

Now inviting instructions
for 4 September auction

SuttonKersh

1st
for

Auctions



PROPERTY AUCTION SALE
THURSDAY 18 JULY 2013
commencing at 12pm prompt at
Marriott Hotel, City Centre
One Queen Square, Liverpool L1 1RH

www.suttonkersh.co.uk

Location



Marriott Hotel
City Centre
One Queen Square
Liverpool L1 1RH



Auction programme **2013**

AUCTION DATES

4 September

17 October

5 December

CLOSING DATES

9 August

20 September

8 November

Entries are invited from owners or their agents

Contact:

James Kersh BSc Hons MRICS

james@suttonkersh.co.uk

Cathy Holt MNAEA

cathy.holt@suttonkersh.co.uk

for free advice or to arrange a free valuation

0870 873 1212

email: **auctions@suttonkersh.co.uk**

Merseyside's leading auction team...



Cathy Holt MNAEA

Auction Manageress
cathy.holt@suttonkersh.co.uk

**Katie Donohue
Bsc (Hons)**

Auction Administrator
katie@suttonkersh.co.uk

**James Kersh Bsc
(Hons) MRICS**

Director
james@suttonkersh.co.uk

**Andrew Binstock
Bsc (Hons)**

Auctioneer

Alexa Taylor

Auction Administrator
alexa@suttonkersh.co.uk

Ashleigh Moore

Auction Administrator
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



Looking for a quick property sale?

Think auction...

THINK SUTTON KERSH AUCTIONS

ACHIEVE AN 8 WEEK PROPERTY SALE WITH
MERSEYSIDE'S BEST AUCTION HOUSE

Now inviting instructions
for our 4th September auction.
Catalogue closes 9th August
Book your free market appraisal
today **0151 207 6315**



Smith & Sons
33



Pugh
73



Venmore
181



Sutton Kersh
289

**PROPERTIES SOLD SO FAR THIS YEAR BY
MERSEYSIDE AUCTIONEERS...**

Sutton Kersh total revenue
£19,056,350

Source EI Group 20.06.13

Auctions
0151 207 6315



Auction results **Thursday 6 June**

LOT	PROPERTY	RESULT	PRICE
1	27 St. Domingo Grove, Liverpool L5 6RP	Withdrawn	—
2	19 Caryl Grove, Liverpool L8 6RN	Sold Prior	—
3	33 Maple Grove, Liverpool L8 ORL	Sold	£33,500
4	3 Melling Road, Liverpool L9 OLE	Sold	£46,500
5	25 Crawford Street, Clock Face, St. Helens, Merseyside WA9 4XQ	Sold	£46,500
6	163 Glovers Lane, Bootle, Merseyside L30 3TJ	Sold	£65,000
7	7b Larkhill Close, Liverpool L13 9DR	Sold	£38,000
8	8 Ursula Street, Bootle, Merseyside L20 2EX	Available At	£55,000
9	Flat 3a, 264 Westminster Road, Liverpool L4 4LZ	Sold Prior	—
10	50 Laurel Road, Liverpool L7 0LW	Available At	£90,000
11	208 Mackets Lane, Liverpool L25 9NH	Sold After	—
12	5 William Henry Street, Liverpool L3 8BB	Sold	£70,000
13	12 Forest Road, Southport, Merseyside PR8 6ST	Available At	£140,000
14	55 Sunningdale Road, Liverpool L15 4HJ	Sold	£51,000
15	42 Ellen Street, Warrington WA5 0LY	Sold	£46,250
16	76 Hawkins Street, Liverpool L6 6BZ	Sold	£37,000
17	14 Redcar Street, Liverpool L6 0AJ	Sold	£31,500
18	129/131 Kensington, Liverpool L7 8XA	Sold Prior	—
19	2e Whitby Road, Ellesmere Port CH65 8AD	Sold	£30,000
20	360 Wargrave Road Plus Land, Newton-Le-Willows, Merseyside WA12 8RP	Available At	£69,000
21	7 Parker Avenue, Liverpool L21 1EL	Sold	£58,500
22	45 Gladstone Road, Walton, Liverpool L9 1DX	Sold	£43,000
23	181 Rice Lane, Liverpool L9 1AF	Sold Prior	—
24	23 Crosby Avenue, Warrington WA5 5DL	Sold	£45,000
25	15 Vicarage Close, Platt Bridge, Wigan, Lancashire WN2 5DW	Sold After	—
26	30 Whitelodge Avenue, Liverpool L36 2PU	Sold Prior	—
27	64 & 64a Aigburth Road, Liverpool L17 7BN	Sold Prior	—
28	27/27a Warbreck Moor, Liverpool L9 4RW	Sold After	—
29	84-86 Muirhead Avenue East, Liverpool L11 1EL	Sold	£69,000
30	38 Cuper Crescent, Liverpool L36 3RP	Sold Prior	—
31	77a Lord Street, Fleetwood, Lancashire FY7 6DS	Sold	£30,000
32	Hillside House, Hillside Road, Huyton, Liverpool, L36 8BJ	Sold	£80,000
33	Units 1&3 2&4 5&7 6,8,10,12,14,16,18,20 Jaxons Court, Wigan, WN1 1LR	Withdrawn	—
34	617 Prescot Road, Old Swan, Liverpool L13 5XA	Sold Prior	—
35	36 Canon Road, Liverpool L6 0BN	Sold	£47,500
36	5 Parker Avenue, Liverpool L21 1EL	Sold	£67,000
37	43/43a Goodison Road, Liverpool L4 4EJ	Sold After	—
38	86 Banks Road, West Kirby, Wirral, Merseyside CH48 0RE	Sold	£135,000
39	52 West Street, Southport, Merseyside PR8 1QS	Sold Prior	—
40	Land At Blenheim Road, Wigan, Lancashire WN5 0EQ	Sold Prior	—
41	9 Appleby Lawn, Liverpool L27 5RG	Sold	£51,000
42	29 Mariners Road, Crosby, Liverpool L23 6SX	Sold	£300,000
43	122 North Hill Street, Liverpool L8 8AG	Available	£40,000
44	33 Orlando Street, Bootle, Merseyside L20 7DU	Sold After	—
45	482 Southport Road, Scarisbrick, Ormskirk, Lancashire L40 9RF	Sold Prior	—
46	47 Crosby Road South, Liverpool L21 1EN	Sold Prior	—
47	38 Canterbury Street, Garston, Liverpool L19 8LG	Sold	£51,000
48	8 Ronald Road, Liverpool L22 3XU	Sold Prior	—
49	24 Elm Road, Walton, Liverpool L4 5UT	Sold	£48,000
50	153 Rice Lane, Liverpool L9 1AF	Sold Prior	—
51	27 Ridley Road, Liverpool L6 6DN	Available At	£50,000
52	55 Guildford Street, Wallasey, Merseyside CH44 0BP	Sold	£37,000
53	623 Prescot Road, Old Swan, Liverpool L13 5XA	Sold Prior	—
54	209 Clipsley Lane, Haydock, St. Helens, Merseyside WA11 0JG	Sold	£38,250
55	23 Ashdale Road, Walton, Liverpool L9 2AA	Sold	£51,750
56	Ex Civil Defence Club, School Lane, New Ferry, Merseyside CH62 5BB	Sold After	—
57	Former Kerrie's Bar, 74 Regent Road, Bootle, Merseyside L20 8DB	Sold After	—
58	8 Cavern Court, Liverpool L6 9JG	Sold	£29,500
59	5 Midland Terrace, Liverpool L22 8QJ	Sold After	—
60	53 Cambria Street, Liverpool L6 6AP	Sold	£28,000
61	52 Nimrod Street, Liverpool L4 4DU	Sold	£37,250
62	Flat 15 Manolis Yard, 8 Colquitt Street, Liverpool L1 4NL	Sold	£81,500
63	9-11 Fleet Street, Liverpool L1 4AR	Sold Prior	—
64	Land Next To 53 Thomson Road, Liverpool L21 1AN	Available At	£35,000

65	63 Hornsey Road, Liverpool L4 2TN	Sold	£50,000
66	14 William Henry Street, Bootle, Merseyside L20 8LY	Sold Prior	—
67	7 Sandringham Road, Tuebrook, Liverpool L13 8BX	Available At	£130,000
68	59 & 65–71 Hill Street, Liverpool L8 5SA	Sold	£150,000
69	Land At Brassey Street/Beaufort Street, Liverpool L8 5RL	Sold Prior	—
70	650 Queens Drive, Stoneycroft, Liverpool L13 5UD	Sold Prior	—
71	Land Adjacent To 2 Moorhey Road, Maghull, Liverpool L31 5JY	Sold	£35,000
72	55 Cambria Street, Liverpool L6 6AP	Sold	£32,000
73	19 Anglesea Road, Liverpool L9 1EA	Sold Prior	—
74	Land To The West Of Japonica Gardens, St. Helens, Merseyside WA9 4WP	Sold	£1,000
75	44 Tudor Street, Liverpool L6 6AQ	Sold	£34,500
76	10 Stoddart Road, Liverpool L4 6TR	Sold After	—
77	51 Hinton Street, Litherland, Liverpool L21 8LS	Sold Prior	—
78	398 Longmoor Lane, Liverpool L9 9DB	Sold	£93,000
79	29 Larkhill, Skelmersdale, Lancashire WN8 6TE	Sold	£80,000
80	22 Lilley Road, Liverpool L7 0LR	Sold	£212,000
81	140 St. Marys Road, Garston, Liverpool L19 2JJ	Sold Prior	—
82	51 Wordsworth Street, Liverpool L8 0RP	Sold	£36,000
83	Land To South Of 30 High Street, Denbigh L116 3RY & Ground Rents L20 9BX	Sold	£800
84	12 Dentwood Street, Liverpool L8 9SR	Sold	£46,000
85	26 Brentwood Avenue, Aigburth, Liverpool L17 4LD	Sold	£116,000
86	93 Makin Street, Liverpool L4 5QF	Sold	£51,000
87	97 Makin Street, Liverpool L4 5QF	Sold After	—
88	52 Robarts Road, Liverpool L4 0TZ	Sold	£45,000
89	199–201 Green Lane, Stoneycroft, Liverpool L13 6RH	Available At	£80,000
90	29a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX	Sold	£27,250
91	235 Eaton Road, West Derby, Liverpool L12 2AG	Sold	£23,500
92	41 Hawthorne Road, Bootle, Liverpool L20 2DQ	Sold After	—
93	4 Johnson Street, Southport, Merseyside PR9 0BQ	Withdrawn	—
94	58 Palatine Road, Wirral, Merseyside CH44 7EW	Sold	£37,250
95	21 Queens Road, Bootle, Merseyside L20 7BN	Sold	£49,500
96	20/22 Holland Street, Liverpool L7 0JG	Sold	£123,000
97	26 Cameron Street, Liverpool L7 0EW	Sold	£45,250
98	42 Wilburn Street, Liverpool L4 4EB	Sold	£37,250
99	2 St. Andrew Road, Liverpool L4 2RJ	Sold	£34,500
100	79 Orwell Road, Liverpool L4 1RG	Postponed	—
101	24 Kendal Road, Wallasey, Merseyside CH44 5SZ	Sold	£30,000
102	106 Rodney Street, Birkenhead, Merseyside CH41 2SB	Sold	£45,000
103	48 Palatine Road, Wirral, Merseyside CH44 7EW	Sold	£37,750
104	58 Lucerne Road, Wallasey, Merseyside CH44 7HA	Sold	£35,250
105	148 Peel Road, Bootle, Merseyside L20 4JZ	Sold	£21,000
106	153 Moscow Drive, Liverpool L13 7DQ	Sold	£85,500
107	39 Salisbury Road, Wavertree, Liverpool L15 1HW	Sold Prior	—
108	21 Greenbank Road, Liverpool L18 1HG	Sold	£193,500
109	44 Emery Street, Liverpool L4 5UZ	Sold	£33,500
110	43 Chepstow Street, Liverpool L4 3RE	Sold	£40,000
111	44 Regina Road, Liverpool L9 2DA	Available At	£45,000
112	35 Stanley Park Avenue, South Liverpool L4 7XB	Sold Prior	—
113	184 Clipsley Lane, Haydock, St. Helens, Merseyside WA11 0JG	Sold	£37,000
114	2 Halcombe Road, Liverpool L12 4XJ	Sold	£65,000
115	16 Gertrude Street, St. Helens, Merseyside WA9 5JZ	Sold	£40,000
116	26 Laburnum Road, Liverpool L7 0HT	Available At	£75,000
117	112 Laird Street, Birkenhead, Merseyside CH41 8EN	Sold	£34,500
118	137 Laird Street, Birkenhead, Merseyside CH41 0AA	Sold	£32,500
119	57 Morecambe Street, Liverpool, L6 4AU	Sold After	—
120	29 Prior Street, Bootle, Merseyside L20 4PS	Sold Prior	—
121	Plot No 6 Gerrards Lane, Halewood, Liverpool L26 5QA	Available At	£100,000
122	248,250,252 Grange Road & 1a River Street, Birkenhead, Merseyside CH41 6EB	Sold After	—
123	137 Ashbourne Road, Aigburth, Liverpool L17 9QQ	Sold Prior	—

TOTAL REALISATION = £6,731,800

the **property** **Buzz**

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

Issue 6

BUYERS BACK WITH A BANG!

For potential vendors who think that the residential property market in Liverpool is moving slowly, then think again.

Sutton Kersh is experiencing exceptional demand from buyers, with the Allerton and South Liverpool branch accepting offers on 16 properties in just seven days.

The picture is the same in West Derby, where offers have been received on 18 properties during May. Meanwhile, the City Centre branch has reported 17 sales in May, which is a record for a single month.

James Kersh, Managing Director of Sutton Kersh

said: 'These figures show quite clearly that there is still strong demand for property in Liverpool, providing the agent is doing its job effectively.

'We are seeing a shift in the mind set of both vendors and buyers who are working with us to achieve a sale and are more receptive than ever to the advice we are giving them.'

Of course a strong sales performance does not happen by chance and is as much about the expertise and commitment of the agent.

'At Sutton Kersh we are fortunate to have a highly skilled and professional team with an unprecedented knowledge of the local market,



Record sales for City Centre branch

which gives vendors a distinct advantage,' added Mr Kersh.

If you are considering putting your house on the market and want to increase the chances of achieving a sale, talk to Sutton Kersh now

TEAM NEWS

Colin Woods is the new Lettings Manager at the Allerton office. Colin has almost 30 years industry experience and is looking forward to working in the thriving South Liverpool lettings market.



Tony Donnellan is the latest addition to the Block Management team where he will help to build the substantial portfolio of properties that we currently manage.



Having started with Sutton Kersh on work experience in 2010, Lydia Hetherington, 19, has progressed to the role of Lettings Clerk. She is also studying Graphic Design at Liverpool Community College.



Well done to Lettings Negotiator Ryan Hudson who has recently gained his ARLA qualifications. 19 year old Ryan has been with the company for 11 months and is also due to start a degree in Building Surveying in September.



SURVEYS SAVE MONEY

Commissioning an independent survey on the property you are looking to buy can prove to be a very wise investment.

The results of a survey of over 1,000 house buyers carried out by the Royal Institution of Chartered Surveyors (RICS) revealed that one in five of those who did not take a survey were subsequently left with significant repair bills.

At Sutton Kersh our professional team of experienced and qualified Chartered Surveyors can provide you with a range of surveys, including a home buyers report.

This is designed by the RICS with the aim of giving you professional advice on the condition of a property so you can:

- make an informed decision on whether to go ahead with buying the property
- make an informed decision on what is a reasonable price to pay for the property

“ When you consider that buying a property is nearly always the biggest purchase anyone will ever make, not having a survey done is false economy ”

- take account of any repairs or replacements the property needs
 - consider what further actions you should take before committing to buying the property
- Ian Crompton, Senior Surveyor at Sutton Kersh said: 'When you consider that buying a property is nearly always the biggest purchase anyone will ever make, not having a survey done is false economy.'

Don't leave one of the most important decisions you will ever make to chance. Talk to our team of experts now about the independent report which is right for you. Call 0151 207 9966

HIGH FIVE!

Strong April auction results placed Sutton Kersh in the top five best performing property auction houses in the UK, alongside leading names such as Allsops Residential and Bernard Marcus, according to statistics released by property journal Estates Gazette.

The firm sold 91 of the 115 lots offered, generating proceeds of £6.5million. This takes the total number of sold lots for the year to date to 177 and total proceeds to £11.9 million – a 31% increase and a 34% increase respectively compared to the same period last year.



The Sutton Kersh Auctions team

Bidder's registration and identification form

Please complete the following details in full and **IN BLOCK CAPITALS** and provide two forms of identification prior to bidding as detailed in Lists A & B below.

If bidding on behalf of a company, and if successful, you will also be required to present a copy of the Certificate of Incorporation and a letter of authority on company letterheaded paper and signed by a company director prior to signing the contract.

Bidder:

First name(s) Surname

Address

Postcode Tel no

Mobile no Email

SECURITY QUESTIONS Date of birth / / Mother's maiden name

Bidder's solicitor:

Firm Contact name

Address

..... Postcode Tel no

Bidder's signature Date

Data Protection: The information that you provide on this form and the identification documentation details requested are required under the Money Laundering Regulations 2007 for identification and security purposes, and will be retained by Sutton Kersh for a minimum of 5 years from the above date. The details may also be supplied to other parties if Sutton Kersh are legally required to do so.

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

List A – Photographic evidence of Identity

List B – Evidence of Residence

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

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

Signed Date

on behalf of Sutton Kersh

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

Order of sale **Thursday 18 July**

For sale by public auction unless sold prior or withdrawn

1	106 Green Lane North, Liverpool L16 8NL	£100,000+
2	11 Borrowdale Road, Liverpool L15 3LD	£125,000+
3	46 Macdonald Street, Liverpool L15 1EL	£50–60,000
4	14 Pansy Street, Liverpool L5 7RS	£20–25,000
5	10 Worcester Drive, Liverpool L13 9AX	£90,000+
6	348 St. Marys Road, Liverpool L19 0NQ	£65,000+
7	9 Rossett Avenue, Liverpool L17 2AP	£95,000+
8	32 David Street, Liverpool L8 4TL	£60,000+
9	61 Priory Road, Liverpool L4 2SE	£25–30,000
10	10 Rossett Avenue, Liverpool L17 2AP	£125,000+
11	54 Branstree Avenue, Liverpool L11 3BZ	£30–35,000
12	12 Linnet House, Liverpool L8 3SX	£45–50,000
13	1 Bodmin Road, Liverpool L4 5SN	£40–45,000
14	1a Bodmin Road, Liverpool L4 5SN	£40–45,000
15	Apt 3, 34 Deane Road, Liverpool L7 0ET	£5–10,000
16	49 Prestwood Road, Liverpool L14 2EE	£35–40,000
17	10 Waterloo Street, Liverpool L15 8JW	£60,000+
18	33 Nicholson Street, St. Helens, Merseyside WA9 2DR	£20–25,000
19	29 Lancaster Road, Huyton, Liverpool L36 1UP	£45–50,000
20	7 Tudor Street, Liverpool L6 6AG	£30,000+
21	211/211a Breck Road, Everton, Liverpool L5 6PT	£50,000+
22	70 Prescot Road, Fairfield, Liverpool L7 0JA	£60–65,000
23	22 Harland Road, Birkenhead, Merseyside CH42 0LU	£55–60,000
24	31 Rockfield Road, Liverpool L4 0SE	£25–30,000
25	199–201 Green Lane, Stonycroft, Liverpool L13 6RH	£65,000+
26	5 Wadham Road, Liverpool L20 2DA	£45,000+
27	33 Hamilton Square, Birkenhead, Merseyside CH41 6AZ	£100–110,000
28	54a Silvester Street, Liverpool L5 8SG	£35,000+
29	15 Asser Road, Liverpool, Merseyside L11 8NU	£40–45,000
30	1 Malden Road, Liverpool L6 6BE	£40–45,000
31	325 Stanley Road, Kirkdale, Liverpool L5 7QF	£50–60,000
32	360 Wargrave Road Plus Land, Newton-le-Willows, Merseyside WA12 8RP	£55,000+
33	102 Elizabeth Road, Fazakerley, Liverpool L10 4XP	£65,000+
34	86 Cherry Lane, Liverpool L4 8SE	£20–25,000
35	12–12a Townsend Lane, Anfield, Liverpool L6 0AX	£50,000+
36	148 Longmoor Lane, Liverpool, Merseyside L9 0EJ	£50,000+
37	6 Lower Breck Road, Liverpool L6 4BY	£60,000+
38	58 Arundel Street, Walton, Liverpool L4 3RS	£35–40,000
39	23 Market Street, Southport, Merseyside PR8 1HJ	£60–70,000
40	17/19 Duke Street, St. Helens, Merseyside WA10 2JE	£120,000+
41	21 Temple Street, Liverpool L2 5RH	£250,000+
42	112–114 Holt Road, Liverpool L7 2PR	£100–125,000
43	42 Ardennes Road, Liverpool L36 7UF	£60–65,000
44	228–232a Knowsley Road, Bootle, Merseyside L20 5DG	£70,000+
45	43 Sedley Street, Liverpool L6 5AE	£20–25,000
46	217–231 County Road, Walton, Liverpool L4 5PE	£150,000+
47	2 Holbeck Street, Liverpool L4 2UT	£30–35,000
48	3 Dunbar Street, Liverpool L4 5TS	£30–35,000
49	57 Melwood Drive, Liverpool L12 8RL	£75–85,000
50	34 Randolph Street, Liverpool L4 0SA	£25–30,000
51	12 Forest Road, Southport, Merseyside PR8 6ST	£110,000+
52	35 Balfour Road, Wallasey, Merseyside CH44 5SG	£40–45,000
53	115 Woolton Road, Liverpool L19 6PL	£100,000+
54	51 Maria Road, Liverpool L9 1EG	£25–30,000

