warehouse: 314m<sup>2</sup> (3,380sq ft)

**Second Floor**

Warehouse: 314m<sup>2</sup> (3,380sq ft)

**Tenure** Freehold



**Redevelopment opportunity, with planning permission for A3 restaurant use and a single storey extension to the rear. The premises comprises a mid terrace two storey building consisting of a ground floor retail unit and ancillary accommodation, kitchen and WC facilities to the first floor.**

#### **Situated**

Located within Woolton Village, in a well established retail area approximately 5 miles south of Liverpool City Centre.

#### **Ground Floor**

Retail sales area: 55.8m<sup>2</sup> (600sq ft)

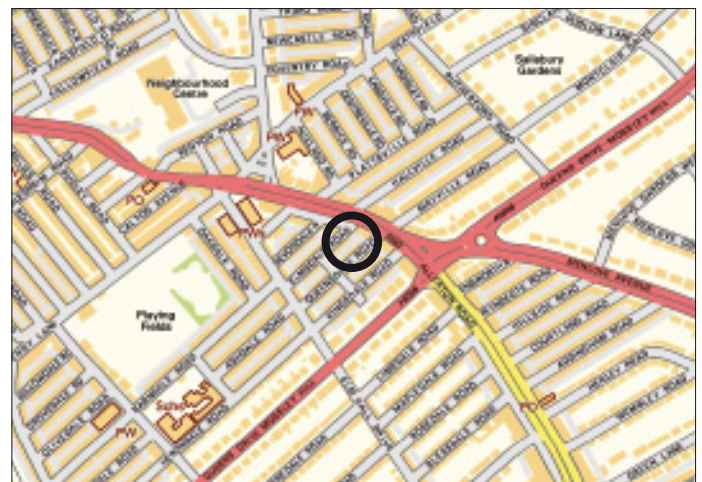
#### **First Floor**

Not measured but understood to consist of:

- Storage room 1
- Storage room 2
- Kitchen
- WC

#### **Planning**

Planning permission was granted by Liverpool City Council on 17th January 2013, to use the premises as a restaurant (use class A3) opening between 1100 and 2330 hours, erect a single storey extension at the rear and extraction flue at the rear. Application number 12F/2544.



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LOT  
**125**

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

Guide Price **£125,000+**



**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**

**mason  
owen...**  
property consultants



Not to scale. For identification purposes only

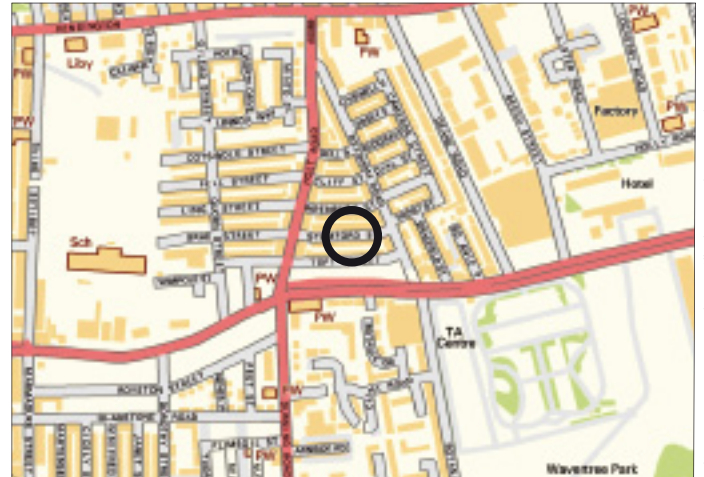
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NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION	NOTES
17	Mrs A Evans	Ground floor sales area 111.85m <sup>2</sup> (1204sq ft) Storage 44.3m <sup>2</sup> (476sq ft) First Floor Storage 72.12m <sup>2</sup> (776sq ft) Second Floor Storage 55.15m <sup>2</sup> (593sq 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. The lease has the benefit of a rental deposit. Prospective purchasers are referred to the rent deposit deed which is referred to in the special conditions.
Current Rent Reserved				£25,000pa		

LOT  
**126**

**29 Stamford Street, Liverpool L7 2PT**  
**VACANT RESIDENTIAL**

Guide price **£25,000–£30,000**



Not to scale. For identification purposes only

**A 2 bedroomed middle terraced property benefiting from double glazing. Following refurbishment the property would be suitable for investment purposes.**

**Situated**

Off Holt Road in an established residential location approximately 3 miles from Liverpool City Centre.