Order of sale

55	14/14a Townsend Lane, Anfield, Liverpool L6 0AX	£50,000+
56	123 Alderson Road, Liverpool L15 1HH	£75,000+
57	11 Boundary Road, Litherland, Liverpool L21 7LA	£60-65,000
58	3 Grange Mount, Prenton, Merseyside CH43 4XN	£25-30,000
59	110 Windy Arbor Road, Whiston, Prescot, Merseyside L35 3SG	£65-70,000
60	72 Salisbury Road, Wavertree, Liverpool L15 1HW	£85,000+
61	Apt 1, Cinnamon Building, 50 Henry Street, Liverpool L1 5FE	£65,000+
62	8 Brayfield Road, Liverpool L4 8UW	£75,000+
63	1b Feeney Street, Sutton Manor, St. Helens, Merseyside WA9 4BJ	£10-15,000
64	33 Cawfield Avenue, Widnes, Cheshire WA8 7HG	£50,000+
65	274/274c Smithdown Road, Liverpool L15 5AH	£130,000+
66	50 Malvern Road, Liverpool L6 6BW	£50,000+
67	Flat 2, 3 Newsham Drive, Liverpool L6 7UG	£20-25,000
68	The Albion Hotel, Church Street, Connahs Quay, Flintshire CH5 4UW	£185,000+
69	356 West Derby Road, Liverpool L13 7HQ	£70,000+
70	108, 110, 112 & 114 New Chester Road, Wirral, Merseyside CH62 5AG	£100-120,000
71	120 New Chester Road, Wirral, Merseyside CH62 5AG	£20-30,000
72	124 New Chester Road, Wirral, Merseyside CH62 5AG	£25-30,000
73	77 Orrell Lane, Liverpool L9 8BX	£75,000+
74	212 Smithdown Road, Liverpool L15 3JT	£150-175,000
75	67 Grenfell Road, Liverpool L13 9BZ	£60,000+
76	33 Beaconsfield Street, Liverpool L8 2UX	£10-15,000
77	14 Scorton Street, Liverpool L6 4AT	£30-35,000
78	58 Lucerne Road, Wallasey, Merseyside CH44 7HA	£20-25,000
79	31 Westcott Road, Liverpool L4 2RE	£15-20,000
80	49a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX	£25,000+
81	Land to the west of Japonica Gardens, St. Helens, Merseyside WA9 4WP	NIL RESERVE
82	25 Andrew Street, Liverpool L4 4DS	£40,000+
83	16 Bebington Road, New Ferry, Wirral, Merseyside CH62 5BQ	£40-50,000
84	30 Poole Road, Wallasey, Merseyside CH44 1ED	£35-40,000
85	39 Marlsford Street, Liverpool L6 6AX	£20-25,000
86	111 Ullet Road, Liverpool L17 2AB	£195,000+
87	254 Smithdown Road, Liverpool L15 5AH	£100,000+
88	43 Dorset Road, Anfield, Liverpool L6 4DU	£45,000+
89	31 Thomas Street, Runcorn, Cheshire WA7 1BU	£20-£25,000
90	26 Empress Road, Liverpool L6 0BX	£45-50,000
91	7/7a Swiss Road, Liverpool L6 3AT	£70,000+
92	Flat 1, 462 Mill Street, Liverpool L8 4RG	£10-15,000
93	116 Princes Road, Liverpool L8 2UL	£150,000+
94	Flat 1, Spencer Lodge, Spenser Avenue, Birkenhead, Merseyside CH42 2DW	£20-25,000
95	Flat 2, Spencer Lodge, Spenser Avenue, Birkenhead, Merseyside CH42 2DW	£20-25,000
96	103 Anfield Road, Liverpool L4 0TL	£20-25,000
97	5 Townsend Lane, Anfield, Liverpool L6 0AX	£25,000+
98	84 Kensington/2 Albany Road, Liverpool L7 8XB	£80,000+
99	92 Hurlingham Road, Liverpool, Merseyside L4 9ST	£50,000+
100	Embassy Bingo Hall, 140 Borough Road, Wallasey, Merseyside CH44 6NH	£90,000+
101	293 Breck Road, Everton, Liverpool L5 6PU	£60-70,000
102	172 Hunts Cross Avenue, Liverpool L25 8SQ	SOLD PRIOR

Order of sale **by type**

Commercial investment

- 9 61 Priory Road, Liverpool L4 2SE
- 21 211/211a Breck Road, Everton, Liverpool L5 6PT
- 22 70 Prescot Road, Fairfield, Liverpool L7 0JA
- 31 325 Stanley Road, Kirkdale, Liverpool L5 7QF
- 32 360 Wargrave Road Plus Land, Newton-le-Willows, Merseyside WA12 8RP
- 40 17/19 Duke Street, St. Helens, Merseyside WA10 2JE
- 46 217-231 County Road, Walton, Liverpool L4 5PE
- 68 The Albion Hotel, Church Street, Connahs Quay, Flintshire CH5 4UW
- 83 16 Bebington Road, New Ferry, Wirral, Merseyside CH62 5BQ
- 100 Embassey Bingo Hall, 140 Borough Road, Wallasey, Merseyside CH44 6NH
- 101 293 Breck Road, Everton, Liverpool L5 6PU

Land

- 81 Land to the west of Japonica Gardens, St. Helens, Merseyside WA9 4WP

Mixed use investment

- 6 348 St. Marys Road, Liverpool L19 0NQ
- 35 12-12a Townsend Lane, Anfield, Liverpool L6 0AX
- 55 14/14a Townsend Lane, Anfield, Liverpool L6 0AX
- 65 274/274c Smithdown Road, Liverpool L15 5AH
- 73 77 Orrell Lane, Liverpool L9 8BX
- 74 212 Smithdown Road, Liverpool L15 3JT

Residential investment

- 2 11 Borrowdale Road, Liverpool L15 3LD
- 5 10 Worcester Drive, Liverpool L13 9AX
- 7 9 Rossett Avenue, Liverpool L17 2AP
- 10 10 Rossett Avenue, Liverpool L17 2AP
- 12 12 Linnet House, Liverpool L8 3SX
- 17 10 Waterloo Street, Liverpool L15 8JW
- 26 5 Wadham Road, Liverpool L20 2DA
- 39 23 Market Street, Southport, Merseyside PR8 1HJ
- 42 112-114 Holt Road, Liverpool L7 2PR
- 43 42 Ardennes Road, Liverpool L36 7UF
- 44 228-232a Knowsley Road, Bootle, Merseyside L20 5DG
- 49 57 Melwood Drive, Liverpool L12 8RL
- 50 34 Randolph Street, Liverpool L4 0SA
- 64 33 Cawfield Avenue, Widnes, Cheshire WA8 7HG
- 75 67 Grenfell Road, Liverpool L13 9BZ
- 86 111 Ullet Road, Liverpool L17 2AB
- 90 26 Empress Road, Liverpool L6 0BX
- 94 Flat 1, Spencer Lodge, Spenser Avenue, Birkenhead, Merseyside CH42 2DW
- 95 Flat 2, Spencer Lodge, Spenser Avenue, Birkenhead, Merseyside CH42 2DW
- 98 84 Kensington/2 Albany Road, Liverpool L7 8XB
- 99 92 Hurlingham Road, Liverpool, Merseyside L4 9ST

Residential/commercial investment

- 41 21 Temple Street, Liverpool L2 5RH

Vacant commercial

- 25 199-201 Green Lane, Stoneycroft, Liverpool L13 6RH
- 27 33 Hamilton Square, Birkenhead, Merseyside CH41 6AZ
- 51 12 Forest Road, Southport, Merseyside PR8 6ST
- 58 3 Grange Mount, Prenton, Merseyside CH43 4XN
- 63 1b Feeney Street, Sutton Manor, St. Helens, Merseyside WA9 4BJ
- 69 356 West Derby Road, Liverpool L13 7HQ
- 70 108, 110, 112 & 114 New Chester Road, Wirral, Merseyside CH62 5AG
- 71 120 New Chester Road, Wirral, Merseyside CH62 5AG
- 72 124 New Chester Road, Wirral, Merseyside CH62 5AG
- 87 254 Smithdown Road, Liverpool L15 5AH
- 96 103 Anfield Road, Liverpool L4 0TL
- 97 5 Townsend Lane, Anfield, Liverpool L6 0AX

Vacant residential

- 1 106 Green Lane North, Liverpool L16 8NL
- 3 46 Macdonald Street, Liverpool L15 1EL
- 4 14 Pansy Street, Liverpool L5 7RS
- 8 32 David Street, Liverpool L8 4TL
- 11 54 Branstree Avenue, Liverpool L11 3BZ
- 13 1 Bodmin Road, Liverpool L4 5SN
- 14 1a Bodmin Road, Liverpool L4 5SN
- 15 Apt 3, 34 Deane Road, Liverpool L7 0ET
- 16 49 Prestwood Road, Liverpool L14 2EE
- 18 33 Nicholson Street, St. Helens, Merseyside WA9 2DR
- 19 29 Lancaster Road, Huyton, Liverpool L36 1UP
- 20 7 Tudor Street, Liverpool L6 6AG
- 23 22 Harland Road, Birkenhead, Merseyside CH42 0LU
- 24 31 Rockfield Road, Liverpool L4 0SE
- 28 54a Silvester Street, Liverpool L5 8SG
- 29 15 Asser Road, Liverpool, Merseyside L11 8NU
- 30 1 Malden Road, Liverpool L6 6BE
- 33 102 Elizabeth Road, Fazakerley, Liverpool L10 4XP
- 34 86 Cherry Lane, Liverpool L4 8SE
- 36 148 Longmoor Lane, Liverpool, Merseyside L9 0EJ
- 37 6 Lower Breck Road, Liverpool L6 4BY
- 38 58 Arundel Street, Walton, Liverpool L4 3RS
- 45 43 Sedley Street, Liverpool L6 5AE
- 47 2 Holbeck Street, Liverpool L4 2UT
- 48 3 Dunbar Street, Liverpool L4 5TS
- 52 35 Balfour Road, Wallasey, Merseyside CH44 5SG
- 53 115 Woolton Road, Liverpool L19 6PL
- 54 51 Maria Road, Liverpool L9 1EG
- 56 123 Alderson Road, Liverpool L15 1HH
- 57 11 Boundary Road, Litherland, Liverpool L21 7LA

- 59 110 Windy Arbor Road, Whiston, Prescot, Merseyside L35 3SG
- 60 72 Salisbury Road, Wavertree, Liverpool L15 1HW
- 61 Apt 1, Cinnamon Building, 50 Henry Street, Liverpool L1 5FE
- 62 8 Brayfield Road, Liverpool L4 8UW
- 66 50 Malvern Road, Liverpool L6 6BW
- 67 Flat 2, 3 Newsham Drive, Liverpool L6 7UG
- 76 33 Beaconsfield Street, Liverpool L8 2UX
- 77 14 Scorton Street, Liverpool L6 4AT
- 78 58 Lucerne Road, Wallasey, Merseyside CH44 7HA
- 79 31 Westcott Road, Liverpool L4 2RE
- 80 49a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX
- 82 25 Andrew Street, Liverpool L4 4DS
- 84 30 Poole Road, Wallasey, Merseyside CH44 1ED
- 85 39 Marlsford Street, Liverpool L6 6AX
- 88 43 Dorset Road, Anfield, Liverpool L6 4DU
- 89 31 Thomas Street, Runcorn, Cheshire WA7 1BU
- 91 7/7a Swiss Road, Liverpool L6 3AT
- 92 Flat 1, 462 Mill Street, Liverpool L8 4RG
- 93 116 Princes Road, Liverpool L8 2UL
- 102 172 Hunts Cross Avenue, Liverpool L25 8SQ

our lowest ever rate

0.75%



fast funding for property professionals

subject to status and standard fees

working in
association
with



Contact Scott Hendry or one of the Auction Team on:

☎ **0161 333 1970** 🐦 **@AuctionFinance**

🌐 **www.auctionfinance.co.uk**

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.

Property? We do the lot.

Estate Agents

Allerton /South Liverpool

Tel: 0151 734 0666
Fax: 0151 734 4504
allerton@suttonkersh.co.uk
40/42 Allerton Road
Liverpool L18 1LN

City Centre

Tel: 0151 236 2332
Fax: 0151 236 3755
citycentre@suttonkersh.co.uk
30-32 Exchange Street East
Liverpool L2 3PQ

West Derby/Central Liverpool

Tel: 0151 256 7837
Fax: 0151 226 1349
westderby@suttonkersh.co.uk
18 West Derby Village
Liverpool L12 5HW

Auctions

Tel: 0151 207 6315
Fax: 0151 207 6316
auctions@suttonkersh.co.uk
2 Cotton Street
Liverpool L3 7DY

Commercial and Professional Services

Commercial
Tel: 0151 207 9339
Fax: 0151 207 9449
commercial@suttonkersh.co.uk
2 Cotton Street
Liverpool L3 7DY

Surveys & Valuations

2 Cotton Street
Liverpool L3 7DY
Tel: 0151 207 9966
Fax: 0151 207 9933
exchange@suttonkersh.co.uk

Building Surveying

Tel: 0151 207 9966
Fax: 0151 207 9933
exchange@suttonkersh.co.uk
2 Cotton Street
Liverpool L3 7DY

Mortgages

Tel: 0151 280 0407
Fax: 0151 734 4504
mortgages@suttonkersh.co.uk
40-42 Allerton Road
Liverpool L18 1LN

Lettings & Property Management

Tel: 0151 207 5923
Fax: 0151 207 6316
lettings@suttonkersh.co.uk
6 Cotton Street
Liverpool L3 7DY



LOT
1

106 Green Lane North, Liverpool L16 8NL VACANT RESIDENTIAL

Guide price **£100,000+**



Not to scale. For identification purposes only

A three-bedroom semi-detached property benefiting from part double glazing, gardens, garage and off road parking. The property would be suitable for occupation or resale purposes following a full upgrade and modernisation.

Outside

Gardens front and rear, Garage, Driveway.

Situated

Fronting Green Lane North at its junction with Dunbabin Road in a sought after location within close proximity to Hope University, Schooling and Allerton Road amenities.

Ground Floor

Hall, Through Living Room, Kitchen.

First Floor

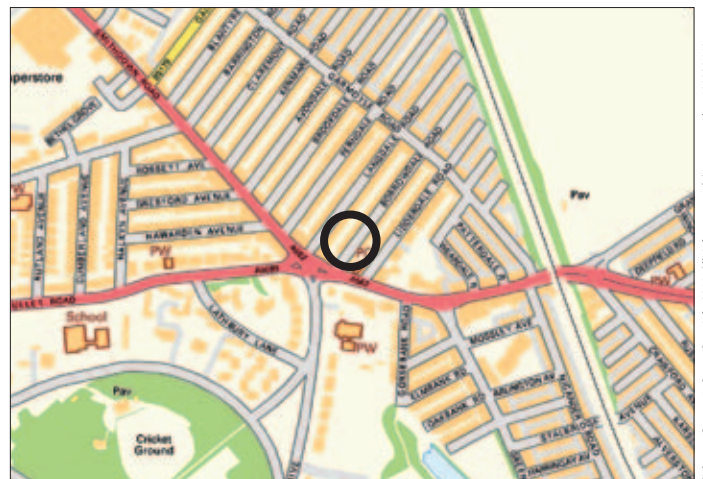
Three Bedrooms, Bathroom/WC

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
2

11 Borrowdale Road, Liverpool L15 3LD RESIDENTIAL INVESTMENT

Guide price **£125,000+**



Not to scale. For identification purposes only

A seven-bedroom double fronted middle terraced property benefiting from double glazing and central heating. The property is currently let fully furnished to seven students until June 2014 producing an annual rental income of £17,955.

two lettings rooms, kitchen, shower room/WC

First Floor

Four letting rooms, bathroom/WC

Second Floor

Further letting room

Outside

Yard to the rear

Situated

Between Smithdown Road and Garmoyle Road in a very popular residential location within easy reach of Sefton Park, local amenities,

schooling and approximately 3.5 miles from Liverpool city centre.

Ground Floor

Vestibule, hall, communal lounge,

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

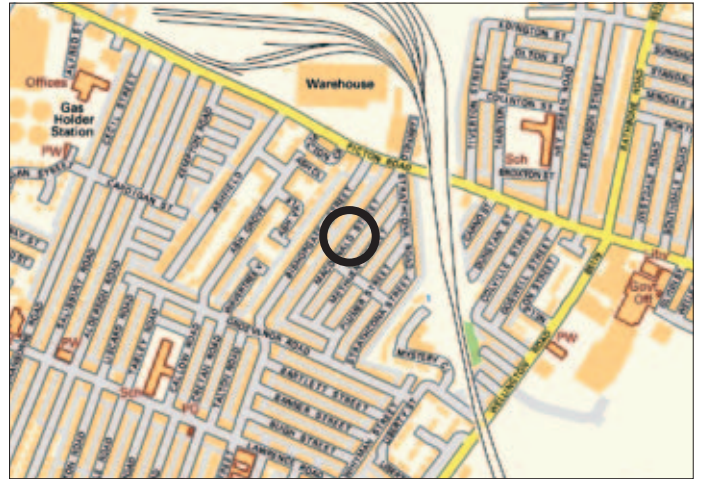
LOT

3

46 Macdonald Street, Liverpool L15 1EL

VACANT RESIDENTIAL

Guide price **£50–60,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A three-bedroomed terraced property suitable for immediate occupation or investment purposes. The property is in very good order and benefits from double glazing, central heating, new wooden flooring and new kitchen and bathroom fittings.

First Floor

Three Bedrooms.

Outside

Rear yard.

Situated

Just off Picton Road in an established and popular residential location within easy reach of local amenities, schooling and

approximately 4 miles from Liverpool city centre.

Ground Floor

Lounge, dining Room, Kitchen, Bathroom/WC

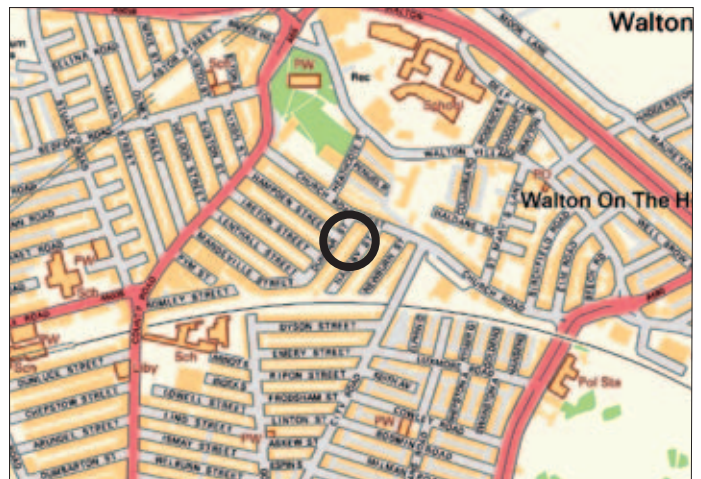
LOT

4

14 Pansy Street, Liverpool L5 7RS

VACANT RESIDENTIAL

Guide price **£20–25,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A three-bedroomed middle terraced property which following repair and modernisation would be suitable for investment purposes.

Situated

Off Stanley Road in an established residential location approximately 2 miles from Liverpool city centre.

First Floor

Three Bedrooms.

Outside

Yard to the Rear.

Ground Floor

Lounge, Kitchen, Bathroom/WC.

LOT
5

10 Worcester Drive, Liverpool L13 9AX RESIDENTIAL INVESTMENT

Guide price **£90,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

A part occupied three storey (plus basement) semi-detached house which has been converted into six self-contained bedsits. Each bedsit comprises living room/bedroom, kitchen and bathroom with two on each floor. One of the flats is currently occupied, producing £6,683pa.

Situated

The property is located on Worcester Drive in a predominantly residential area close to Townsend Lane (A580).

Basement

Not inspected

Ground Floor

Flat 1 28.1m² (303ft²). **Flat 2** 34.8m² (375ft²)

First Floor

Flat 3 28.1m² (303ft²). **Flat 4** 34.8m² (375ft²)

Second Floor

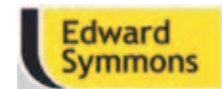
Flat 5 28.1m² (303ft²). **Flat 6** 34.8m² (375ft²)

Outside

Front forecourt, rear yard

Joint Agents

Edward Symmons and Partners



LOT
6

348 St. Marys Road, Liverpool L19 0NQ MIXED USE INVESTMENT

Guide price **£65,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

A two storey mixed use property comprising a ground floor retail unit together with a two-bedroomed flat above. The ground floor shop is currently let on a three year Supplemental Lease from 1st January 2011 at a rental of £4,500 per annum and the flat above is currently let on an Assured Shorthold Tenancy at a rental of £4,800 per annum. The annual rental income being in excess of £9,800 per annum. The property benefits from double glazing.

Situated

Fronting St Marys Road at its junction with Garston Old Road in a well established residential location approximately 4 miles from Liverpool city centre.

Ground Floor

Shop Main Sales area, two Rear Rooms, Kitchen.

First Floor

Flat Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC

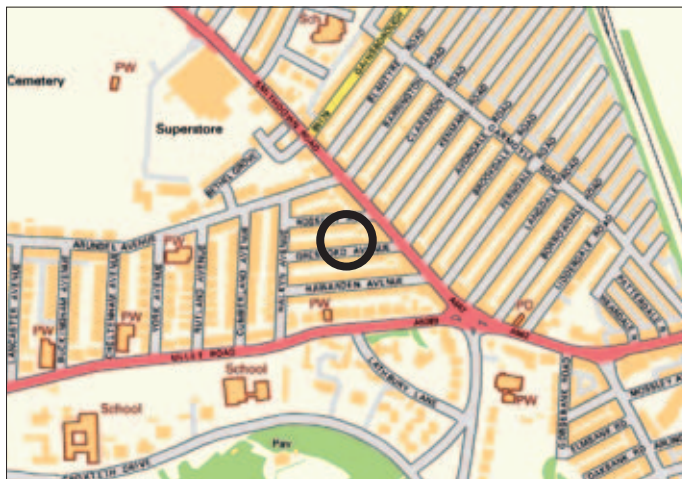
Outside

Yard and WC

LOT
7

9 Rossett Avenue, Liverpool L17 2AP RESIDENTIAL INVESTMENT

Guide price **£95,000+**



Not to scale. For identification purposes only

A four-bedroom middle terraced property currently let by way of a Regulated Tenancy at a rental of £4,160 per annum. The property benefits from double glazing.

Situated

Off Smithdown Road in a very popular and well established residential location within easy reach of local amenities, Sefton Park and Allerton Road shops, restaurants and bars.

Ground Floor

Three Rooms, Kitchen.

First Floor

Four Rooms, Bathroom/WC

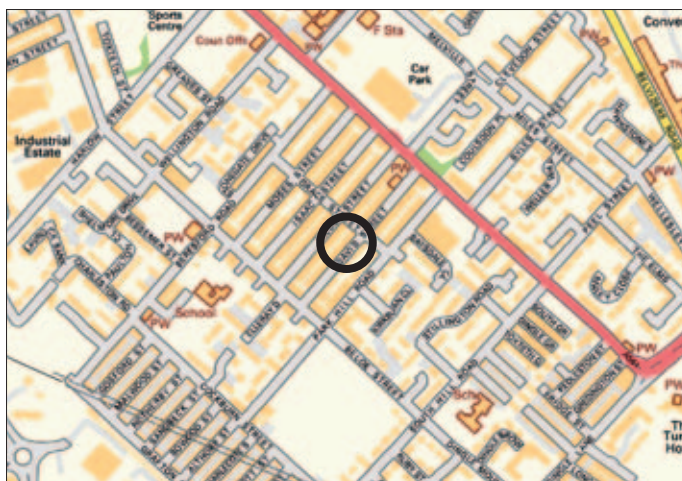
Outside

Yard to the rear.

LOT
8

32 David Street, Liverpool L8 4TL VACANT RESIDENTIAL

Guide price **£60,000+**



Not to scale. For identification purposes only

A three-bedroom end of terrace property benefiting from partial double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes. Also included in the sale is a warehouse/former dairy which would be suitable for a number of uses, subject to the relevant consents.

Situated

Off Park Road in an established residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool city centre.

First Floor

Three Bedrooms, Bathroom/WC

Outside

Rear Yard. Two Storey workshop/ Storage Unit benefiting from electric roller shutters.