**First Floor**

2 Bedrooms, Shower Room/WC.

**Outside**

Yard to the Rear.

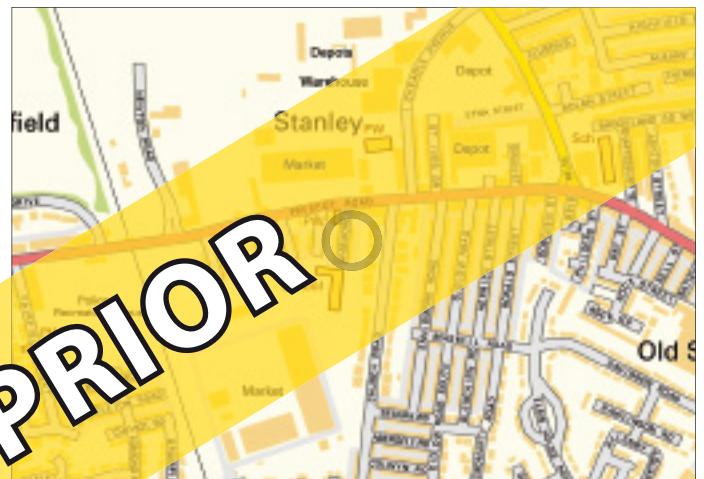
**Ground Floor**

Hall, Through Living Room, Kitchen.

LOT  
**127**

**5 Aviemore Road, Liverpool L13 3BB**  
**RESIDENTIAL INVESTMENT**

Guide price **£50,000 +**



Not to scale. For identification purposes only

**A 3 bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £3900.00 per annum. The property benefits from central heating.**

**Situated**

Off Prescott Road in a popular residential location within easy access to Old Swan Amenities, schooling and approximately 4 miles from Liverpool City Centre.

**Ground Floor**

Hall, 2 Reception Rooms, Kitchen.

**First Floor**

3 Bedrooms, Bathroom/WC

**Outside**

Yard to the rear.



LOT  
**128****3 Alexandra Street, Widnes WA8 7RX**  
**COMMERCIAL INVESTMENT**Guide Price **£25,000+**

**A freehold commercial investment producing £1920 per annum comprising a site extending to approximately 828m<sup>2</sup> (0.20 acres) and houses a number of steel containers and portacabins. The site is currently let to two separate occupiers on individual licence agreements each for a period of 6 months from October 2012 producing £80 per month each. The agreements can be terminated on 30 days written notice by either party. The site may be suitable for development subject to the necessary planning consents.**

**Situated**

The site is situated fronting Alexandra Street which runs directly off Victoria Road, close to Widnes Town Centre.

**Joint Auctioneers**

Not to scale. For identification purposes only

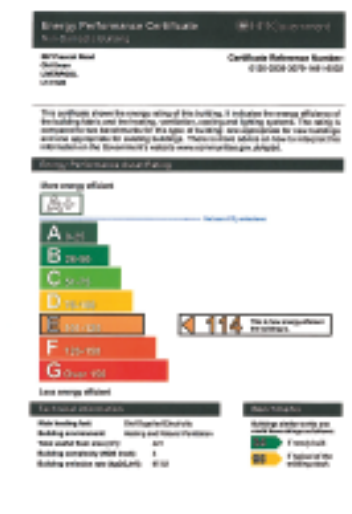
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# EPC Appendix

Lot 23



Lot 28



Lot 63



Lot 72



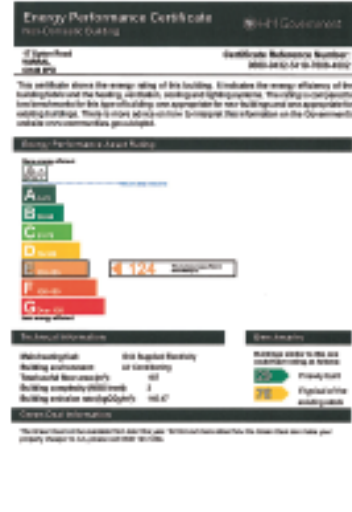
Lot 121



Lot 123



Lot 125





**FOR  
SALE**

**by Private Treaty**



**On Behalf of LPA Receivers For Sale  
Individually or as a Whole**

**111 Mill Lane, West Derby,  
Liverpool L12 7JA**

- Substantial three storey detached premises
- Previously benefitting from planning permission to convert to 26 retirement apartments
- Approx site are 0.39 acres