Ground Floor

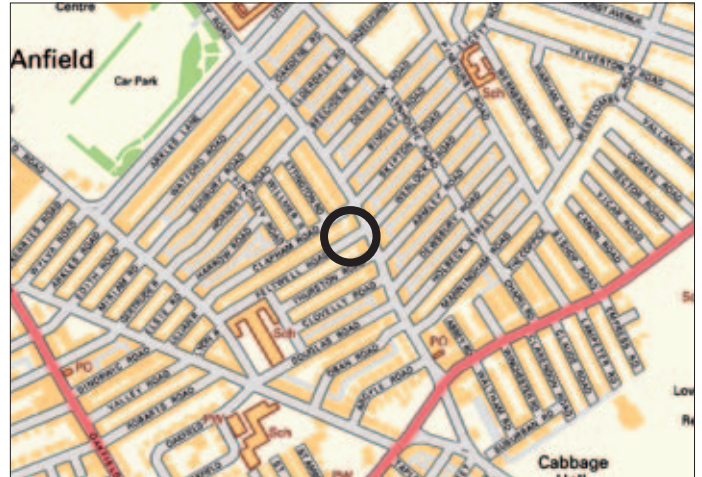
Hall, Through Living Room/Dining Room, Kitchen

LOT

9

61 Priory Road, Liverpool L4 2SE
COMMERCIAL INVESTMENT

Guide price **£25–30,000**



Not to scale. For identification purposes only

A Freehold ground floor lock up shop unit currently trading as K&D Hair Salon on a 20 year FRI Lease with 7 years remaining at a rental of £5,000 per annum. The shop benefits from steel roller shutters and double glazing.

Situated

Fronting Priory Road in an established location approximately 3 miles from Liverpool city centre.

Ground Floor

Shop Main Sales Area, Rear Room, Kitchen, Store Room, WC

Note

There is the benefit of a nominal ground rent from the upper part which has been sold off on a 125 year lease

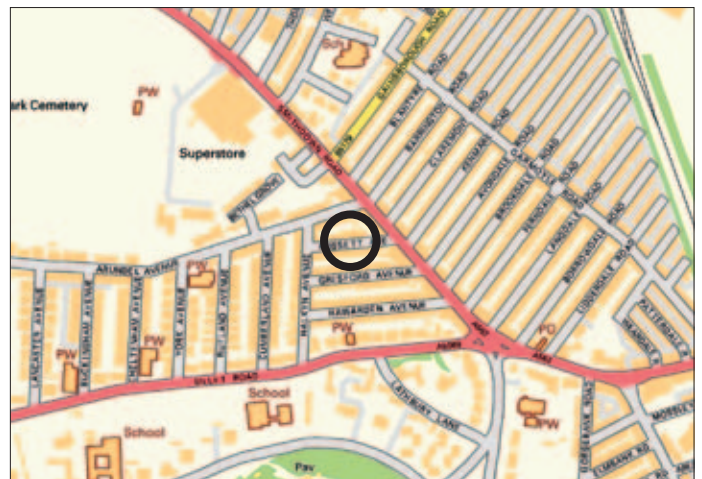
Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT

10

10 Rossett Avenue, Liverpool L17 2AP
RESIDENTIAL INVESTMENT

Guide price **£125,000+**



Not to scale. For identification purposes only

A six-bedroomed middle terraced property benefitting from central heating. The property is currently let fully furnished to six students until June 2014 producing an annual rental income of £15,390.

Situated

Off Smithdown Road in a very popular residential location within easy reach of local amenities, Sefton Park, schooling and approximately 3.5 miles from Liverpool city centre.

Ground Floor

Vestibule, hallway, communal lounge, one letting room, dining room and kitchen

First Floor

Three Letting Rooms, shower room/WC

Second Floor

Two further bedrooms and bathroom/WC

Outside

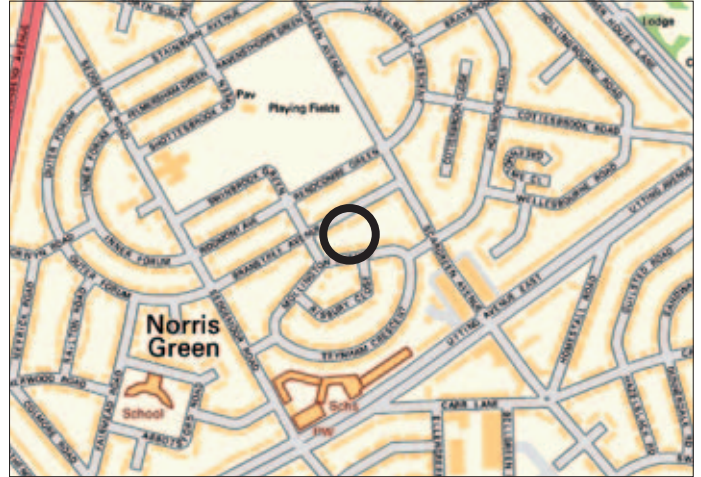
Yard to the rear. Two Outhouses.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
11

54 Branstree Avenue, Liverpool L11 3BZ
VACANT RESIDENTIAL

Guide price **£30–35,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A three-bedroom mid town house benefiting from majority double glazing, central heating, front and rear gardens and off road parking. Following refurbishment the property would be suitable for investment purposes.

Situated

Off Scargreen Avenue which in turn is off Utting Avenue East in an established residential location within close proximity to local amenities, schooling

and approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, kitchen/dining area, shower/WC

First Floor

Three bedrooms

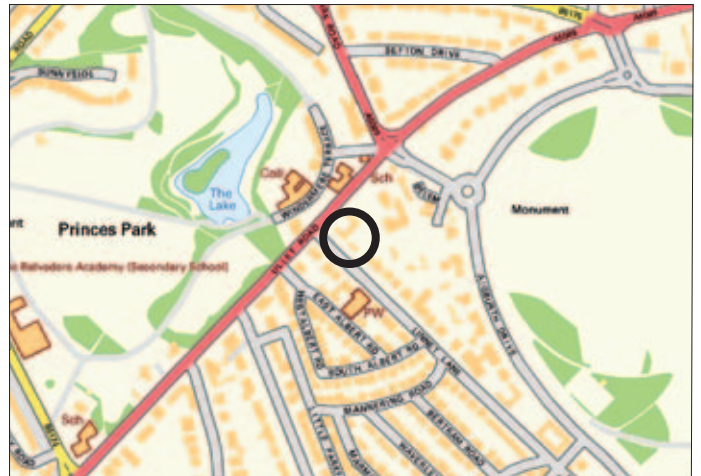
Outside

Gardens front and rear, driveway

LOT
12

12 Linnet House, Liverpool L8 3SX
RESIDENTIAL INVESTMENT

Guide price **£45–50,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A residential investment comprising a purpose built first floor two-bedroomed flat. The property is currently let by way of an Assured Shorthold Tenancy at a rent of £5,520 per annum.

Situated

The property is situated at the corner of Ullett Road and Linnet Lane within a designated conservation area adjacent to Sefton Park. Linnet House is conveniently placed for

comprehensive amenities along Aighburth Road and Lark Lane.

Ground Floor

Main Entrance Hallway

First Floor

Flat Entrance hall, Living Room, Kitchen, two Bedrooms, Bathroom/WC

Outside

Communal Gardens, Car parking.

LOT
13

1 Bodmin Road, Liverpool L4 5SN
VACANT RESIDENTIAL

Guide price **£40-45,000**



Not to scale. For identification purposes only

A three storey three-bedroomed end of terrace property benefitting from central heating and double glazing. The property would be suitable for investment purposes.

Outside

Yard to the rear.

Situated

Fronting Bodmin Street on the corner of City Road in a popular and well established residential location within easy access to County Road amenities, Everton Football Club and approximately 2.5 miles from Liverpool city centre.

Ground Floor

Hallway, Lounge, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC

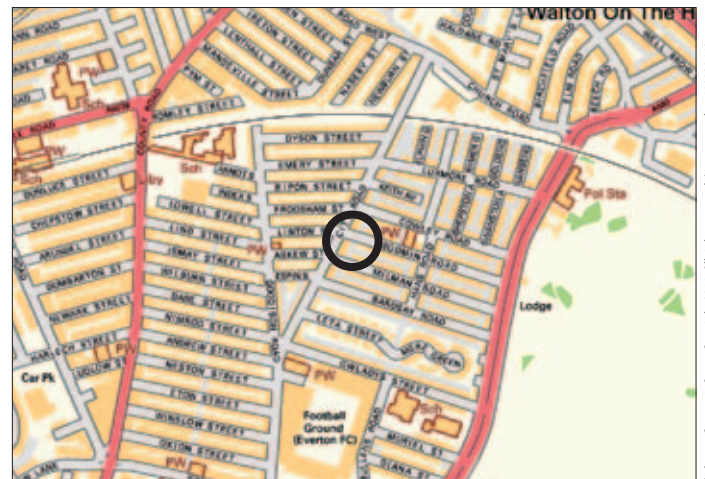
Second Floor

One Bedroom Above.

LOT
14

1a Bodmin Road, Liverpool L4 5SN
VACANT RESIDENTIAL

Guide price **£40-45,000**



Not to scale. For identification purposes only

A three-bedroomed double fronted end terrace property benefitting from central heating and double glazing. The property is in good order throughout and is currently let by way of an Assured Shorthold Tenancy at a rental of £6,600 per annum. The property will be vacant on completion.

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the rear.

Situated

Fronting Bodmin Road in a popular and well established residential location within easy access to County Road amenities, Everton

Football Club and approximately 2.5 miles from Liverpool city centre.

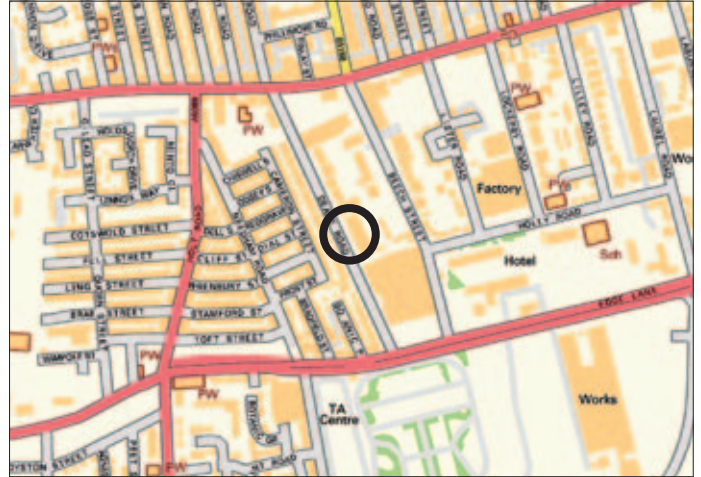
Ground Floor

Hallway, Lounge, Kitchen/Diner

LOT
15

Apt 3, 34 Deane Road, Liverpool L7 0ET
VACANT RESIDENTIAL

Guide price **£5-10,000**



Not to scale. For identification purposes only

A vacant one-bedroomed flat within an end terrace building arranged over ground and first floors. The property requires full refurbishment.

Situated

The property is situated in the residential area of Kensington approximately 2 miles east of Liverpool city centre. The M62 motorway is easily accessible.

Ground Floor

Main Entrance hallway.

Accommodation

We believe the flat comprises lounge, kitchen, bedroom and bathroom/WC

Outside

Gardens.

Note

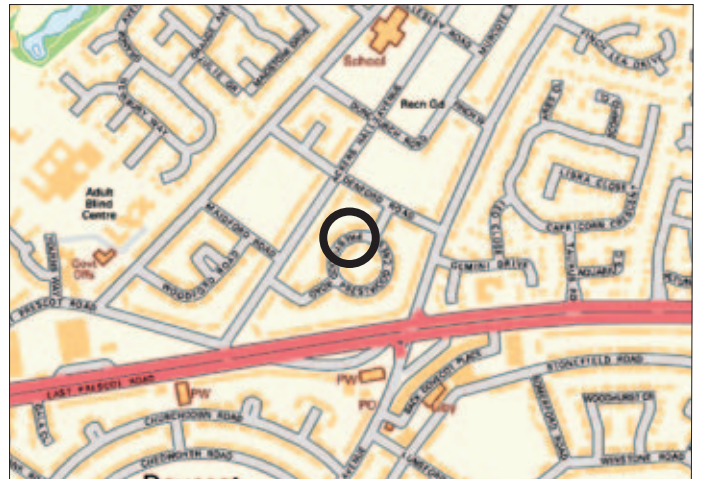
We have not carried out an internal inspection.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
16

49 Prestwood Road, Liverpool L14 2EE
VACANT RESIDENTIAL

Guide price **£35-40,000**



Not to scale. For identification purposes only

A vacant two-bedroomed mid town house property benefiting from front and rear gardens and off road parking. Following refurbishment the property would be suitable for occupation or investment purposes.

Situated

Just off Ackers Hall Avenue and Finch Lane in an established residential location within close proximity to Old Swan Amenities and approximately 4 miles from Liverpool city centre.

Ground Floor

Lounge, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Gardens Front & Rear and Driveway.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
17

10 Waterloo Street, Liverpool L15 8JW
RESIDENTIAL INVESTMENT

Guide price **£60,000+**



Not to scale. For identification purposes only

A two-bedroomed end of terrace property currently let by way of an Assured Shorthold Tenancy at a rental income of £5,400 per annum. The property is in good order and benefits from double glazing and central heating.

Outside

Yard to the rear.

Situated

Off Picton High Street and Church Road North in a very popular and well established residential location within close proximity to schooling and local amenities to include Allerton Road Bars and Restaurants.

Ground Floor

Lounge/diner, kitchen, bathroom/ WC.

First Floor

Two bedrooms.

LOT
18

33 Nicholson Street, St. Helens, Merseyside WA9 2DR
VACANT RESIDENTIAL

Guide price **£20–25,000**



Not to scale. For identification purposes only

A two-bedroomed end of terraced property benefitting from partial double glazing. Following repair and modernisation the property would be suitable for investment purposes.

Situated

Off Broad Oak Road in a popular and well established residential location on a short distance into St Helens town centre.

First Floor

Two Bedrooms.

Outside

Yard to the rear.

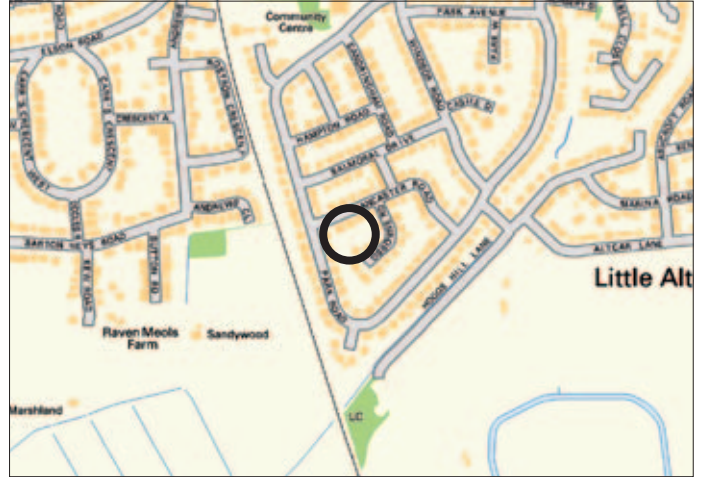
Ground Floor

Lounge, Kitchen, Bathroom/WC

LOT
19

29 Lancaster Road, Huyton, Liverpool L36 1UP
VACANT RESIDENTIAL

Guide price **£45-50,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A three-bedroom end town house which following refurbishment would be suitable for occupation, re-sale or investment purposes. The property benefits from front and rear gardens and off road parking.

Outside

Gardens Front and Rear, Driveway to side.

Situated

Just off Wallace Drive and Wallace Avenue in an established and popular residential location.

Ground Floor

Porch Entrance, Hall, Cloak Room, Lounge, Kitchen.

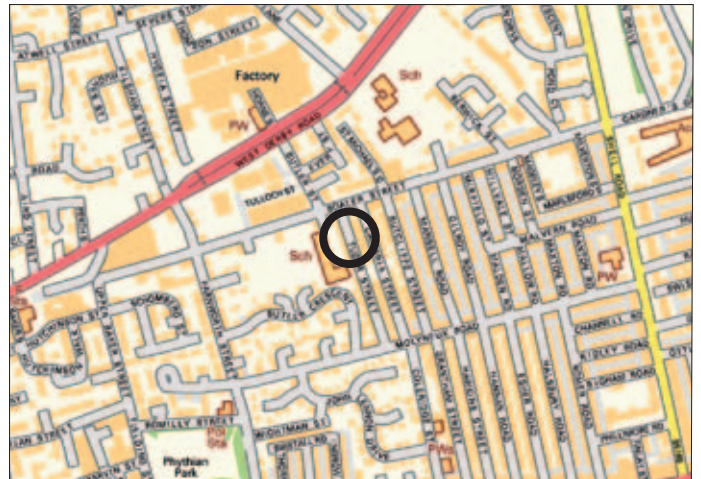
First Floor

Three Bedrooms, Bathroom/WC.

LOT
20

7 Tudor Street, Liverpool L6 6AG
VACANT RESIDENTIAL

Guide price **£30,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A two-bedroom mid terrace property benefiting from central heating and partial double glazing. The property would be suitable for occupation or investment purposes.

Outside

Yard to the rear

Situated

Off Molyneux Road in a popular residential location within close proximity to local amenities and schooling, approximately 2.5 miles from Liverpool city centre.

Ground Floor

Lounge/diner, kitchen, Bathroom/WC

First Floor

Two bedrooms

LOT
21

211/211a Breck Road, Everton, Liverpool L5 6PT
COMMERCIAL INVESTMENT

Guide price **£50,000+**



Not to scale. For identification purposes only

A three storey mid terraced mixed use property comprising a ground floor retail unit together with a one/two-bedroomed flat above via a separate entrance. The property benefits from steel electric roller shutters, double glazing and central heating. The ground floor is currently let on a 12 month tenancy at a rental of £400pcm. The flat is currently let on an Assured Shorthold Tenancy at a rental of £350 per month. The annual rental income being in excess of £9,000

Situated

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

Second Floor

Lounge, Bedroom.

Outside

Yard to the rear. Access to the flat.

Ground Floor

Main sales area, Kitchen. WC

First Floor

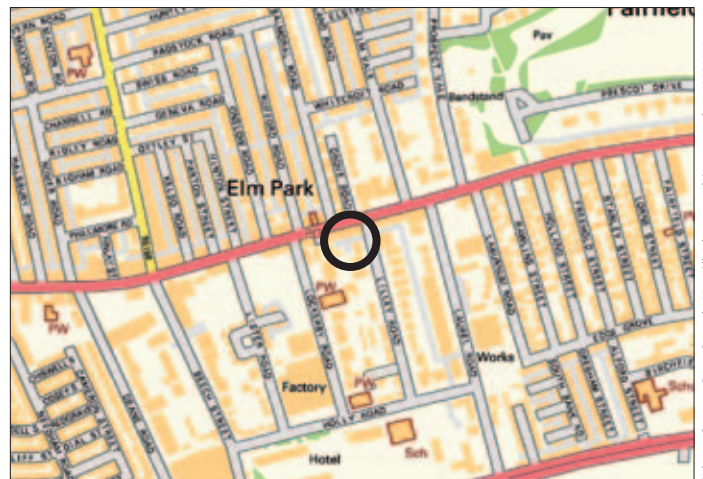
Flat Large Kitchen/Diner, Bathroom/WC

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
22

70 Prescott Road, Fairfield, Liverpool L7 0JA
COMMERCIAL INVESTMENT

Guide price **£60-65,000**



Not to scale. For identification purposes only

A three storey mixed use property comprising a ground floor shop unit trading as "Sanfex African Hotpot" providing 20 covers together with a three-bedroomed flat above via a separate rear entrance. The whole property is currently let by way of a two year lease from July 2012 at a rental of £8,400 per annum. The property benefits from steel roller shutters to the ground floor and central heating.

First Floor

Flat Hall, Living Room, Kitchen, two Shower Rooms/WC

Second Floor

Three Bedrooms.

Outside

Yard to the rear.

Situated

Fronting Prescott Road on a busy main road position approximately 2.5 miles from Liverpool city centre.

Ground Floor

Shop Main Sales Area, two Rear Rooms, Kitchen, Store Room/WC

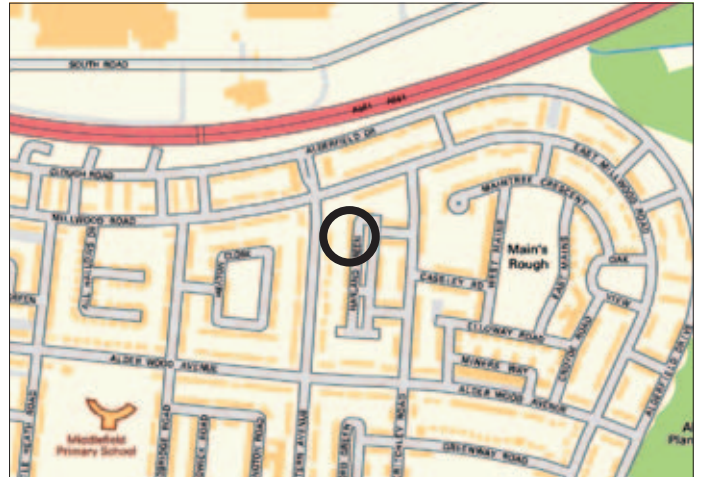
Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
23

22 Harland Road, Birkenhead, Merseyside CH42 0LU

VACANT RESIDENTIAL

Guide price **£55-60,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A four-bedroom semi-detached property benefitting from double glazing, central heating and gardens. Following repair and modernisation the property would be suitable for occupation, resale or investment purposes.

Situated

Between Church Road and Derby Road in a popular and well established residential location within close proximity to Birkenhead town centre providing

easy access via the tunnel through to Liverpool.

Ground Floor

Hall, three Reception Rooms, Kitchen, Utility Room.

First Floor

Four Bedrooms, Bathroom/WC

Outside

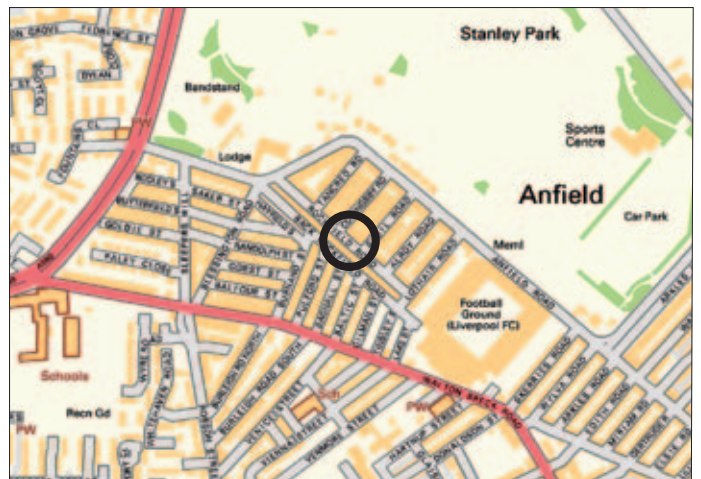
Gardens front and rear.

LOT
24

31 Rockfield Road, Liverpool L4 0SE

VACANT RESIDENTIAL

Guide price **£25-30,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A three-bedroom middle terraced property in need of repair and modernisation.

Situated

Fronting Rockfield Road on the corner of Coningsby Road within walking distance to Liverpool Football Club and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Through Living Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC
Attic Room Above.

Outside

Yard to the rear.

Note

We are advised a Grant is available however potential purchasers should make their own enquiries.

LOT
25

199–201 Green Lane, Stoneycroft, Liverpool L13 6RH
VACANT COMMERCIAL

Guide price **£65,000+**



Not to scale. For identification purposes only

A three storey double fronted end of terrace property comprising a ground floor retail unit together with two floors of ancillary accommodation above with potential to develop a variety of rooms. The property benefits from central heating and steel roller shutters. The property would be suitable for a number of uses, subject to the relevant consents.

Situated

Fronting Green Lane between
Prescot Road and West Derby Road
on a busy main road position.

Basement

Cellar (not inspected)

Ground Floor

Shop Main sales area/Reception,
Workshop, store, kitchen, two WCs

First Floor/Second Floor

Ancillary/Storage accommodation

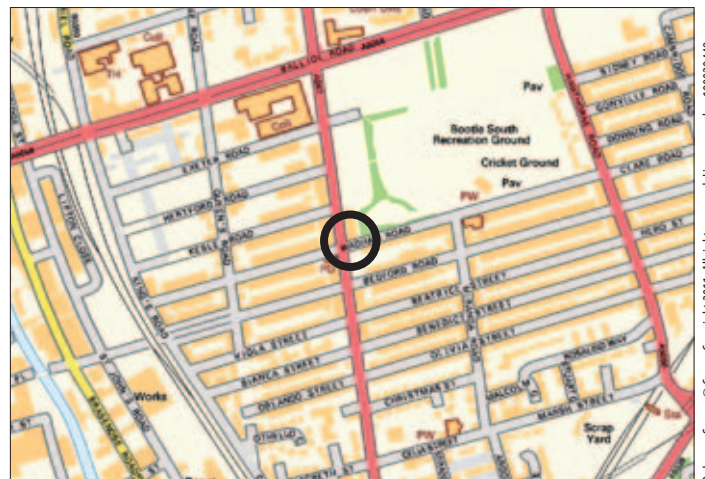
Outside

Yard to the rear

LOT
26

5 Wadham Road, Liverpool L20 2DA
RESIDENTIAL INVESTMENT

Guide price **£45,000+**



Not to scale. For identification purposes only

A four-bedroom middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing an annual rental income of £6,300.

Situated

Between Stanley Road and
Queens Road in a popular and well
established residential location
approximately 3 miles from
Liverpool city centre.

Ground Floor

Vestibule, Hall, Lounge, Dining
Room, Kitchen/Diner.

First Floor

Four Bedrooms, Bathroom/WC.

Outside

Yard to the Rear.

LOT
27

33 Hamilton Square, Birkenhead, Merseyside CH41 6AZ

VACANT COMMERCIAL

Guide price **£100–110,000**



The property comprises an attractive Grade I Listed sandstone faced four storey period building. The accommodation comprises ground floor vestibule entrance hall leading to four individual rooms, first floor a further four rooms with toilet compartments & wash hand basins, second floor with a further three rooms with cloakroom/WC & third floor further three rooms, kitchen, bathroom/WC. Rear car park for approximately 8 vehicles parked in two tandem rows of 4.

Situated

The property is situated on Hamilton Square Birkenhead within Wirral's main commercial centre. Hamilton Square is a range of period listed buildings within a public square occupied by both commercial and residential occupiers. Close to Queensway tunnel, which provides easy access to Liverpool city centre and the A552 which provides easy access to the M53 motorway. Conway Park and Birkenhead Central train stations are both within ½ mile of the property. Hamilton Square is a designated conservation area with a range of Georgian style Grade I listed buildings.

Basement

76m² (818ft²)

Ground Floor

Hall, 4 Rooms 50.9m² (547ft²)

First Floor

Three Rooms, two WCs 57.7m² (621ft²)

Second Floor

Three Rooms, WC 56.9m² (612ft²)

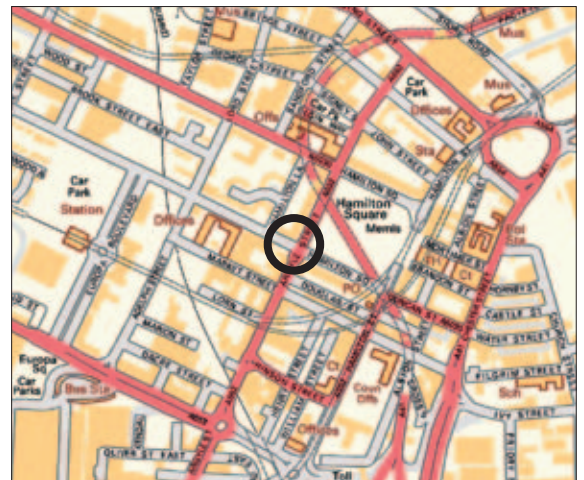
Third Floor

Three Rooms, Kitchen, Bathroom/ WC 48.9m² (526ft²)

Total Floor Area Approx 290.4m² (3125ft²)

Outside

Rear Car Park.



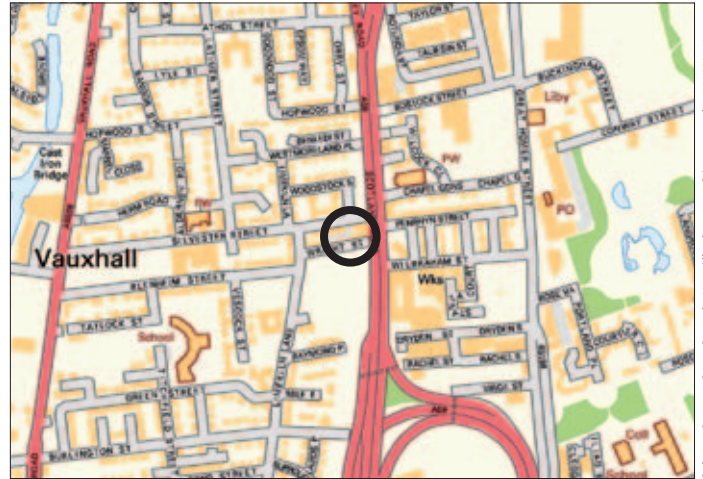
Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number: 100020449

LOT
28

54a Silvester Street, Liverpool L5 8SG
VACANT RESIDENTIAL

Guide price **£35,000+**



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

A two-bedroomed middle terraced property benefiting from central heating. Following refurbishment the property would be suitable for investment purposes.

Situated

Off Vauxhall Road in an established residential location within easy reach of Liverpool city centre.

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the rear.

Ground Floor

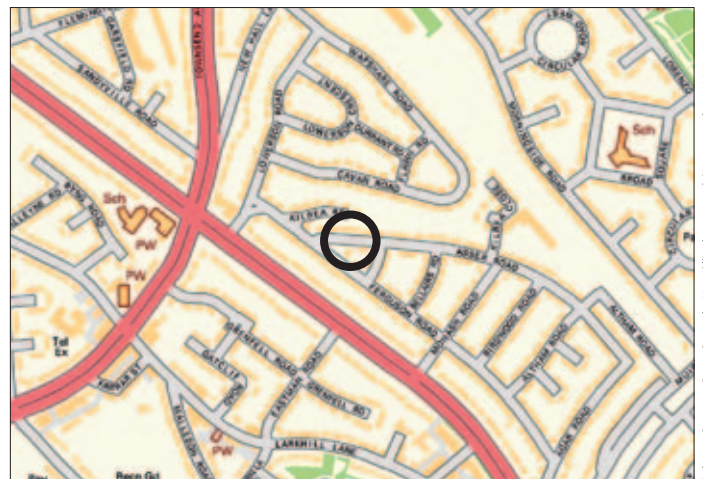
Hall, Through Living room, Kitchen.

On behalf of the LPA Receivers

LOT
29

15 Asser Road, Liverpool, Merseyside L11 8NU
VACANT RESIDENTIAL

Guide Price **£40-45,000**



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

A three-bedroomed mid terraced property. The property benefits from double glazing and central heating. The property would be suitable for investment purposes.

Situated

The property is situated off Queens Drive close to its intersection with Muirhead Avenue in a popular residential location.

Ground Floor

Hall, Living room, dining room and kitchen

First Floor

Three bedrooms, bathroom and separate WC

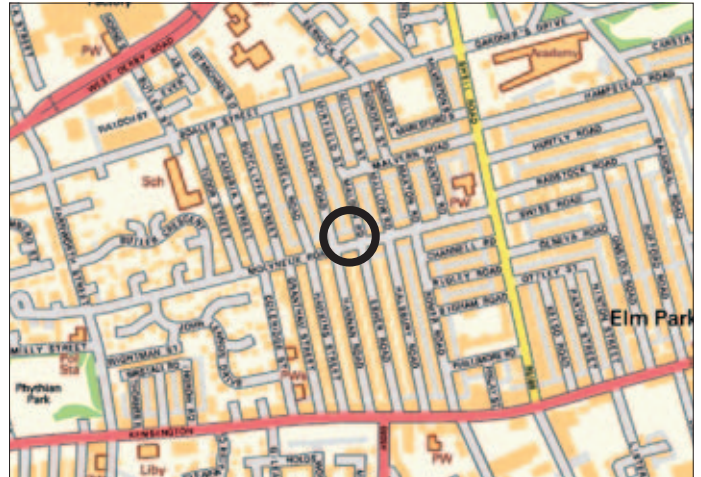
Outside

Front and rear gardens

LOT
30

1 Malden Road, Liverpool L6 6BE VACANT RESIDENTIAL

Guide price **£40–45,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A three-bedroomed end of terrace property benefiting from central heating. Following refurbishment the property would be suitable for investment purposes.

Situated

Off Molyneux Road in an established and popular residential location within close proximity to local amenities, schooling, and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Through Living Room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

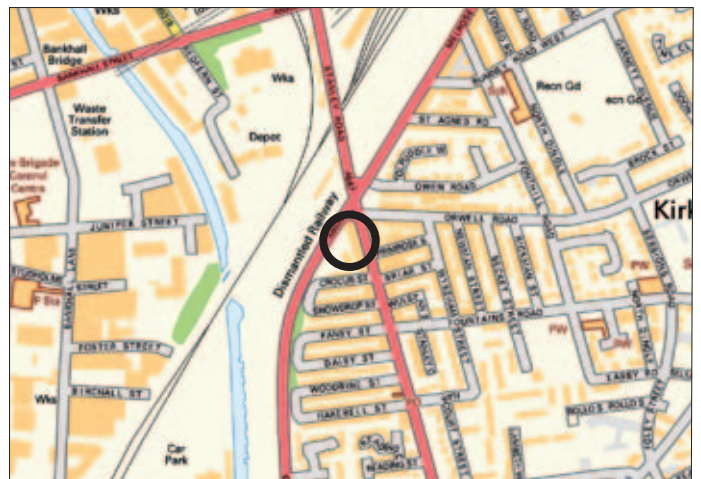
Outside

Yard to the Rear.

LOT
31

325 Stanley Road, Kirkdale, Liverpool L5 7QF COMMERCIAL INVESTMENT

Guide price **£50–60,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A three storey mixed use middle terraced property comprising a ground floor Barber shop together with a four-bedroomed flat above. The shop will be vacant and suitable for a number of uses subject to the relevant consents. The accommodation above was previously let as four bedsits. When fully let the potential annual rental income is in excess of £12,000.

Situated

Fronting Stanley Road at its junction with Commercial Road a short distance from Liverpool city centre.

Basement

Two Rooms.

Ground Floor

Shop Main salon area, Rear Room, Kitchen, Shower Room/WC

First Floor

Landing, Kitchen, Bedroom, Lounge.

Second Floor

Three Bedrooms, Bathroom.WC

Outside

New Outrigger and yard to the rear.

LOT
32

360 Wargrave Road Plus Land, Newton-le-Willows, Merseyside WA12 8RP

COMMERCIAL INVESTMENT

Guide price **£55,000+**



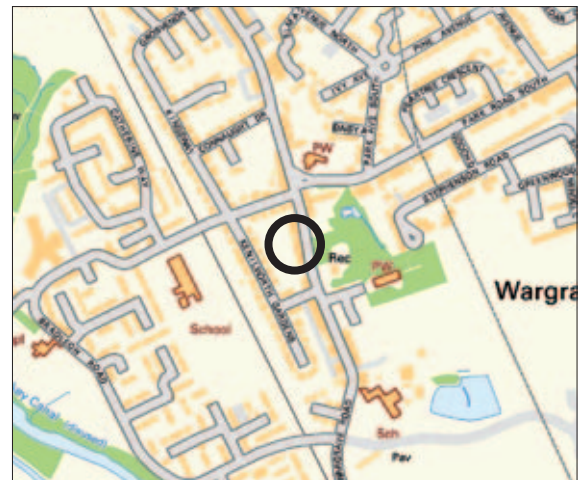
A freehold two storey end of terrace property trading as an established local Gymnasium together with land to the west side which is currently used as a car park. We are advised the tenant, who has 2 years remaining on the existing lease, is signing a new 7 year FRI Lease producing an annual rental income of £6,750 for the first four years with a pre-agreed rent increment to £7,500 thereafter.

Situated

In the Wargrave District of Newton le Willows fronting Wargrave Road which in turn is off Victoria Road close to the Town Centre.

Planning

There are 2 separate Land Registry Title Numbers for the land and the building. When the Lease expires this gives the Freeholder the ability to regain full vacant possession of the building if required (the current Lease is granted outside the protection of the Landlord and Tenant Act of 1954, therefore the Tenant does not have the usual right to renew the Lease). Subject to any necessary planning consents the property would be suitable for redevelopment. Also upon Vacant Possession the Freeholder then could sell the two Title Numbers separately.



Not to scale. For identification purposes only



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 10020449

LOT
33

102 Elizabeth Road, Fazakerley, Liverpool L10 4XP
VACANT RESIDENTIAL

Guide price **£65,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A three-bedroom semi-detached property benefiting from double glazing, central heating, front and rear gardens and off road parking. The property is in good order throughout and would be suitable for occupation or investment purposes.

Situated

Fronting Elizabeth Road which in turn is off Field Lane accessed via Valley Road (A506) in a popular and well established residential location.

Ground Floor

Hall, Lounge/Diner, Kitchen, Conservatory.

First Floor

Three Bedrooms, Bathroom, Separate WC.

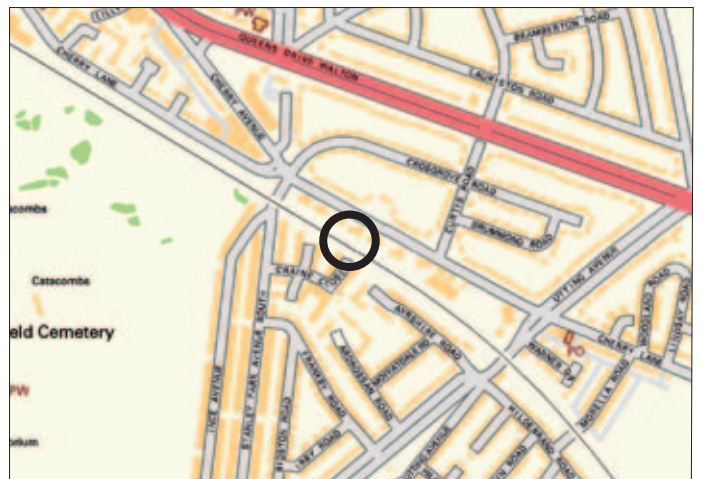
Outside

Decked patio, Front and rear gardens. Driveway.

LOT
34

86 Cherry Lane, Liverpool L4 8SE
VACANT RESIDENTIAL

Guide price **£20-25,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A vacant two-bedroom ground floor flat benefiting from double glazing, telecom entry system, and residents parking. Following modernisation the property would be suitable for investment purposes.

Situated

Off Utting Avenue in a popular residential location within close proximity to shopping and schooling amenities approximately 4 miles from Liverpool city centre.

Ground Floor

Communal Entrance leading to Communal Hallway, Apartment Entrance.

Flat Hall, Lounge, Kitchen, two Bedroom, Shower Room & WC.

Outside

Residents Parking.

LOT
35

12-12a Townsend Lane, Anfield, Liverpool L6 0AX

MIXED USE INVESTMENT

Guide price **£50,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Three storey middle terraced mixed use property comprising a ground floor retail unit together with a self-contained flat above. The property is fully let producing £7,800.24 per annum. The property benefits from steel roller shutters, double glazing and central heating.

Situated

Fronting Townsend Lane at its junction with Lower Breck Road approximately 2 miles from Liverpool city centre.

Ground Floor Shop

Front sales area, Rear Room, Kitchen, WC

First Floor Flat

Hall, Lounge, Kitchen, Bathroom/WC

Second Floor

Two Bedrooms.

Outside

Yard to the rear.

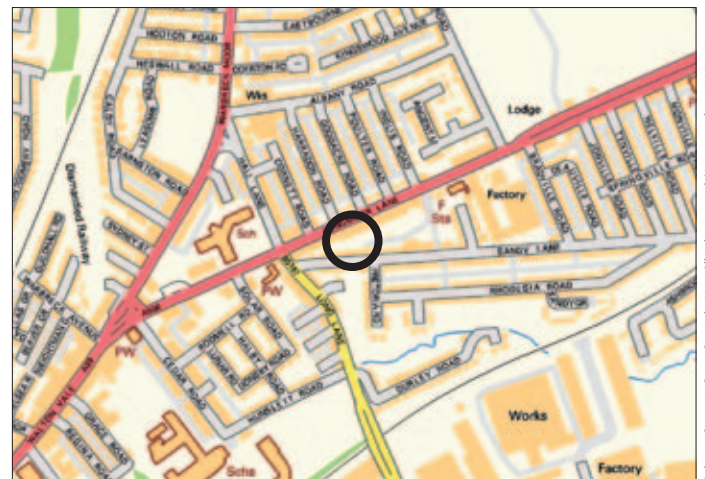
Not to scale. For identification purposes only

LOT
36

148 Longmoor Lane, Liverpool, Merseyside L9 0EJ

VACANT RESIDENTIAL

Guide price **£50,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

A three storey mid terrace property which in the past has been used as a hair salon to the ground floor together with a flat above. The property could however be converted to provide three self-contained flats or put back to provide a six-bedroomed house, subject to any necessary planning consents. The property is majority double glazed and has partial central heating.

Situated

Fronting Longmoor Lane within easy access to Walton Vale Amenities, schooling and

approximately 5 miles from Liverpool city centre.

Ground Floor

Hall, through living room, kitchen/WC

First Floor

Kitchen/diner, bathroom/WC, Lounge, bedroom

Second Floor

Three further bedrooms

Outside

Garden to the rear

Not to scale. For identification purposes only

LOT
37

6 Lower Breck Road, Liverpool L6 4BY
VACANT RESIDENTIAL

Guide price **£60,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A vacant semi-detached property converted to provide three self-contained flats. Following a full refurbishment scheme the property would be suitable for investment purposes. The property benefits from double glazing and off road parking.

Situated

Fronting Lower Breck Road at its junction with West Derby Road within easy reach of Tuebrook amenities and approximately 4 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway
Flat 1 Lounge, two Bedrooms, Bathroom/WC, Kitchen.

First Floor

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

Second Floor

Flat 3 Lounge, Bedroom, Kitchen, Bathroom/WC.

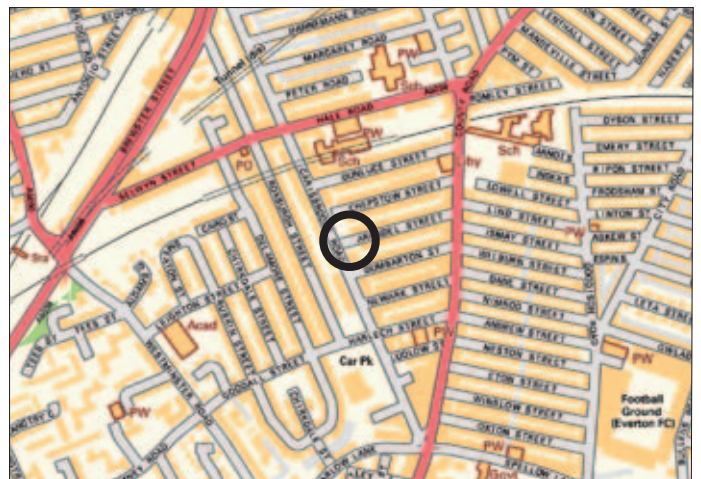
Outside

Gardens, Driveway for 2 cars.

LOT
38

58 Arundel Street, Walton, Liverpool L4 3RS
VACANT RESIDENTIAL

Guide price **£35-40,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A three-bedroomed end of terrace property which following refurbishment would be suitable for investment purposes. The property benefits from central heating.

Situated

Off County Road in a popular and well established residential location approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen/ Diner.

First Floor

Three Bedrooms, Bathroom/WC.

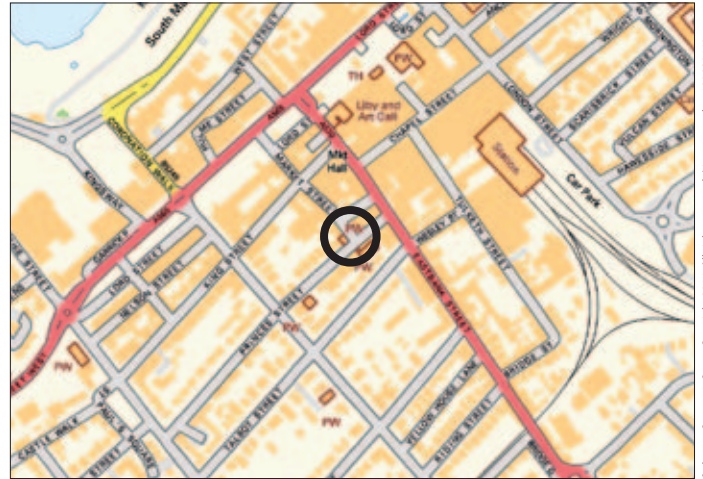
Outside

Yard to the Rear.

LOT
39

23 Market Street, Southport, Merseyside PR8 1HJ
RESIDENTIAL INVESTMENT

Guide price **£60-70,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

A two-storey property comprising a ground floor lock-up style shop with a one-bedroomed flat to the first floor and attic space. The shop is currently let producing £3,120pa. The flat is let by way of an Assured Shorthold tenancy at a rental of £4,320 per annum. Total annual income in excess of £7,400pa.

Situated

The property is located fronting Market Street, close to its junction with Princes Street, in Southport town centre. Market Street runs

between Lord Street (A565) and Princes Street, which links to Eastbank Street (A570) both of which comprises main arterial

Not to scale. For identification purposes only

routes through the town and form part of the main retail areas.

Ground Floor

Retail area.

First Floor Flat

Kitchen/Living room

Attic

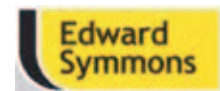
1 bedroom with ensuite shower/WC

Outside

Yard to the rear.

Joint Agents

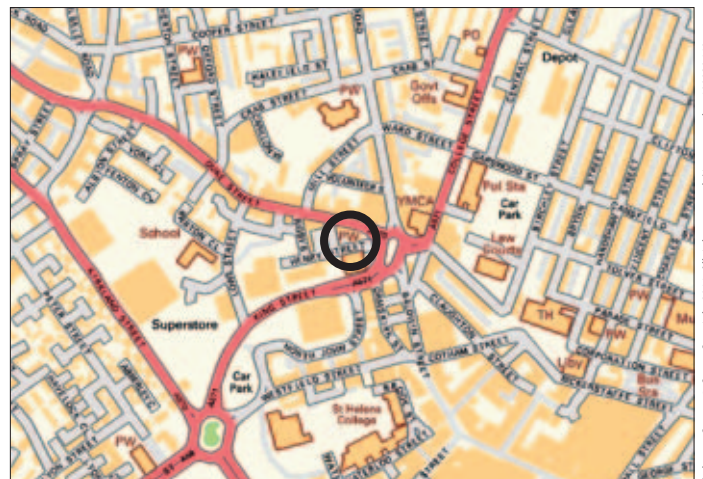
Edward Symmons and Partners



LOT
40

17/19 Duke Street, St. Helens, Merseyside WA10 2JE
COMMERCIAL INVESTMENT

Guide price **£120,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

A two storey middle terraced property comprising a ground floor Cafe Bar together with offices and stores above. The property benefits from uPVC double glazing throughout. The whole property is currently let by way of a full repairing and insuring lease for a term of three years from 1st July 2012 at £19,200 per annum.