**Price £425,000**



**88-90 Muirhead Avenue, Liverpool L11 1EL**

Mixed use Investment currently producing £10,200pa. Ground floor shop and first floor self contained living accommodation

**Price £94,950**



**92- 94 Muirhead Avenue, Liverpool L11 1EL**

Mixed use Investment currently producing £6,800pa. Ground floor Shop and first floor self contained living accommodation

**Price £89,950**



**15 Asser Road, Liverpool L11 8NJ**

Residential Investment, producing £500pcm. 3 bedroom mid terrace house let by way of an Assured Shorthold Tenancy

**Price £70,000**



**92 Hurlingham Road, Liverpool L4 9ST**

Residential Investment, producing £350pcm. 3 bedroom mid terrace house let by way of an Assured Shorthold Tenancy

**Price £75,000**

**All enquiries**

Jonathan Owen  
jonathanowen@suttonkersh.co.uk  
Tel: 0151 207 9339

Daniel Walsh  
daniel.walsh@suttonkersh.co.uk

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🌐 **[www.auctionfinance.co.uk](http://www.auctionfinance.co.uk)**



**e a d solicitors**



# Buying or selling at auction?

## **EAD Solicitors can complete your transaction from £195\***

EAD Solicitors is proud to work with Sutton Kersh. We have extensive expertise in all manner of auction lots and offer free legal advice at all of Sutton Kersh's auctions.

Our core conveyancing business is acting for investors, landlords and developers though we do accept all manner of conveyancing instructions.

Our philosophy is to offer all clients a friendly approachable service and our staff are trained accordingly.

The normal requirement in an auction contract is to complete the transaction within 28 days and we are proud to say we are noted for both our speed and efficiency.

We also offer a 'no sale, no fee' process so if a transaction does not proceed, no fees will be charged.

### **Our areas of conveyancing expertise include:**

- Sales • Purchases • Remortgages • Transfers of Equity
- Shared Ownership Schemes • New Builds • Equity Release

**Please contact Garry Abrams  
on 0151 735 1000  
or email [garry.abrams@eadsolicitors.co.uk](mailto:garry.abrams@eadsolicitors.co.uk)**

**[www.eadsolicitors.co.uk](http://www.eadsolicitors.co.uk)**

\*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

# Notes



# 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:

1. **Glossary** The glossary gives special meanings to certain words used in both sets of conditions.
2. **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.
3. **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 disappplied 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.

A5.5 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>	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.		the BUYER is entitled that the SELLER subsequently receives in cleared funds.
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.	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.	G10.3	Income and outgoings are to be apportioned at ACTUAL COMPLETION DATE unless: <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> <li>• in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.</li> </ul>
<b>G2. Deposit</b>	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>	<b>G5. Transfer</b>	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>	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>
G2.1	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>	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>G11. Arrears</b>	<b>Part 1 Current rent</b>
G2.2	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.	G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.	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.
G2.3	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.	<b>G6. Completion</b>	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.	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.
G2.4	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.	G6.1	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest.	G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to arrears of current rent.
<b>G3. Between contract and completion</b>	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>	G6.2	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>Part 2 Buyer to pay for arrears</b>	<b>Part 2 Buyer to pay for arrears</b>
G3.1	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.	G6.3	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.	G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of arrears.
G3.2	Section 47 of the Law of Property Act 1925 does not apply. Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.	G6.4	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.	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.
G3.3		G6.5	Where applicable the CONTRACT remains in force following COMPLETION.	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.
G3.4		<b>G7. Notice to complete</b>	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.	<b>Part 3 Buyer not to pay for arrears</b>	<b>Part 3 Buyer not to pay for arrears</b>
<b>G4. Title and identity</b>	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.	G7.1	The person giving the notice must be READY TO COMPLETE.	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>
G4.1	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 or on 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:</li> <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> <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>	G7.2	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>	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.
G4.2	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> The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.	G7.3	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>	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>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>G12. Management</b>	<b>G12. Management</b>
		<b>G9. Landlord's licence</b>	Where the LOT is or includes leasehold land and licence to assign is required this CONDITION G9 applies.	G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
		G9.1	The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.	G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
		G9.2	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.	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>
		G9.3	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>	<b>G13. Rent deposits</b>	<b>G13. Rent deposits</b>
		G9.4	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>	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.
		G9.5	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.	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.
		<b>G10. Interest and apportionments</b>	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.	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>
		G10.1	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	<b>G14. VAT</b>	<b>G14. VAT</b>
		G10.2		G14.1	Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.