Situated

The property is located fronting Duke Street, on the edge of St Helens town centre, close to its junction with the A571 King Street.

Duke Street links to the A570 which provides direct access to the A580 East Lancashire Road running between Liverpool and Manchester. The surrounding area comprises

Not to scale. For identification purposes only

predominantly traditional terraced high street retail properties with traditional and modern residential accommodation beyond. The property is close to a Lidl and Asda supermarket, with other national retailers being located in the town.

Basement Cellar

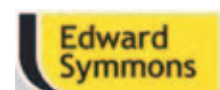
Ground Floor Bar Area, Male and Female WCs 84.35m² (908ft²)

First Floor Offices, Storage and Bathroom 60.32m² (650ft²)

Outside Rear beer garden.

Joint Agents

Edward Symmons and Partners



LOT
41

21 Temple Street, Liverpool L2 5RH
RESIDENTIAL/COMMERCIAL INVESTMENT

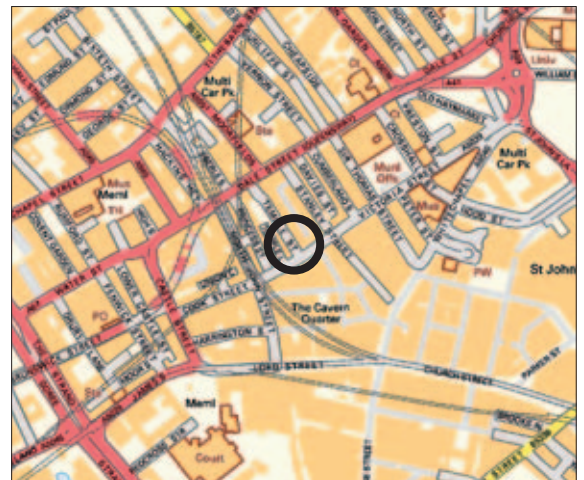
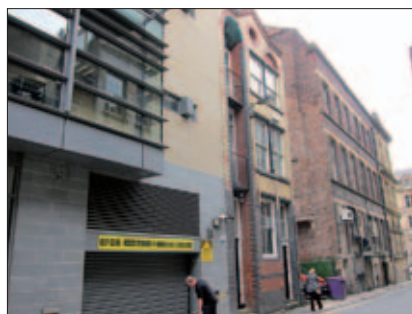
Guide price **£250,000+**



A city centre mixed use investment currently producing £28,170 per annum. The premises comprise a former Victorian warehouse premises arranged as ground and basement beauty salon together with three self-contained flats on the first and second floors. The premises have been sympathetically refurbished and include many original features.

Situated

The property is situated on Temple Street which runs between Victoria Street and Dale Street within Liverpool's central business district. The property benefits from close proximity to Liverpool One's shopping centre.



Not to scale. For identification purposes only

Ground and Lower Floor

Beauty Rooms

First/Second Floors

Two x 1 Open Plan 1-bedroomed Apartments.
1 x 2 Bed top floor apt with rear roof terrace.

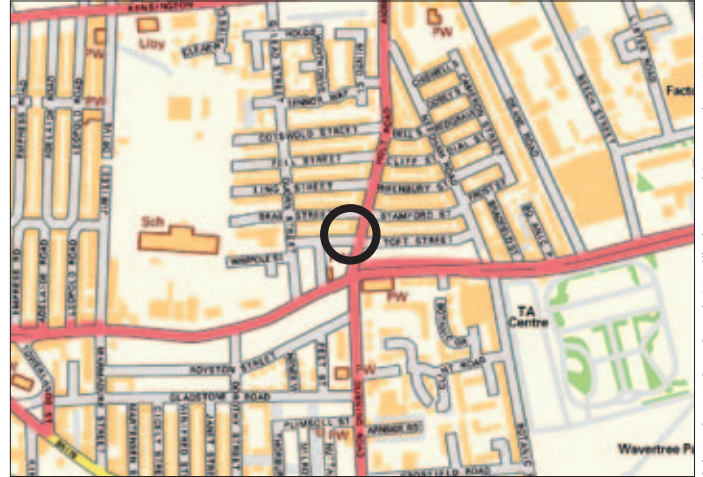
UNIT	ACCOMMODATION	TENANCY	RENT
Basement	Ground Floor	5 years full repairing and insuring from May 2012 to Mr B.Dixon	£9750 pa
	Basement (including storage)		
Flat 1	Bedroom, Kitchen/Living room, Bathroom.	6 Month AST	£440 pcm
Flat 2	Bedroom, Kitchen/Living room, Bathroom.	6 Month AST	£495 pcm
Flat 3	Two Bedrooms (master with ensuite shower room), Living room, Kitchen, Rear terrace.	6 Month AST	£600 pcm
Total income per annum			£28,170pa

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number: 100020449

LOT
42

112-114 Holt Road, Liverpool L7 2PR
RESIDENTIAL INVESTMENT

Guide price **£100-125,000**



Not to scale. For identification purposes only

A three storey middle terraced property converted to provide 6 self-contained flats. At the time of our inspection four of the flats were let by way of Assured Shorthold Tenancies producing an annual rental income of £25,920. The property benefits from an intercom system, storage heaters and double glazing.

Situated

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

Ground Floor

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

Flat 2 Open Plan Lounge/Kitchen,

Bedroom, Bathroom with Separate WC.

Flat 6 Open Plan Lounge/Kitchen, Shower/WC, Bedroom.

First Floor

Flat 3 Hall, Kitchen, Lounge, two Bedrooms, Bathroom/WC.

Flat 4 Lounge, two Bedrooms, Kitchen, Bathroom/WC.

Outside

Rear Yard.

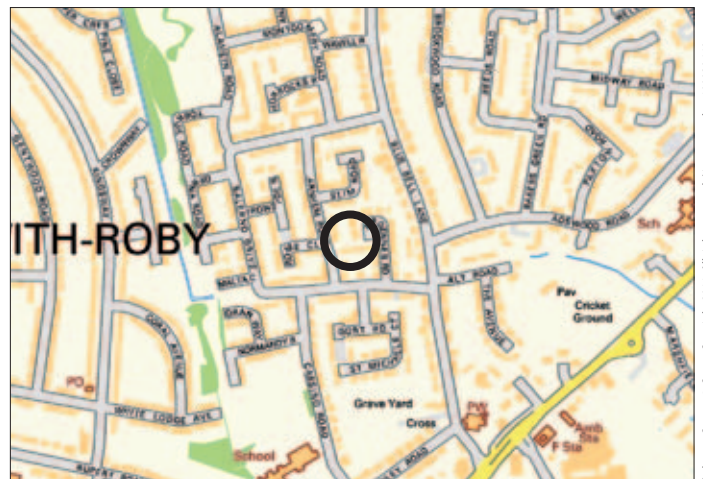
Second Floor

Flat 5 Lounge/Bedroom, Shower/WC, Kitchen.

LOT
43

42 Ardennes Road, Liverpool L36 7UF
RESIDENTIAL INVESTMENT

Guide price **£60-65,000**



Not to scale. For identification purposes only

A three-bedroomed end town house benefiting from double glazing, central heating, front and rear gardens and off road parking. The property is in good order throughout and currently let by way of an Assured Shorthold Tenancy producing £6,300 per annum.

Situated

On an estate of similar property off Salerno Drive which in turn is off Blue Bell Lane in a popular and well established residential location.

Ground Floor

Hall, Lounge, Kitchen/Diner, WC

First Floor

Three Bedrooms (one with en-suite), Bathroom/WC

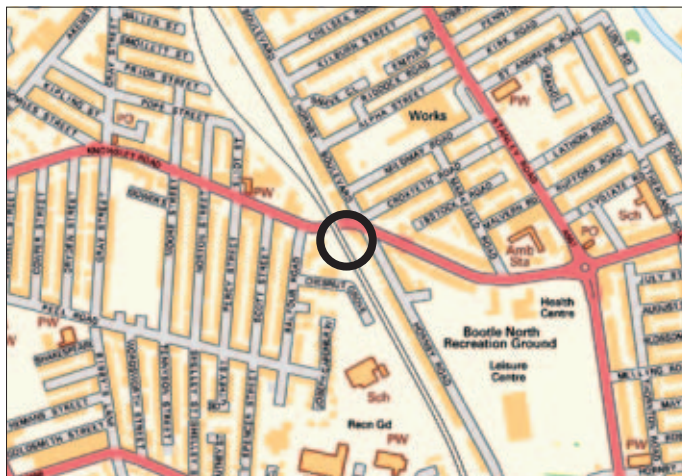
Outside

Gardens front and rear, Driveway.

LOT
44

228–232a Knowsley Road, Bootle, Merseyside L20 5DG RESIDENTIAL INVESTMENT

Guide price **£70,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A residential investment comprising three one-bedroomed and one three-bedroomed flats. At the time of our inspection three of the flats were currently let by way of Assured Shorthold tenancies at a rental of £11,180 per annum.

No 232A Two Bedrooms, Living Room, Kitchen, Bathroom/WC

Outside
Yard to the rear.

Situated

Directly fronting Knowsley Road, forming part of a small parade of shops in an established residential location.

Accommodation

No 228 Two Bedrooms, Living Room, Kitchen, Bathroom/WC
No 230 Bedroom, Living Room, Kitchen, Bathroom/WC
No 232 Bedroom, Living Room, Kitchen, Bathroom/WC

LOT
45

43 Sedley Street, Liverpool L6 5AE VACANT RESIDENTIAL

Guide price **£20–25,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A double fronted end of terraced property which following refurbishment would be suitable for investment purposes. The property benefits from double glazing.

Situated

Off Breck Road in a popular residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, two Living Rooms, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC

Outside

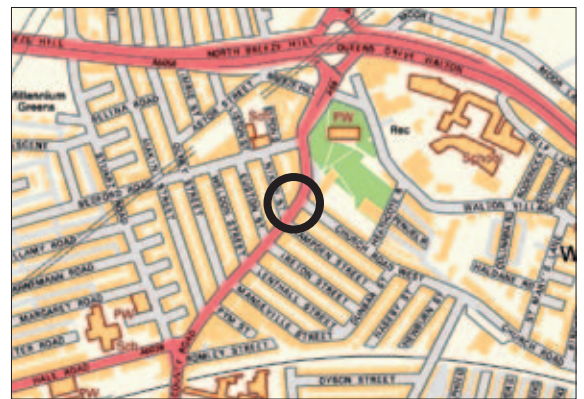
Yard to the rear.



A retail investment currently producing £25,620 per annum, and may be suitable for re-development on part of the upper floors subject to the necessary planning consents. The premises comprise six self-contained retail units, all units occupy the ground floor with the exception of 229–231 which extends over ground, first and second floors. The remainder of the upper floors are self-contained and currently let on a monthly agreement.

Situated

The property is situated within an established retail parade fronting County Road (A49) one of the main arterial routes into Liverpool city centre which lies approximately 2 miles to the south.



Not to scale. For identification purposes only

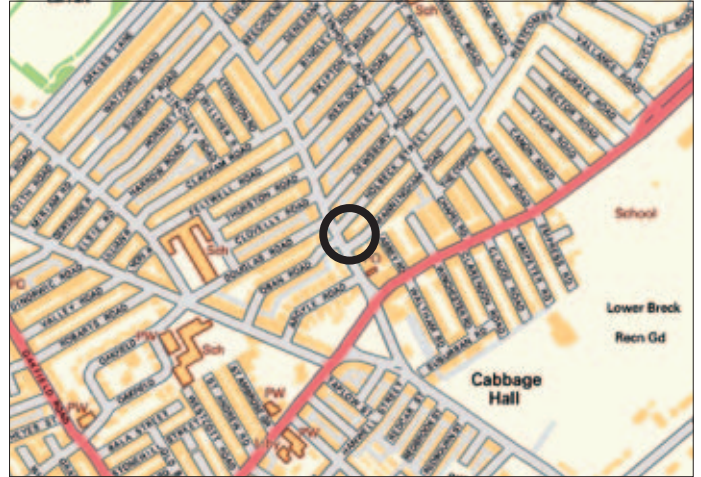
Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT PA	NEXT REVIEW/REVERSION
217 & 219	Paul Joseph Roberts T/A The Tanning Rooms	Sales area 86.4m ² (190ft ²) Storage 10.20m ² (110ft ²)	6 years from 1st June 2009	£5,640.00	30th July 2015
221	Ms Carol Ennis T/A Iron Express	Sales area 33.3m ² (36ft ²) Basement	6 years from 1st April 2006	£2,400.00	31st March 2012
223	Sayers Confectioners Ltd T/A Sayers	Sales area 23.60m ² (254ft ²) Storage 19.80m ² (213ft ²)	6 years from 1st August 2012	£2,880.00	31st July 2018
225	Ms. Chelsi Collings T/A The Studio	Sales area 23.00m ² (247ft ²) Storage 17.70m ² (190ft ²)	6 years from 1st March 2003	£2,400.00	28th February 2009
227	Tracey Williams T/A Tracy Kids Clothing	Sales area 23.40m ² (252ft ²) Storage 14.50m ² (156ft ²)	6 years from 14th January 2008	£2,640.00	13th January 2014
229–231	Stevie Mac T/A Party Shop	Ground floor Sales area 59.30m ² (638 sqft) Storage 19.30m ² (208 sqft) Staff room 5.20m ² (56 sqft)	6 years from 5th October 2012	£5,5820.00	4th October 2018
217–229	Gary Rockwood T/A Jade Fire Surrounds	First floor Workshop 136.29m ² Office 9.36m ²	Monthly Agreement	£3,840.00	
Current Rent Reserved Total				£25,620pa	

LOT
47

2 Holbeck Street, Liverpool L4 2UT
VACANT RESIDENTIAL

Guide price **£30–35,000**



Not to scale. For identification purposes only

A two-bedroomed end of terrace property benefitting from double glazing and central heating. The property would be suitable for investment purposes.

Outside

Yard to the rear

Situated

Off Priory 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

Through living room, Kitchen, Bathroom/WC

First Floor

Two Bedrooms.

On Behalf of
Liverpool City Council

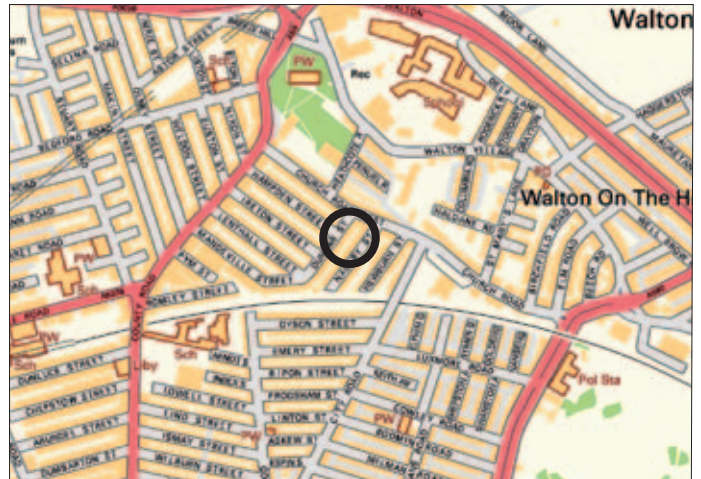


Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
48

3 Dunbar Street, Liverpool L4 5TS
VACANT RESIDENTIAL

Guide price **£30–35,000**



Not to scale. For identification purposes only

A two-bedroomed end of terrace property benefitting from double glazing and central heating. Following refurbishment the property would be suitable for occupation or investment purposes.

Outside

Yard to the rear.

Situated

Off Church Road West in a popular and well established residential location within walking distance to County Road amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Through Living Room, Kitchen.

First Floor

Two Bedrooms, Shower room/WC

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
49

57 Melwood Drive, Liverpool L12 8RL
RESIDENTIAL INVESTMENT

Guide price **£75–85,000**



Not to scale. For identification purposes only

A three-bedroom semi-detached property currently let by way of a Regulated Tenancy at a rental of £5,100 per annum.

Situated

The property is situated on Melwood Drive in a popular location within close proximity to West Derby Village.

First Floor

Three Rooms, Bathroom/WC

Outside

Gardens front and rear, Driveway.

Ground Floor

Hall, one Room, Kitchen

LOT
50

34 Randolph Street, Liverpool L4 0SA
RESIDENTIAL INVESTMENT

Guide price **£25–30,000**



Not to scale. For identification purposes only

A two-bedroom middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £4,680 per annum.

Situated

Off Walton Breck Road in a popular residential location close to Liverpool Football Club and local amenities.

Ground Floor

Lounge, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the rear.

LOT
51

12 Forest Road, Southport, Merseyside PR8 6ST
VACANT COMMERCIAL

Guide price **£110,000+**



The premises consists of a detached two storey industrial warehouse building providing workshop accommodation to the ground floor and office and staff facilities to the first floor. Internally the premises benefits from concrete floors to the ground floor and carpeted to the first floor, electric strip lighting, main gas and water and three-phase electricity supply.

Situated

The subject property is located off Forest Road close to its junction with Ash Street, approximately 1 mile from Southport town centre. Nearby Scarisbrick New Road (A570) provides access to the town centre and local motorway network (M58 and M6 motorways) via Ormskirk Road (A570).

Planning

Access to the property is via two roller shutter doors and a pedestrian door. The property would be suitable for a number of uses subject to the relevant consents. Last utilised for manufacturing, prior to a workshop, was used

as storage. The current rates have been agreed at £15,250 and will be reviewed in 2015 which we believe will be considerably reduced, however potential purchasers should make their own enquiries.

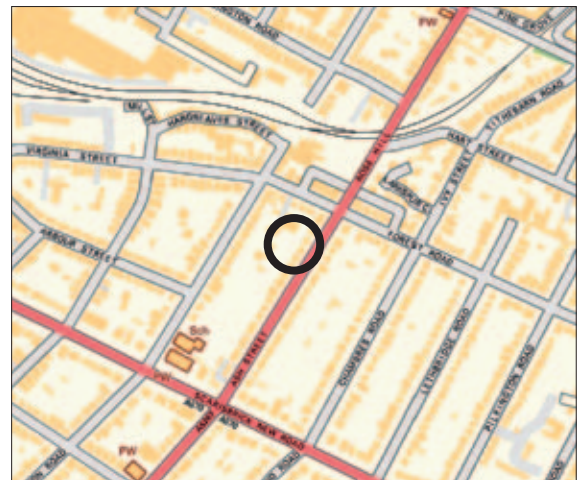
Ground Floor

Gross Internal Area 590m² (6351ft²)

First Floor

Gross Internal Area 387m² (4165ft²)

Total 977m² (10,516ft²)



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number: 100020449



LOT
52

35 Balfour Road, Wallasey, Merseyside CH44 5SG
VACANT RESIDENTIAL

Guide price **£40-45,000**



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

A vacant two bedroom mid terrace house benefiting from central heating. The property would be suitable for investment purposes.

Situated

The property is situated fronting Balfour Road within a densely populated residential area close to local amenities along Poulton Road on Liscard Village.

Ground Floor

Two Reception rooms and kitchen

First Floor

Two bedrooms and bathroom/WC

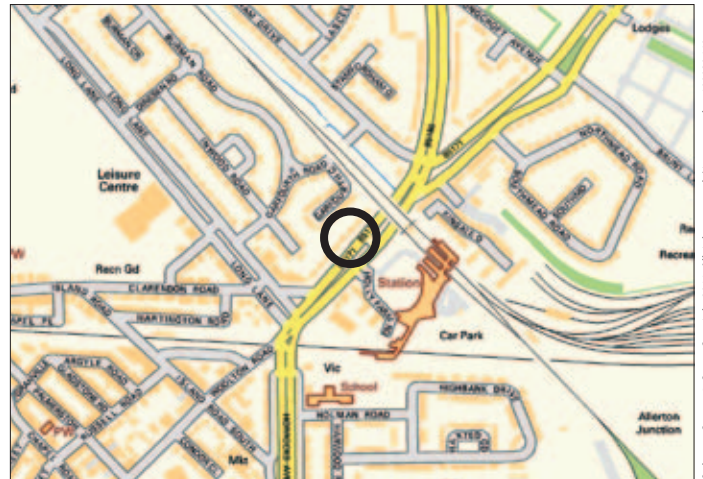
Outside

Yard to the rear

LOT
53

115 Woolton Road, Liverpool L19 6PL
VACANT RESIDENTIAL

Guide price **£100,000+**



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

A vacant three-bedroom semi-detached property benefiting from double glazing, central heating and front & rear gardens. The property would be suitable for occupation or investment purposes.

Situated

Fronting Woolton Road in an elevated position over looking South Parkway Railway Station in a popular and well established residential location.

Ground Floor

Hall, Lounge, Breakfast Kitchen, Dining Room.

First Floor

Three Bedrooms, Bathroom with separate WC.

Outside

Gardens Front & Rear.

LOT
54

51 Maria Road, Liverpool L9 1EG
VACANT RESIDENTIAL

Guide price **£25–30,000**



Not to scale. For identification purposes only

A vacant two-bedroomed end terrace property which would be suitable for occupation or investment purposes following repair and modernisation.

Outside

Yard to the rear.

Situated

Off Breeze Lane which in turn is off Breeze Hill in an established and popular residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

Ground Floor

Through Living Room, Kitchen, Bathroom/WC

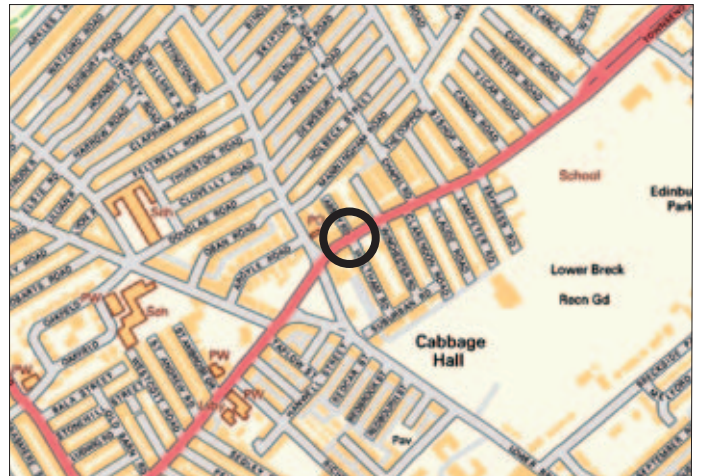
First Floor

Two Bedrooms.

LOT
55

14/14a Townsend Lane, Anfield, Liverpool L6 0AX
MIXED USE INVESTMENT

Guide price **£50,000+**



Not to scale. For identification purposes only

A three storey middle terraced mixed use property comprising a ground floor retail unit together with a two bed self-contained flat above. The property is fully let producing £9,972 per annum. The property benefits from steel roller shutters, double glazing and central heating.

First Floor

Hall, Lounge, Kitchen, Bathroom/WC

Second Floor

Two Bedrooms.

Outside

Yard to the rear.

Situated

Fronting Townsend Lane at its junction with Lower Breck Road approximately 2 miles from Liverpool city centre.

Ground Floor Shop

Front sales area, Rear Room, Kitchen, WC

LOT
56

123 Alderson Road, Liverpool L15 1HH
VACANT RESIDENTIAL

Guide price **£75,000+**



Not to scale. For identification purposes only

A three-bedroomed mid terrace property benefiting from central heating. Following repair and modernisation the property would be suitable for occupation or student investment purposes.

Situated

Off Picton Road and Lawrence Road in a popular and well established residential location.

First Floor

Three bedrooms and bathroom/WC

Outside

Yard to the rear

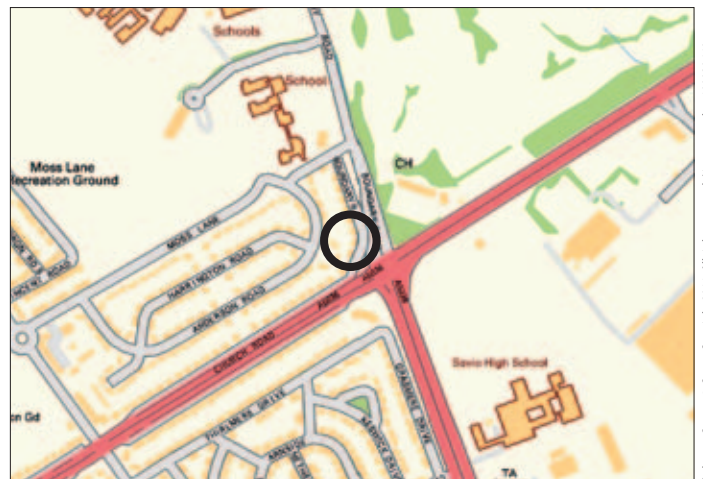
Ground Floor

Hall, two living rooms and kitchen

LOT
57

11 Boundary Road, Litherland, Liverpool L21 7LA
VACANT RESIDENTIAL

Guide price **£60-65,000**



Not to scale. For identification purposes only

A three-bedroomed semi-detached property benefiting from double glazing, central heating, front and rear gardens, garage and off road parking. Following refurbishment the property would be suitable for occupation, resale or investment purposes.

Situated

Set back off the main road just off Church Road in an established residential location.

Ground Floor

Porch Entrance, Hallway, Lounge, Dining Room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

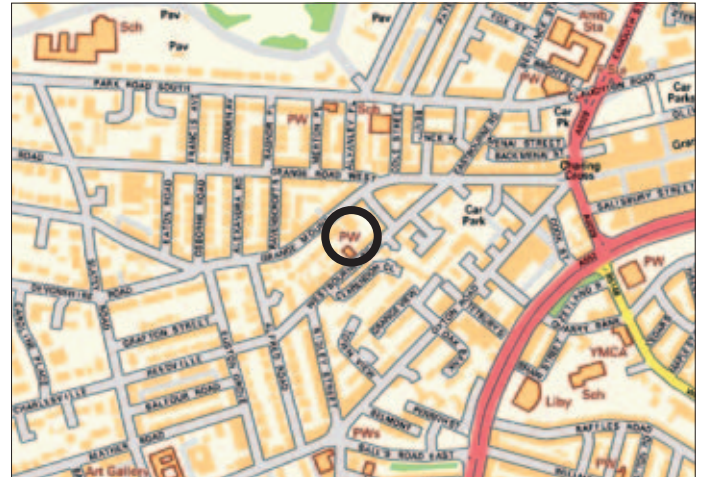
Garden Front & Rear, Outhouse, Garage and Driveway to fit three cars.

LOT
58

3 Grange Mount, Prenton, Merseyside CH43 4XN

VACANT COMMERCIAL

Guide price **£25–30,000**



Not to scale. For identification purposes only

The property comprises a two-storey, mid terrace property benefiting from double glazing. The property is in need of repair and modernisation.

Situated

The property is located fronting Grange Mount, adjacent to the junction with Grange Road West, in the Prenton area of Wirral and approximately 0.5 miles from Birkenhead town centre. Grange Road West, via Whetstone Lane,

links with the A552 which provides access to Junction 3 of the M53 motorway to the south west. The surrounding area comprises predominantly traditional terraced housing together with retail amenities.

Basement

Not inspected

Ground Floor

Open plan retail area, Rear Room
48.71m² (524ft²)

First Floor

Two further rooms 36.70m² (395ft²)

Outside

Rear yard.

Joint Agents

Edward Symmons and Partners



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
59

110 Windy Arbor Road, Whiston, Prescot, Merseyside L35 3SG

VACANT RESIDENTIAL

Guide price **£65–70,000**



Not to scale. For identification purposes only

A vacant two-bedroomed semi-detached property in need of repair and modernisation. The property benefits from double glazing and could be extended to the side subject to the necessary planning consents.

Situated

Fronting Windy Arbor Road in a popular and well established residential location within close proximity to local amenities and transport links (M57 & M62).

Ground Floor

Hall, Lounge, Kitchen, Bathroom.

First Floor

Two Bedrooms.

Outside

Front & Rear Gardens.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
60

72 Salisbury Road, Wavertree, Liverpool L15 1HW
VACANT RESIDENTIAL

Guide price **£85,000+**



Not to scale. For identification purposes only

A good sized four-bedroomed double fronted semi-detached property which following a full upgrade and refurbishment scheme would be suitable for occupation, student investment or resale.

Situated

Off Lawrence Road and Picton Road in a popular and well established residential location within easy access to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, two front reception rooms, rear dining room, Kitchen

First Floor

Four Bedrooms and bathroom/WC

Second Floor

Stairs to ante-space with potential to provide a loft conversion

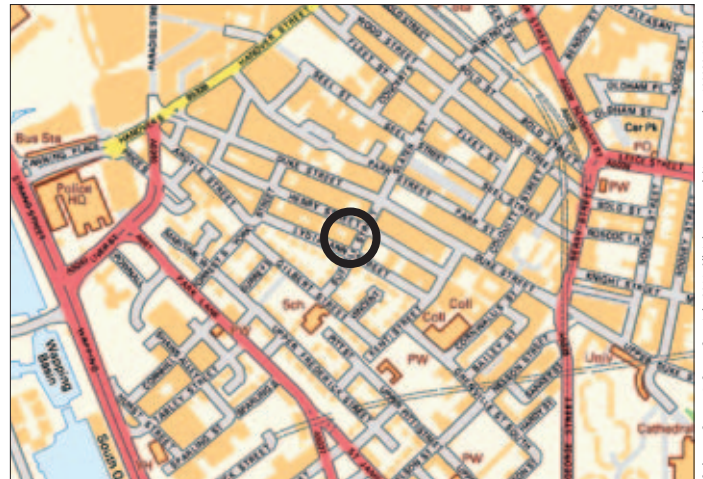
Outside

Yard to rear

LOT
61

Apt 1, Cinnamon Building, 50 Henry Street, Liverpool L1 5FE
VACANT RESIDENTIAL

Guide price **£65,000+**



Not to scale. For identification purposes only

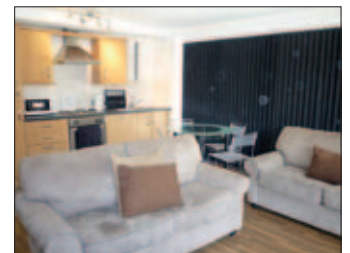
A vacant one-bedroomed ground floor apartment benefiting from double glazing, central heating, under floor heating and a security intercom system. The property is in good order throughout and would be suitable for immediate occupation or investment purposes. We are advised parking could be available and purchasers should make their own enquiries.

Situated

Off Duke Street which in turn is off Hanover Street and Paradise Street within walking distance of city centre bars, restaurants and shopping amenities.

Ground Floor

Main Entrance Hallway
Flat Hall, Open Plan Lounge/
Kitchen, Shower Room/WC,
Bedroom.



LOT
62

8 Brayfield Road, Liverpool L4 8UW
VACANT RESIDENTIAL

Guide price **£75,000+**



Not to scale. For identification purposes only

A three-bedroom end town house benefiting from double glazing, central heating, gardens and off road parking. The property is in good condition and would be suitable for occupation or investment purposes.

Outside

Gardens front and rear, Driveway.

Situated

Off Flemington Avenue which in turn is off Queens Drive (A5058) in a popular and well established residential location approximately 4 miles from Liverpool city centre.

Ground Floor

Porch Entrance, Hallway, Lounge, WC, Conservatory, Breakfast/ Kitchen.

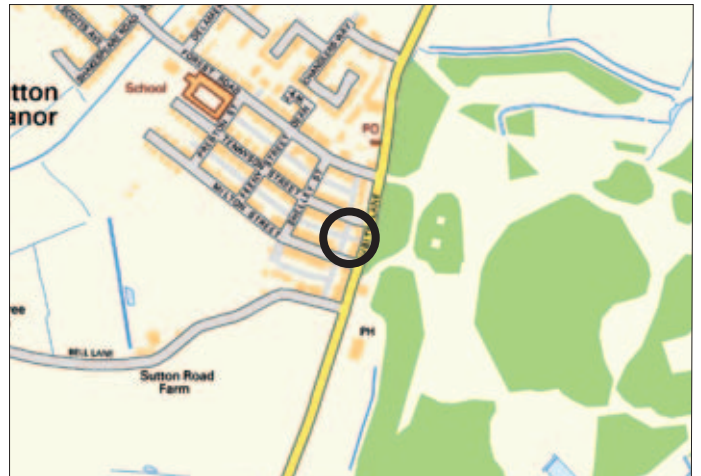
First Floor

Three Bedrooms, Bathroom/WC

LOT
63

1b Feeny Street, Sutton Manor, St. Helens, Merseyside WA9 4BJ
VACANT COMMERCIAL

Guide price **£10-15,000**



Not to scale. For identification purposes only

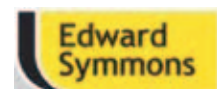
The property comprises a single storey lock-up style shop of brick construction with flat bituminous felt covered roof. The property benefits from electric roller shutters to the front together with timber framed plate glass shop front. Internally, the property is split into two rooms with painted plastered walls and ceilings, laminate wood floors and fluorescent strip lighting.

Situated

The property is located fronting Feeny Street, between Forest Road and Tennyson Street, in the Sutton Manor area of St Helens. Forest Road and Tennyson Street link with Jubits Lane (B5419) which, via the A57 Warrington Road, links with Junction 7 of the M62 motorway approximately 1 mile distant. St Helens town centre is located approximately 3.5 miles to the north.

Joint Agents

Edward Symmons and Partners



LOT
64

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

Guide price **£50,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

A two storey middle terraced property currently let by way of a Statutory Periodic Tenancy at a rental of £5875.92 per annum. The property benefits from central heating and gardens.

Situated

Off Liverpool Road close to its intersection with Hale Road in a popular residential location with good vehicular and public transport routes through to Widnes Town Centre.

Ground Floor

Hall, Front Living Room, Kitchen, Bathroom/WC

First Floor

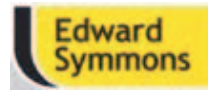
Three Bedrooms.

Outside

Gardens front and rear.

Joint Agents

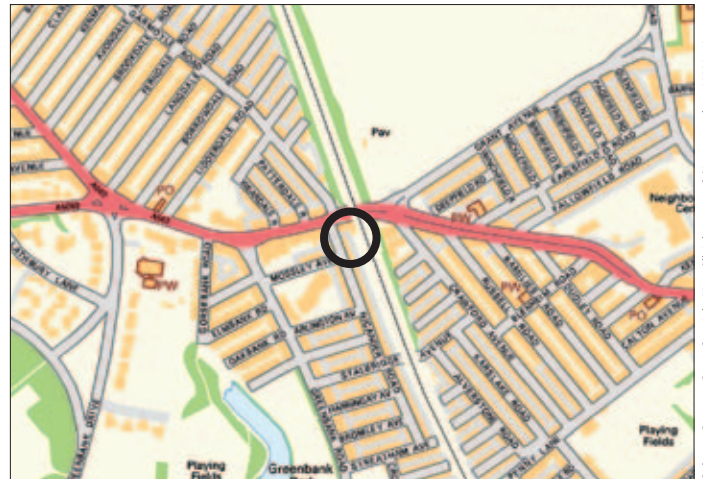
Edward Symmons and Partners



LOT
65

274/274c Smithdown Road, Liverpool L15 5AH
MIXED USE INVESTMENT

Guide price **£130,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

A three storey end of terraced mixed use property consisting of ground floor retail shop with self-contained flat above. The flat is accessed via a separate front entrance. The residential accommodation is fully furnished with central heating, UPVC double glazing, fire doors and burglar alarm. It would be suitable for student investment purposes. The ground floor shop is currently let by way of a 5 year FR&I lease at a rental of £7,200pa.

Situated

Fronting Smithdown Road close to its junction with Nicander Road

approximately 3 miles east of Liverpool city Centre and a short distance to Allerton Road shops and

bars in a popular shopping district and a well established residential and student community.

Ground Floor

Shop Main Sales Area, Rear Room, Kitchen, WC

Accommodation – Ground Floor Combined Dining and Utility Room.

First Floor

Large Lounge, Kitchen and Dining room, W/C

Second Floor

Three Bedrooms. Bathroom/WC with stand alone shower

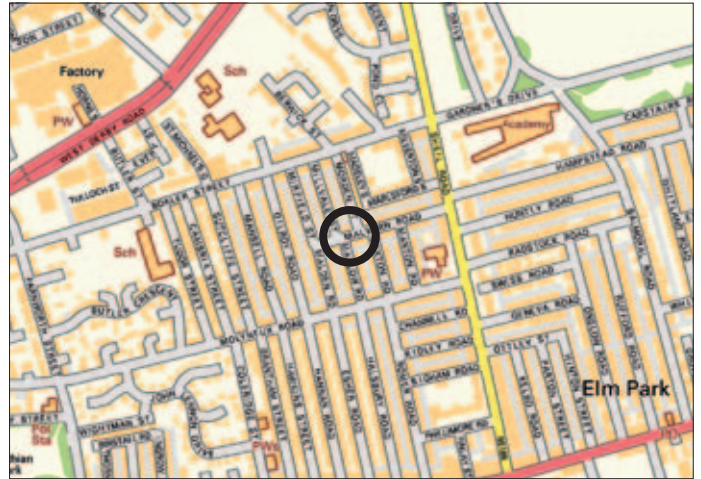
Outside

Yard to the rear.

LOT
66

50 Malvern Road, Liverpool L6 6BW
VACANT RESIDENTIAL

Guide price **£50,000+**



Not to scale. For identification purposes only

A three-bedroomed end terrace property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes.

Situated

Fronting Molyneux Road which in turn is off Sheil Road approximately 3 miles from Liverpool city centre.

Ground Floor

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

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the rear.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
67

Flat 2, 3 Newsham Drive, Liverpool L6 7UG
VACANT RESIDENTIAL

Guide price **£20-25,000**



Not to scale. For identification purposes only

A one bedroomed ground floor apartment benefiting 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.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
68

The Albion Hotel, Church Street, Connahs Quay, Flintshire CH5 4UW

COMMERCIAL INVESTMENT

Guide price **£185,000+**



Not to scale. For identification purposes only

The property comprises a two storey public house/club. The building also incorporates a restaurant with full commercial kitchen, together with twelve letting bedrooms all en-suite. The whole of the site extends to approximately 2,700m² or 2/3 acre. The site may be suitable for redevelopment subject to obtaining necessary consents.

Situated

The premises are located on Church Street (B5196) which is a continuation of High Street and forms the main road running from

Shotton through Connahs Quay and links with the A548 which is the main road running into Flint in North Wales. The premises are set within the heart of Connahs Quay

close to the local shops, public transport and schools including Deeside College of Further Education.

Outside

19.00m frontage which opens out on to a large car parking area to the front with provision for parking of about fifty cars.

Planning

We understand that an Informal consultation with Flintshire Planning gave a positive indication for Social Housing Development, in principle. Please contact Flintshire Planning on 01352 752121.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
69

356 West Derby Road, Liverpool L13 7HQ

VACANT COMMERCIAL

Guide price **£70,000+**



Not to scale. For identification purposes only

A middle terraced former cottage which has been converted and extended to provide office accommodation, with a large yard to the rear together with detached workshop and office. The property would be suitable for a number of uses, subject to the relevant consents. The land is edged in red and blue on the plan and the tenure for the land edged red is held on a 99 year lease from 1st January 1988 and the land edged blue is held on a 999 year lease from 18th April 1995. The freeholder/landlord is Liverpool City Council and there is no ground rent.

Situated

Fronting West Derby Road in the suburb of Tuebrook close to local shopping, schooling and transport amenities approximately 2.5 miles from Liverpool city centre

Workshop

72.80m² (784ft²)

Office

16.53m² (178ft²)

Total

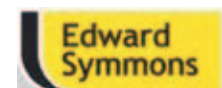
152.27m² (1,640ft²)

Joint Agents

Edward Symmons and Partners

Ground Floor 37.34m² (402ft²)

First Floor 25.60m² (276ft²)



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
70

108, 110, 112 & 114 New Chester Road, Wirral, Merseyside CH62 5AG

VACANT COMMERCIAL

Guide price **£100–120,000**



Retail/residential refurbishment opportunity. The premises comprise four individual, self-contained retail units with first floor ancillary accommodation. The properties have previously had the benefit of planning permission to refurbish the ground floor shops and convert the upper floors to self-contained living accommodation (three two-beds and one one-bed) together with rear car parking. We understand this permission has now expired (Application No. APP/2008/5172E).

Situated

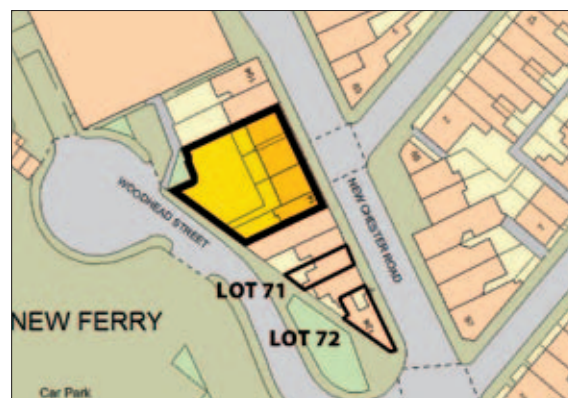
The properties are situated in a prominent position on New Chester Road (A41) one of the main arterial routes on the Wirral, and within a neighbourhood shopping area close to Iceland, Co-operative and HSBC.

Planning

Planning permission was granted on 27th March 2008 by Wirral Council in relation to 108–114, 118–120 and 124 New Chester Road, CH62 5AG under application number APP/2008/572E to refurbish the units to create seven retail units and seven flats above with rear extensions. This permission has now expired.

Note

All measurements taken from VOA.



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

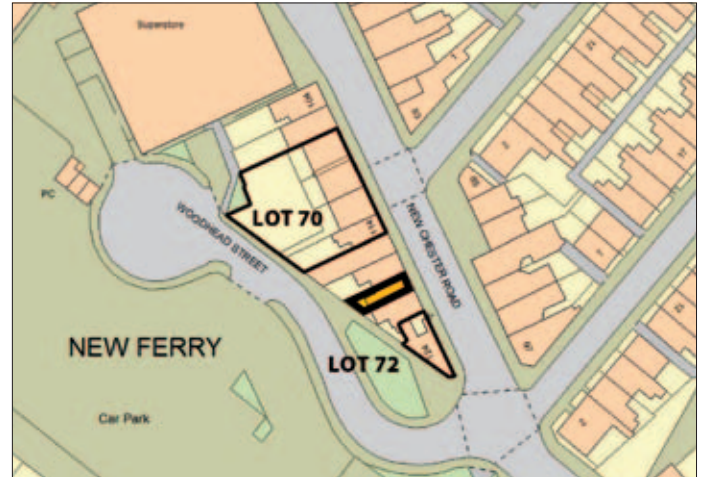
NO	FLOOR	EXISTING ACCOMMODATION	MEASUREMENTS
108	Ground Floor	Sales Area	33.0m ² (355ft ²)
		Store	4.3m ² (46ft ²)
	First Floor	Ancillary	43.5m ² (468ft ²)
		Rear Yard	
110	Ground Floor	Sales Area	40.61m ² (437ft ²)
		Ancillary	41.10m ² (441ft ²)
	First Floor	Ancillary	41.10m ² (441ft ²)
		Rear Yard	
112	Ground Floor	Sales Area	28.6m ² (307ft ²)
		Store	7.3m ² (78ft ²)
		Kitchen	5.2m ² (54ft ²)
	First Floor	Ancillary	31.0m ² (334ft ²)
			Rear Yard
114	Ground Floor	Sales Area	29.2m ² (307ft ²)
		Kitchen	4.6m ² (50ft ²)
	First Floor	Ancillary	21.5m ² (231ft ²)
			Rear Yard

LOT
71

120 New Chester Road, Wirral, Merseyside CH62 5AG

VACANT COMMERCIAL

Guide price **£20–30,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Retail/residential refurbishment opportunity. The premises comprise a ground floor retail unit together with ancillary accommodation on the upper floors. The premises has previously had planning consent (now expired) to refurbish the ground floor shop and convert the upper floors to one-bedroomed living accommodation.

Situated a neighbourhood shopping area close to Iceland, Co-operative and HSBC.
The properties are situated in a prominent position on New Chester Road (A41) one of the main arterial routes on the Wirral, and within

Ground Floor

Sales Area 25.4m² (273ft²)
Kitchen 5.4m² (58ft²)

First Floor

Ancillary 22.3m² (24ft²)

Outside

Rear Yard.

Planning

Planning permission was granted

on 27th March 2008 by Wirral Council in relation to 108–114, 118–120 and 124 New Chester Road, CH62 5AG under application number APP/2008/572E to refurbish the units to create seven retail units and seven flats above with rear extensions. This permission has now expired.

Note

All measurements taken from VOA.

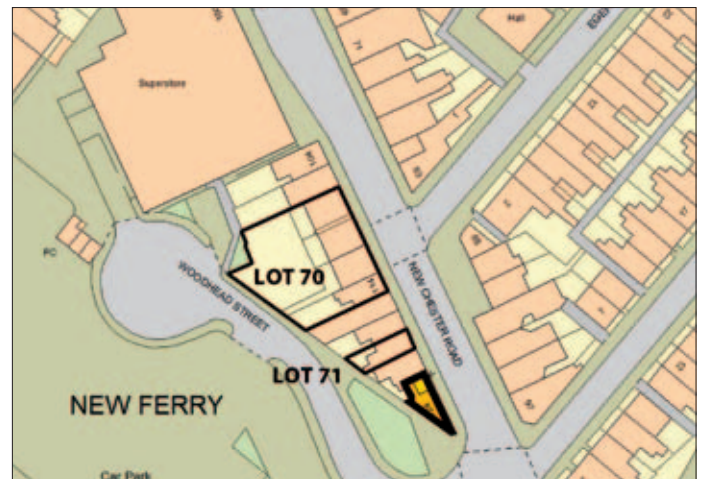
Not to scale. For identification purposes only

LOT
72

124 New Chester Road, Wirral, Merseyside CH62 5AG

VACANT COMMERCIAL

Guide price **£25–30,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Retail/residential refurbishment opportunity. The property comprises a ground floor retail unit together with ancillary accommodation on the upper floors. The premises has previously had planning consent (now expired) to refurbish the ground floor shop and convert the upper floors to two-bedroomed living accommodation.