G14.2	Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.	BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.	reasonably directs in relation to it.
<b>G15. Transfer as a going concern</b>			
G15.1	Where the SPECIAL CONDITIONS so state: • (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 • (b) this CONDITION G15 applies.	• (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the Transferring Employees. • (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. • (d) The BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION.	Following COMPLETION the BUYER must: • (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings; and • (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 • (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.
G15.2	The SELLER confirms that the SELLER • (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and • (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.	<b>G21. Environmental</b> G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide. G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT. The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.	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.
G15.3	The BUYER confirms that: • (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group; • (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; • (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and • (d) it is not buying the LOT as a nominee for another person.	<b>G22. Service Charge</b> G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions. G22.2 No apportionment is to be made at COMPLETION in respect of service charges. G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing: • (a) service charge expenditure attributable to each TENANCY; • (b) payments on account of service charge received from each tenant; • (c) any amounts due from a tenant that have not been received; • (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.	<b>G25. Warranties</b> G25.1 Available warranties are listed in the SPECIAL CONDITIONS. G25.2 Where a warranty is assignable the SELLER must: • (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and • (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.
G15.4	The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence: • (a) of the BUYER'S VAT registration; • (b) that the BUYER has made a VAT OPTION; and • (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.	G22.4 In respect of each TENANCY, if the service charge account shows that: • (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; • (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 (arrears) applies. G22.5 In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.	G25.3 If a warranty is not assignable the SELLER must after COMPLETION: • (a) hold the warranty on trust for the BUYER; and • (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.
G15.5	The BUYER confirms that after COMPLETION the BUYER intends to: • (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 • (b) collect the rents payable under the TENANCIES and charge VAT on them		<b>G26. No assignment</b> 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.
G15.6	If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then: • (a) the SELLER'S conveyancer is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT; • (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and • (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.		<b>G27. Registration at the Land Registry</b> 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: • (a) procure that it becomes registered at Land Registry as proprietor of the LOT; • (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 • (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
<b>G16. Capital allowances</b>			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: • (a) apply for registration of the TRANSFER; • (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and • (c) join in any representations the SELLER may properly make to Land Registry relating to the application.
G16.1	This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.		<b>G28. Notices and other communications</b> G28.1 All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers. G28.2 A communication may be relied on if: • (a) delivered by hand; or • (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or • (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.
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.		G28.3 A communication is to be treated as received: • (a) when delivered, if delivered by hand; or • (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.
G16.3	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.		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.
G16.4	The SELLER and BUYER agree: • (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and • (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.	<b>G23. Rent reviews</b> G23.1 This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined. G23.2 The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed. G23.3 Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed. G23.4 The SELLER must promptly: • (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and • (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.	<b>G29. Contracts</b> (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.
<b>G17. Maintenance agreements</b>			
G17.1	The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.		
G17.2	The BUYER must assume, and indemnify the SELLER in respect of, all liability under such CONTRACTS from the ACTUAL COMPLETION DATE.		
<b>G18. Landlord and Tenant Act 1987</b>			
G18.1	This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.		
G18.2	The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.		
<b>G19. Sale by practitioner</b>			
G19.1	This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.		
G19.2	The PRACTITIONER has been duly appointed and is empowered to sell the LOT.		
G19.3	Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER'S obligations. The TRANSFER is to include a declaration excluding that personal liability.		
G19.4	The LOT is sold: • (a) in its condition at COMPLETION; • (b) for such title as the SELLER may have; and • (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.		
G19.5	Where relevant: • (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 • (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.		
G19.6	The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.		
<b>G20. TUPE</b>			
G20.1	If the SPECIAL CONDITIONS state "There are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.		
G20.2	If the SPECIAL CONDITIONS do not state "There are no employees to which TUPE applies" the following paragraphs apply: • (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the		
		BUYER within five BUSINESS DAYS and act as the BUYER	

## Extra General Conditions

Applicable for all lots where the Common Auction Conditions apply.

- The Deposit**
  - GENERAL CONDITIONS A5.5a shall be deemed to be deleted and replaced by the following:  
A5.5a. The Deposit: 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)  
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
- Buyer's Administration Charge**
  - 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.
- Extra Auction Conduct Conditions**
  - 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.



## Commercial Property and Professional Services

### **Auctions – Liverpool**

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### **Surveys & Valuations**

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