Situated a neighbourhood shopping area close to Iceland, Co-operative and HSBC.
The properties are situated in a prominent position on New Chester Road (A41) one of the main arterial routes on the Wirral, and within

Ground Floor

Sales Area 29.4m² (316ft²)
Office 7.2 m² (77ft²)
Kitchen 5.4m² (5.4ft²)
Store and WC

First Floor

Ancillary Accom 27.1m² (291.7ft²)

Outside

Rear Yard

Planning

Planning permission was

granted on 27th March 2008 by Wirral Council in relation to 108–114, 118–120 and 124 New Chester Road, CH62 5AG under application number APP/2008/572E to refurbish the units to create seven retail units and seven flats above with rear extensions. This permission has now expired.

Note

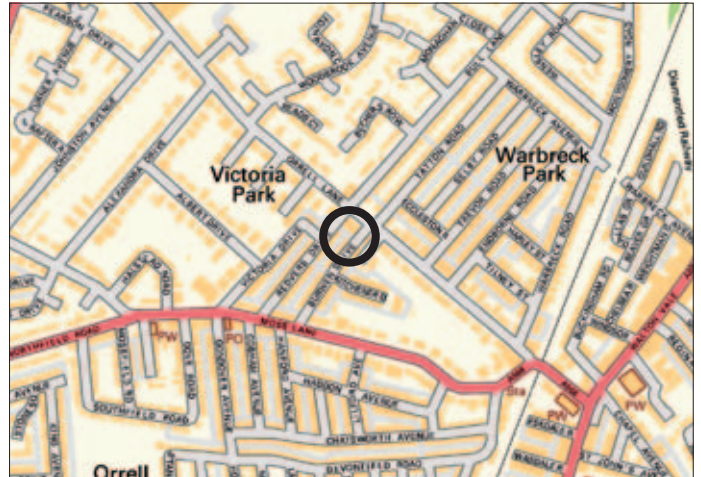
All measurements taken from VOA.

Not to scale. For identification purposes only

LOT
73

77 Orrell Lane, Liverpool L9 8BX
MIXED USE INVESTMENT

Guide price **£75,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A three storey dormer style mixed use property comprising a ground floor retail unit together with two self-contained flats above. The shop was previously used as a Bookmakers and is now vacant and would be suitable for a number of uses subject to the necessary consents. The property benefits from double glazing, air conditioning, electric roller shutters and a secure intercom system for flats. One of the flats is currently let by way of an Assured Shorthold Tenancy producing £4680 per annum.

Situated

Fronting Orrell Lane on a busy main road position in an established residential location offering easy access to Walton Vale amenities, Orrell Park Train Station, schooling as well as both Anfield and Goodison Football Clubs.

First Floor (No. 77) accessed via separate entrance

Flat 1 Open Plan Lounge/Kitchen, Shower/WC, Bedroom.

Flat 2 Open Plan Lounge/Kitchen, Bathroom/WC, two Bedrooms.

Outside

Yard to the rear.

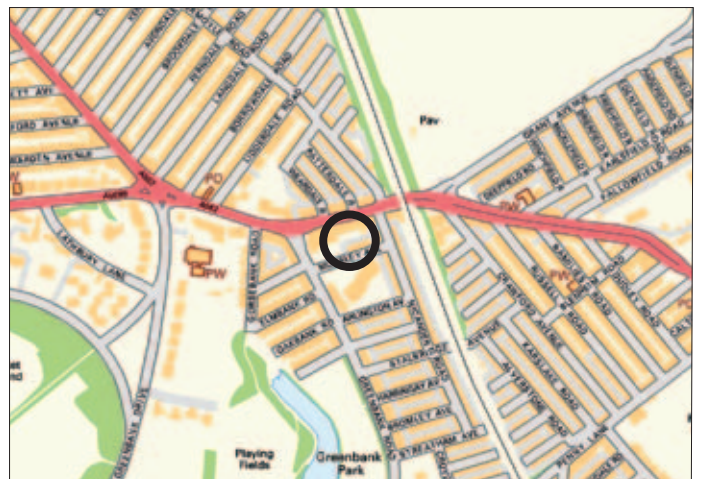
Ground Floor (No. 77)

Shop Main Sales Area, Disabled WC, Kitchen, WC, Rear Office.

LOT
74

212 Smithdown Road, Liverpool L15 3JT
MIXED USE INVESTMENT

Guide price **£150-175,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A substantial three storey with basement mid terraced property, comprising a ground floor shop with basement accommodation with three self-contained flats above, with double glazing and central heating, which are accessed via a separate entrance. We believe the property is currently let producing £32,100 per annum.

Lower Ground Floor

Hall, two Treatment Rooms.

Residential Accommodation

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

Second Floor Flat 3 Hall, Living

Room, Kitchen, Bathroom/WC, two Bedrooms.

Outside Rear car parking area accessed via Ullet Road for 3 vehicles.

Situated

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

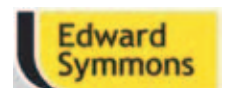
Ground Floor

Shop Front Salon Area, two Treatment Rooms, ante-space, Cloakroom/WC, Kitchen.

First Floor Flat 2 Hall, Living

Room, Kitchen, Bathroom/WC, two Bedrooms.

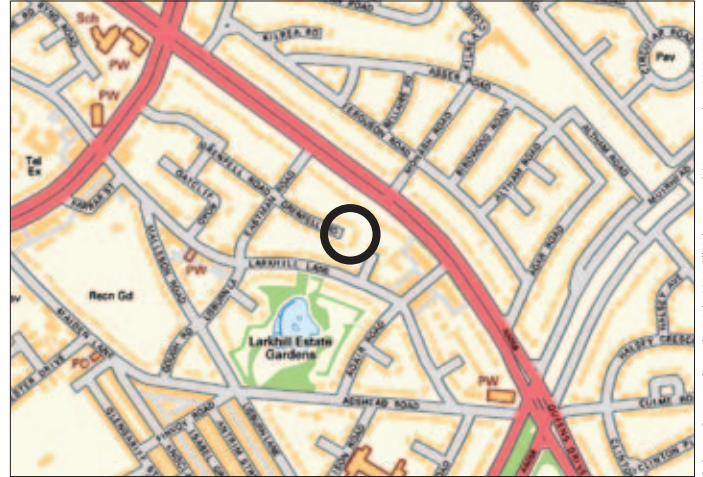
Joint Agents Edward Symmons & Partners



LOT
75

67 Grenfell Road, Liverpool L13 9BZ
RESIDENTIAL INVESTMENT

Guide price **£60,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

A two storey end of terraced property currently let by way of an Statutory Periodic Tenancy at a rental of £4,800 per annum. The property benefits from double glazing, central heating and gardens.

Situated

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

Ground Floor

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

First Floor

Three Bedrooms, Bathroom/WC

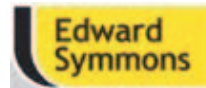
Not to scale. For identification purposes only

Outside

Gardens, shared driveway.

Joint Agents

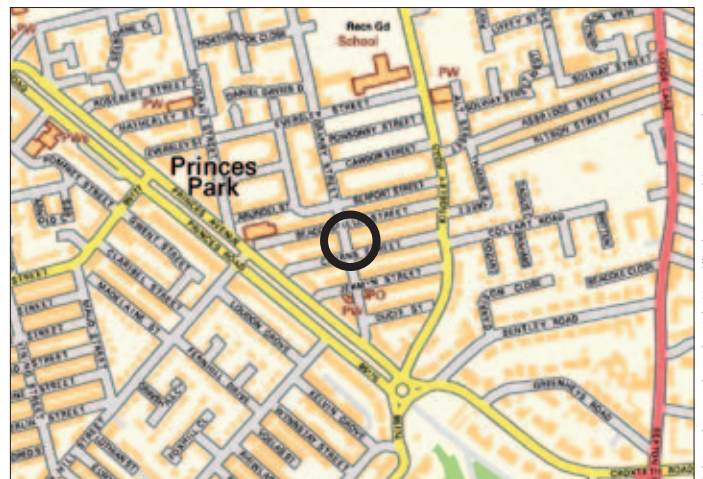
Edward Symmons and Partners



LOT
76

33 Beaconsfield Street, Liverpool L8 2UX
VACANT RESIDENTIAL

Guide price **£10-15,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

A vacant three/four-bedroom middle terraced property in need of a full upgrade and refurbishment scheme.

Situated

Off Kingsley Road which in turn is off Princes Avenue and Croxteth Road in a popular and well established residential location and is approximately 2 miles from Liverpool city centre.

Ground Floor

Living Room, Kitchen.

First Floor

Three/four Bedrooms, Bathroom/WC.

Outside

Yard to the Rear.

Not to scale. For identification purposes only

Note

The property has not been internally inspected and all information has been provided by the vendor.

LOT
77

14 Scorton Street, Liverpool L6 4AT
VACANT RESIDENTIAL

Guide price **£30–35,000**



Not to scale. For identification purposes only

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

Situated

The property which is situated in Scorton Street, which is located off Rocky Lane in a popular residential location offering easy access to local amenities including schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Lounge, Kitchen, Bathroom/WC

First Floor

Two Bedrooms.

Outside

Yard to the rear.

On behalf of a Housing Association

LOT
78

58 Lucerne Road, Wallasey, Merseyside CH44 7HA
VACANT RESIDENTIAL

Guide price **£20–25,000**



Not to scale. For identification purposes only

A two-bedroomed middle terraced property in need of modernisation and refurbishment.

Situated

Off Whetland Lane close to local amenities within the Liscard Village district centre.

First Floor

Two Bedrooms.

Outside

Front forecourt and rear yard.

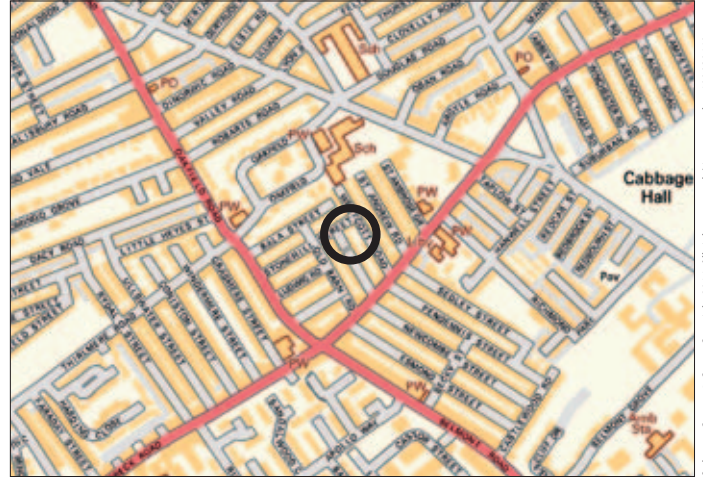
Ground Floor

Entrance Hall, Living room, Ante Space, Dining/Kitchen, Bathroom/WC

LOT
79

31 Westcott Road, Liverpool L4 2RE
VACANT RESIDENTIAL

Guide price **£15–20,000**



Not to scale. For identification purposes only

A vacant three-bedroomed detached property which following full upgrade, repair and modernisation would be suitable for investment purposes.

Situated

Off Oakfield Road and Breck Road in a popular and established residential location approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, two Living Rooms, Kitchen/ Diner.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Rear Yard.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
80

49a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX
VACANT RESIDENTIAL

Guide price **£25,000+**



Not to scale. For identification purposes only

A vacant three-bedroomed purpose built first floor maisonette. 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

Three Bedrooms, Bathroom/WC.

Outside

Communal Gardens and parking.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
81

Land to the west of Japonica Gardens, St. Helens, Merseyside WA9 4WP

LAND

Guide price NIL RESERVE



Not to scale. For identification purposes only

Freehold vacant land approximately 1200ft² or thereabouts, which may be suitable for a variety of uses subject to the necessary consents.

Situated

Close to the junction of Marigold Way and Japonica Gardens, almost diagonally opposite housing at 29–31 Marigold Way. Part of the land appears to front the continuation of Marigold Way.

Note

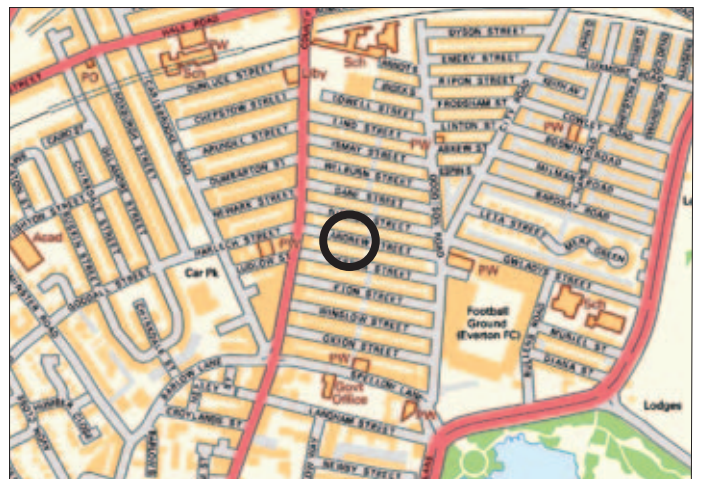
The buyer will be responsible for the seller's legal and selling costs of £740, along with a buyer's administration fee of £550+VAT.

LOT
82

25 Andrew Street, Liverpool L4 4DS

VACANT RESIDENTIAL

Guide price **£40,000+**



Not to scale. For identification purposes only

A vacant three-bedroom middle terrace property benefiting from double glazing, central heating and new carpeting. The property is in good order throughout and would be suitable for immediate occupation or investment purposes.

Situated

Off County Road in a popular and well established residential location within easy access to local amenities and approximately 2.5 miles from Liverpool city centre.

Ground Floor

Through Lounge, Kitchen, WC

First Floor

Two Bedrooms, Bathroom/WC

Second Floor

Further Bedroom.

Outside

Yard to the Rear.

LOT
83

16 Bebington Road, New Ferry, Wirral, Merseyside CH62 5BQ

COMMERCIAL INVESTMENT

Guide price **£40–50,000**



Not to scale. For identification purposes only

A two storey mixed use middle terrace property currently let by way of a four year lease at a rental of £5,720 per annum and benefits from central heating. The ground floor is fitted out as an open plan bar with WCs & beer store to the rear. To the upper floors there are further rooms which appear to have previously comprised a flat but are now used as offices and storage.

Situated

Fronting the pedestrianised area of Bebington Road in New Ferry town centre. The property is a

short distance from Port Sunlight and is approximately 2 miles from Birkenhead town centre.

Ground Floor

Bar Area, WCs, Beer Store 54.82m² (590ft²)

First Floor

Office/Storage Area 20.52m² (221ft²)

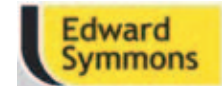
Second Floor

Office/Storage Area 18.01m² (194ft²)

Total GIA 93.35m² (1,005ft²)

Joint Agents

Edward Symmons and Partners



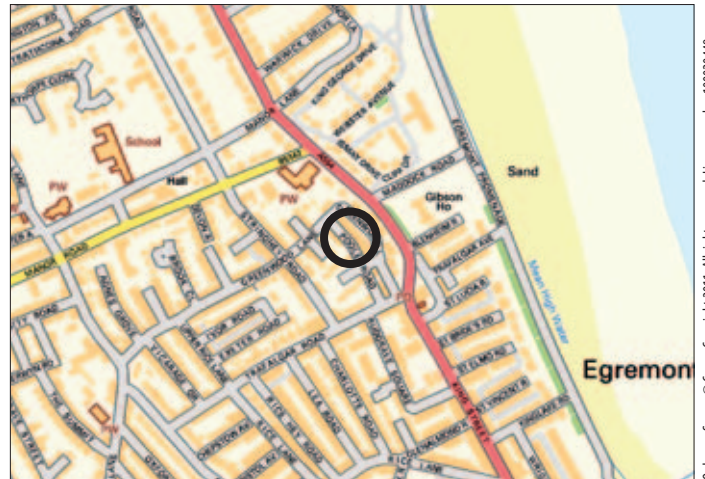
On behalf of a Housing Association

LOT
84

30 Poole Road, Wallasey, Merseyside CH44 1ED

VACANT RESIDENTIAL

Guide price **£35–40,000**



Not to scale. For identification purposes only

A vacant three storey plus cellar middle terraced property in need of a full refurbishment scheme.

Situated

Fronting Poole Road off Stringhey Road which in turn is off Manor Road (B5142).

Basement

Cellar

Ground Floor

Entrance Hall, Living Room, Dining Room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC, Cloakroom/WC

Second Floor

Two Further Bedrooms.

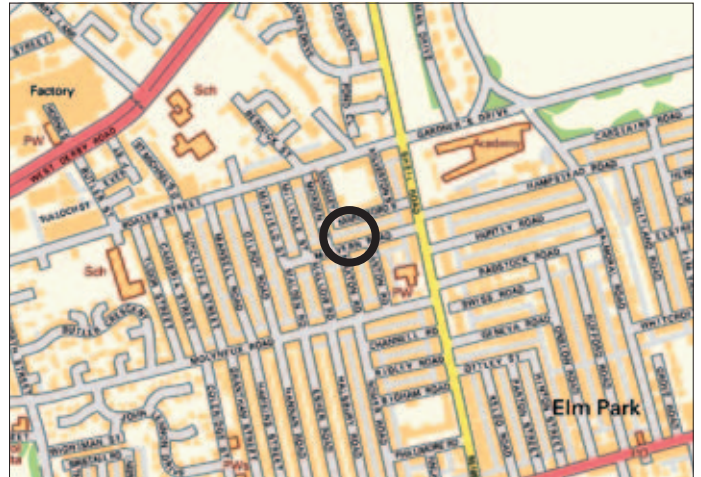
Outside

Rear Yard.

LOT
85

39 Marlsford Street, Liverpool L6 6AX
VACANT RESIDENTIAL

Guide price **£20–25,000**



Not to scale. For identification purposes only

A two-bedroomed middle terraced property in need of a full upgrade and refurbishment scheme. The property benefits from central heating.

Situated

Just off Boaler Street in a popular residential location within easy access to Tuebrook and Kensington Amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC

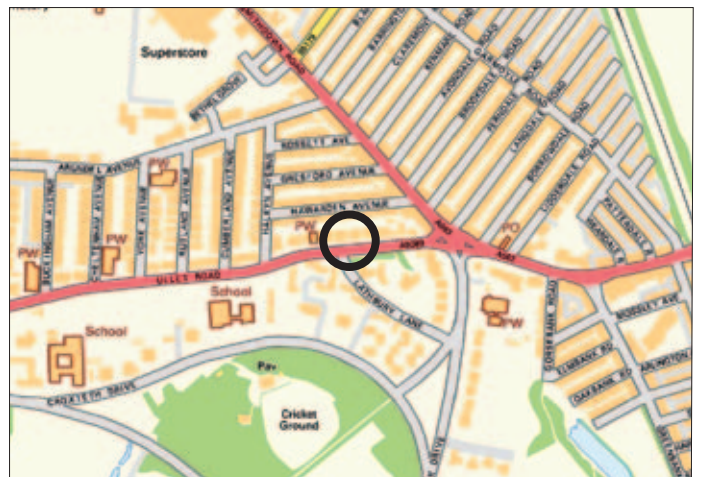
Outside

Yard to the rear.

LOT
86

111 Ullet Road, Liverpool L17 2AB
RESIDENTIAL INVESTMENT

Guide price **£195,000+**



Not to scale. For identification purposes only

A substantial three storey double fronted semi-detached property currently let to 8 students producing in excess of £16,500 per annum. The property benefits from central heating, front and rear gardens and off road parking. The property will be sold with vacant possession. Alternatively the property could be converted to provide flats, subject to the relevant consents.

Situated

Fronting Ullet Road between Halkyn Avenue and Smithdown Road in a very popular and well established

residential location within easy access to local amenities, schooling, sefton park and approximately 3 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway, two Letting Rooms, two Communal Rooms, Shower Room, Bathroom/WC, Kitchen.

First Floor

Four Letting Rooms, Shower Room/WC, Kitchen, Separate WC, Bathroom.

Second Floor

Two Letting Rooms, Kitchen.

Outside

Gardens front and rear. Outhouse. Driveway.

LOT
87

254 Smithdown Road, Liverpool L15 5AH
VACANT COMMERCIAL

Guide price **£100,000+**



Not to scale. For identification purposes only

A vacant three storey terraced property most recently used as offices, suitable for a variety of alternative uses subject to the necessary planning consents.

Situated

The premises are situated fronting Smithdown Road within a popular residential and retail area. Nearby occupiers include Tesco, Cash Converters and a host of local traders.

Ground Floor

Front Office 38m² (409ft²)
Rear Office 1 18m² (193ft²)
Rear Office 2 10.32m² (111ft²)
Kitchen 3.44m² (37ft²)

First Floor

Three Rooms, Bathroom.

Second Floor

Two Rooms.

Outside

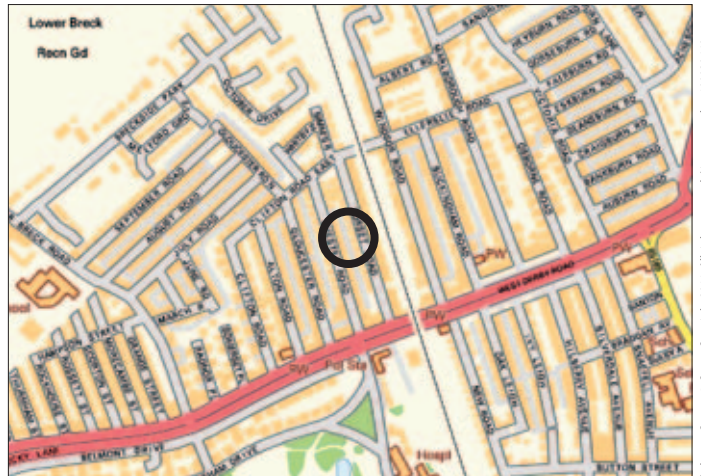
Rear Yard and Dilapidated Outhouse.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
88

43 Dorset Road, Anfield, Liverpool L6 4DU
VACANT RESIDENTIAL

Guide price **£45,000+**



Not to scale. For identification purposes only

A three-bedroomed semi-detached property benefiting from partial double glazing, central heating and front and rear gardens. The property would be suitable for occupation or investment following decoration.

Situated

Off West Derby Road in an established residential location within walking distance to Tuebrook amenities and approximately 4 miles from Liverpool city centre.

Ground Floor

Through Living Room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Gardens Front & Rear.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT 89 **31 Thomas Street, Runcorn, Cheshire WA7 1BU**
VACANT RESIDENTIAL Guide price **£20–£25,000**



Not to scale. For identification purposes only

A vacant two-bedroomed end terraced property benefiting from double glazing and central heating. The property would be suitable for occupation or investment purposes following refurbishment.

Outside
Rear yard.

Situated

Within Runcorn Old Town located off Bridge Street close to local amenities and within walking distance to the town centre.

Ground Floor

Entrance Hall, Living Room, Dining Room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC

LOT 90 **26 Empress Road, Liverpool L6 0BX**
RESIDENTIAL INVESTMENT Guide price **£45–50,000**



Not to scale. For identification purposes only

A two storey end of terraced property which we believe is currently let on an Assured Shorthold Tenancy.

tenancy agreement. All information has been supplied by the vendor.

Situated

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

First Floor

Three Bedrooms, Bathroom/WC

Outside

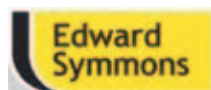
Yard to the rear.

Note

We have not carried out an internal inspection nor seen sight of the

Joint Agents

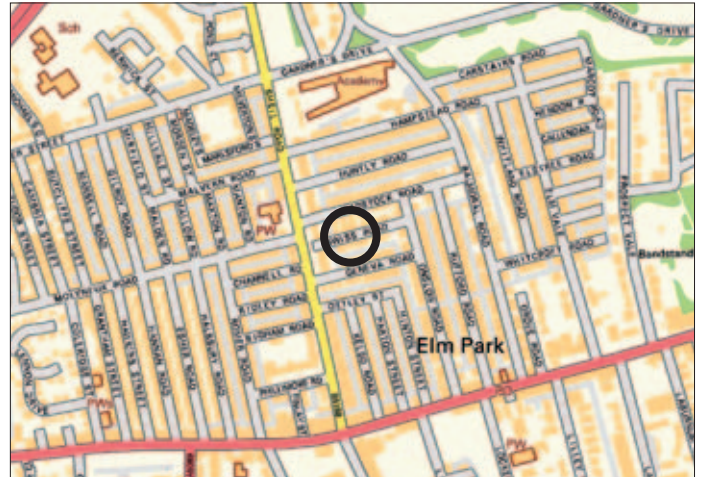
Edward Symmons and Partners



LOT
91

7/7a Swiss Road, Liverpool L6 3AT
VACANT RESIDENTIAL

Guide price **£70,000+**



Not to scale. For identification purposes only

The property comprises a double fronted detached which has subsequently been divided into two semi-detached houses. The properties benefits from central heating and gardens. Following repair and modernisation the property would be suitable for investment purposes.

Situated

Off Sheil Road close to Kensington Shopping Centre, Newsham Park and with good transport routes through to Liverpool city centre.

No 7 (front entrance)

Ground Floor

Entrance hall, Living Room, Kitchen/ Diner

First Floor

Two Bedrooms, Bathroom/WC

Second Floor

Further Bedroom.

First Floor

Two Bedrooms, Bathroom/WC

Outside

Gardens to the front and rear.

No 7a (side entrance)

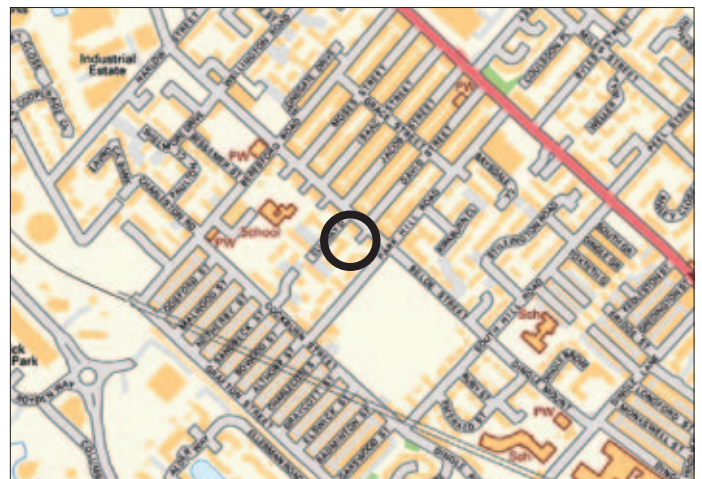
Ground Floor

Entrance hall, Living Room, Kitchen/ Diner

LOT
92

Flat 1, 462 Mill Street, Liverpool L8 4RG
VACANT RESIDENTIAL

Guide price **£10-15,000**



Not to scale. For identification purposes only

A vacant two-bedroomed ground floor apartment which following repair and modernisation would be suitable for investment purposes. The property benefits from double glazing.

Situated

The premises are situated fronting Mill Street within a densely populated residential area approximately 1.5 miles from Liverpool city centre.

Ground Floor

Main Entrance, Hallway.

Flat Open Plan Lounge/Kitchen, two Bedrooms, Bathroom/WC.

Outside

Communal Yard.

LOT
93

116 Princes Road, Liverpool L8 2UL
VACANT RESIDENTIAL

Guide price **£150,000+**



A substantial three storey plus basement victorian middle terraced property converted to provide nine self contained studio apartments. At the time of our inspection four of the flats were let by way of Assured Shorthold tenancies however 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/WC.

Ground Floor

Main entrance hallway

Flat 7 Lounge & Bedroom, Kitchen, Bathroom/WC.

Flat 8 Lounge & Bedroom, Kitchen, Bathroom/WC.

First Floor

Flat 2 Lounge/Bedroom, Kitchen, Bathroom/WC.

Flat 3 Lounge/Bedroom, Kitchen, Bathroom/WC.

Second Floor

Flat 4 Lounge/Bedroom, Kitchen, Bathroom/WC.

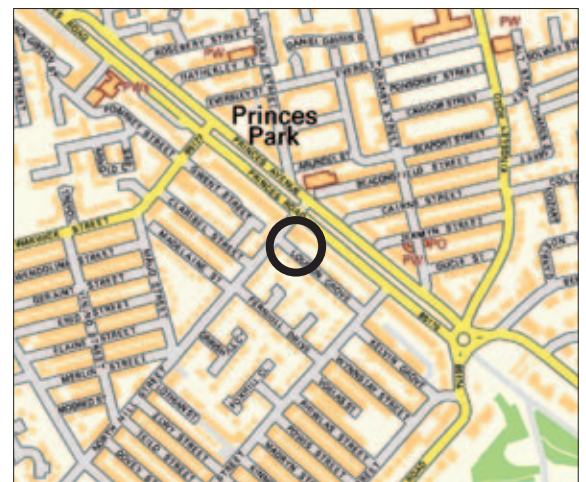
Flat 5 Lounge/Bedroom, Kitchen, Bathroom/WC.

Third Floor

Flat 6 Hall, Living room, Bedroom, Kitchen, Bathroom/WC.

Outside

Communal Front Gardens and Parking to the rear.



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number: 100020449

LOT
94

Flat 1, Spencer Lodge, Spenser Avenue, Birkenhead, Merseyside CH42 2DW
RESIDENTIAL INVESTMENT

Guide price **£20-25,000**



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

A one bed roomed apartment currently let by way of an Assured Shorthold Tenancy at a rental of £4,200 per annum.

Situated

On Spenser Avenue which is accessed via Highfield Road approximately 2 miles south of Birkenhead centre.

Lower Ground Floor

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

Outside

Parking.

Note

We have not inspected the property nor seen sight of the tenancy. All details supplied by the vendor.

LOT
95

Flat 2, Spencer Lodge, Spenser Avenue, Birkenhead, Merseyside CH42 2DW
RESIDENTIAL INVESTMENT

Guide price **£20-25,000**



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

A one bed roomed apartment currently let by way of an Assured Shorthold Tenancy at a rental of £4,200 per annum.

Situated

On Spenser Avenue which is accessed via Highfield Road approximately 2 miles south of Birkenhead centre.

Lower Ground Floor

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

Outside

Parking.

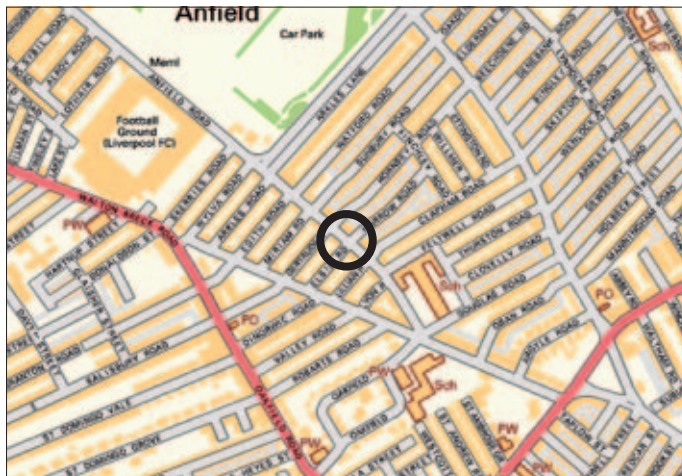
Note

We have not inspected the property nor seen sight of the tenancy. All details supplied by the vendor.

LOT
96

103 Anfield Road, Liverpool L4 0TL
VACANT COMMERCIAL

Guide price **£20–25,000**



Ordinance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A three-storey middle terrace property consisting of ground floor retail unit, which formerly traded as a butchers. To the upper floors there is a large three bedroom maisonette. The property would be suitable for a number of uses subject to the relevant consents. The property is in need of repair and modernisation.

Situated

Close to Stanley Park, approximately 2 miles north of Liverpool city centre

Ground Floor Shop

Main sales area	28m ²
Rear store	18m ²
Rear kitchen	

First Floor

Living room, Bedroom, Kitchen, Bathroom

Second Floor

Two further bedrooms

Outside

Yard, WC, Outbuilding

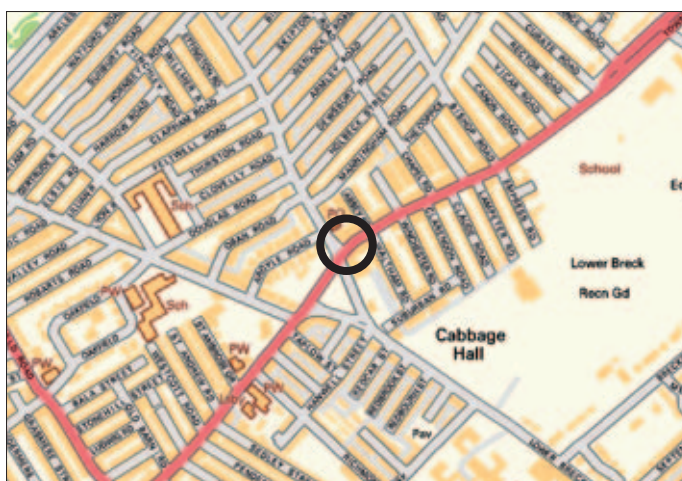
Note

We have not carried out an internal inspection, all details supplied by the vendor.

LOT
97

5 Townsend Lane, Anfield, Liverpool L6 0AX
VACANT COMMERCIAL

Guide price **£25,000+**



Ordinance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A mixed use two storey mid terrace property comprising of a ground floor retail unit together with two flats over ground, first and second floor. The property is in need of refurbishment.

Situated

Fronting Townsend Lane close to junction of Priory Road approximately 2 miles from Liverpool city centre.

Ground Floor

Shop Single shop unit, front sales area, storage and WC
Residence Hallway, ground floor room.

First Floor

Bedroom with ensuite bathroom/WC.

Flat 1 Two bedrooms, living room, kitchen, shower room/WC, gas central heating.

Second Floor

Flat 2 Living room, two bedrooms, kitchen, shower room/WC, gas central heating.

Outside

Yard to rear access via service road with secure gate system.

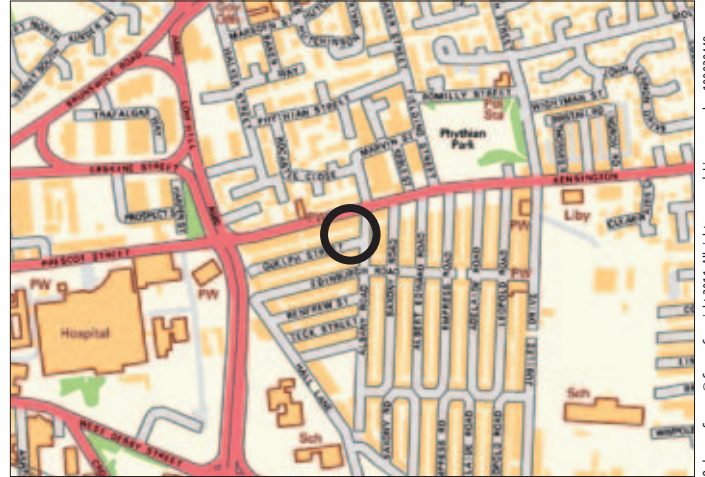
Note

We have not carried out an internal inspection, all details supplied by the vendor.

LOT
98

84 Kensington/2 Albany Road, Liverpool L7 8XB RESIDENTIAL INVESTMENT

Guide price **£80,000+**



Not to scale. For identification purposes only

A three storey end of terraced mixed use property comprising a ground floor retail unit together with a self contained flat above. The shop is currently let at a rental of £4800 per annum and the flat is let at a rental of £5,400. The total annual rental income being in excess of £10,000. The ground floor benefits from steel roller shutters.

First/Second Floor

Flat Lounge, Kitchen, Bathroom/
WC, two Bedrooms.

Outside

Yard to the rear.

Situated

Fronting Kensington High Street on the corner of Albany Road in an established residential location a short distance from Liverpool city centre.

Ground Floor

Shop Main Sales Area, Rear Room,
Kitchen, WC

LOT
99

92 Hurlingham Road, Liverpool, Merseyside L4 9ST RESIDENTIAL INVESTMENT

Guide Price **£50,000+**



Not to scale. For identification purposes only

A three-bedroomed mid terrace property, benefiting from double glazing and central heating. The property is currently let on an Assured Shorthold Tenancy producing £350.00pcm.

Outside

Front and rear gardens

Situated

Situated off Queens Drive close to its intersection with Utting Avenue, in a popular residential location approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Front living room, dining
kitchen and kitchen area

First Floor

Three bedrooms and Bathroom/WC

LOT
100

Embassy Bingo Hall, 140 Borough Road, Wallasey, Merseyside CH44 6NH

COMMERCIAL INVESTMENT

Guide price **£90,000+**



A former bingo hall with the benefit of an income from a telecommunications mast on the roof currently let to Vodafone producing £7,000 per annum. The property would be suitable for a variety of alternative uses subject to the necessary planning consents. It currently comprises a substantial fully fitted bingo hall on the ground floor, with further accommodation on the first floor and various ancillary rooms plus basement.

Situated

The property fronts Borough Road at its junction with Hatherly Street within a densely populated residential area.

Basement

Approx 177m² (1905ft²) Not inspected

Ground Floor

Entrance foyer Bingo hall	376m ² (4047ft ²)
Rear seating	177m ² (1905ft ²)
Office 1	10m ² (107ft ²)
Office 2	13m ² (139ft ²)
Boiler room. Male & Female WCs. Various store rooms	

First Floor

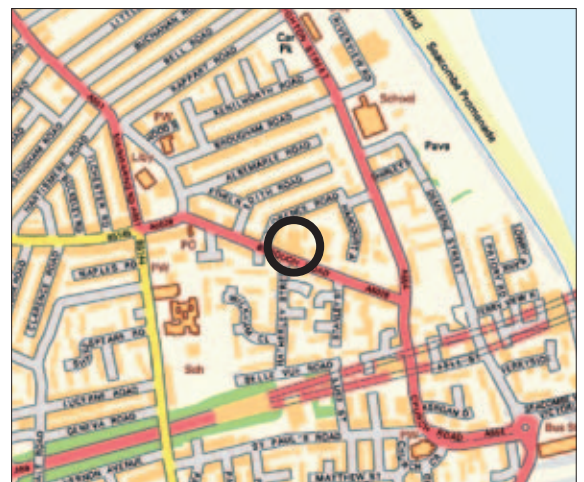
Seating area	227m ² (2,443ft ²)
Bar/Catering area	53m ² (570ft ²)
Male & Female WCs, various store rooms	

Second Floor

Vodafone control room and access to the roof, ancillary rooms (not inspected)

Vodafone agreement

We understand an agreement is in place with Vodafone due for renewal in February 2014, currently producing £7,000pa.



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number: 100020449

LOT
101

293 Breck Road, Everton, Liverpool L5 6PU
COMMERCIAL INVESTMENT

Guide Price **£60-70,000**



Freehold high street office investment currently let producing £10,000 per annum to Healey Kenyon McAteer Solicitors. The premises comprise a three storey brick building providing pitched roof and enclosed rear yard. Internally the premises benefit from an intercom entry system with a ground floor reception, offices, toilets and first and second floor offices. The premises is fully fitted for an office occupier and benefits from suspended ceiling, UPVC frontage, gas central heating, along with an enclosed rear yard.

Situated

The premises is situated fronting onto Breck Road which forms a well established neighbourhood shopping district supported by a densely populated residential area and is approximately 2 miles north of Liverpool city centre. Breck Road provides a number of local and some regional/national occupiers including Farmfoods, Iceland, British Red Cross, Sayers the Bakers, Betfred and various other occupiers.



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 10020449

UNIT	LESSEE	ACCOMMODATION	TENANCY	RENT	NEXT REVIEW/REVERSION	NOTES
293 Breck Road	Healey Kenyon McAteer Solicitors	Ground Floor 40.3m ² (435sqft) First Floor 29.2m ² (315 sqft) Second Floor 29.6m ² (318sqft)	5 years from 30th January 2011 FR&I	£10,000 per annum	January 2016	The tenant has an option to break the lease at the end of year 3 giving no less than 6 months prior written notice.

LOT
102

172 Hunts Cross Avenue, Liverpool L25 8SQ
VACANT RESIDENTIAL

Guide price **£80,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

SOLD PRIOR

A double fronted five-bedroomed end terrace 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.

Not to scale. For identification purposes only

First Floor

Five Bedrooms, Bathroom/WC.

Outside

Gardens Front & Rear, Driveway.

Now accepting instructions
for our 4 September auction
Closing date 9 August

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

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

0151 207 6315

CHOOSE THE RIGHT LOT FOR LESS



NO SALE NO FEE

When buying or selling at auction, choosing an inefficient solicitor can be a big price to pay.

At **EAD Solicitors** we use our wealth of knowledge and experience to make your transaction complete quickly and efficiently.

EAD Solicitors is proud to work with Sutton Kersh. We have extensive expertise in all manner of auction lots. Our core conveyancing business is acting for investors, landlords and developers though we do accept all manner of conveyancing instructions including:

- **Buying/Selling at auction**
- **Shared Ownership Schemes**
- **Remortgages**
- **Equity Release**
- **Sales/Purchases**
- **Transfers of Equity**
- **New Builds**

Download our Guide to
Buying at Auction today

FREE

www.eadsolicitors.co.uk



**Conveyancing
Quality**

Lexcel
Practice Management Standard
Law Society Accredited

CALL 0151 735 1000
marketing@eadsolicitors.co.uk

FREE legal advice at all Sutton Kersh auctions.

e a d solicitors
Incorporating John A Behn Twyford & Co

Legal made *personal.*

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. EAD Solicitors LLP is authorised and regulated by the Solicitors Regulation Authority (487037).

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 noFax no

Person acting

I attach deposit for 10% (£2,000 minimum) of my maximum bid

I have read the Common Auction Conditions, Extra Conditions and Special Conditions of Sale. I accept that it is my responsibility to check for any amendments or addendum notes which may be read out by the auctioneer on the auction day. I authorise the auctioneer to sign the Memorandum of Sale on my behalf and I recognise that I will then be the fully bound purchaser of the property referred to above and must complete this transaction within the time specified in the Conditions of Sale.

Signed by prospective purchaser

Date

or person signing on purchaser's behalf. The signatory warrants that authority has been given by the bidder.

Name and address of signatory if different from purchaser's details given above:

Date of signing

Once you have completed this form please send to:

Auction Department, Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY

Common Auction Conditions

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

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

INTRODUCTION

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

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

Important notice

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

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

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

GLOSSARY

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

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

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

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

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

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

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

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

Auction The AUCTION advertised in the CATALOGUE.

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

Auctioneers The AUCTIONEERS at the AUCTION.

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

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

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

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

Condition One of the AUCTION CONDUCT CONDITIONS or SALES CONDITIONS.

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

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

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

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

General conditions That part of the SALE CONDITIONS so headed,

including any extra GENERAL CONDITIONS.

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

Lot Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including CHATELLETS, 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 disappled or varied by the SALE CONDITIONS (even by a CONDITION purporting to replace the whole of the Common Auction Conditions). They can be varied only if we agree.

A2 Our role

A2.1 As agents for each SELLER we have authority to:

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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

A5 The contract

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

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

A5.3 YOU must before leaving the AUCTION:

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

A5.4 If you do not we may either:

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

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

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

- (a) you are personally liable to buy the LOT even if you are acting as an agent; and
- (b) you must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.

A5.8 Where the BUYER is a company you warrant that the BUYER is properly constituted and able to buy the LOT.

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

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

G1. The lot

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

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

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

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

- (a) matters registered or capable of registration as local land charges;
- (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
- (c) notices, orders, demands, proposals and requirements of any competent authority;
- (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
- (e) rights, easements, quasi-easements, and wayleaves;
- (f) outgoing and other liabilities;
- (g) any interest which overrides, within the meaning of the Land Registration Act 2002;
- (h) matters that ought to be disclosed by the searches and enquires 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 CHATELLETS 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"> • (a) the DOCUMENTS, whether or not the BUYER has read them; and • (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. 		
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.		
G2. Deposit			
G2.1	The amount of the deposit is the greater of: <ul style="list-style-type: none"> • (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and • (b) 10% of the PRICE (exclusive of any VAT on the PRICE). 		
G2.2	The deposit <ul style="list-style-type: none"> • (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 • (b) is to be held as stakeholder unless the AUCTION CONDUCT CONDITIONS provide that it is to be held as agent for the SELLER. 		
G2.3	Where the AUCTIONEERS hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.		
G2.4	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.		
G2.5	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.		
G3. Between contract and completion			
G3.1	Unless the SPECIAL CONDITIONS state otherwise, the SELLER is to insure the LOT from and including the CONTRACT DATE to COMPLETION and: <ul style="list-style-type: none"> • (a) produce to the BUYER on request all relevant insurance details; • (b) pay the premiums when due; • (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; • (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; • (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 • (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. 		
G3.2	No damage to or destruction of the LOT nor any deterioration in its CONDITION, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.		
G3.3	Section 47 of the Law of Property Act 1925 does not apply.		
G3.4	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.		
G4. Title and identity			
G4.1	Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection except in relation to any matter that occurs after the CONTRACT DATE.		
G4.2	If any of the DOCUMENTS is not made available before the AUCTION the following provisions apply: <ul style="list-style-type: none"> • (a) The BUYER may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION. • (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. • (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. • (d) If title is in the course of registration, title is to consist of certified copies of: <ul style="list-style-type: none"> • (i) the application for registration of title made to the land registry; • (ii) the DOCUMENTS accompanying that application; • (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and • (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. • (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. 		
G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide): <ul style="list-style-type: none"> • (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 • (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. 		
G4.4	The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.		
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.		
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.		
G5. Transfer			
G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS: <ul style="list-style-type: none"> • (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 • (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER. 		
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.		
G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.		
G6. Completion			
G6.1	Completion is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.		
G6.2	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest.		
G6.3	Payment is to be made in pounds sterling and only by: <ul style="list-style-type: none"> • (a) direct TRANSFER to the SELLER'S conveyancer's client account; and • (b) the release of any deposit held by a stakeholder. 		
G6.4	Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with their obligations under the CONTRACT and the balance of the PRICE is unconditionally received in the SELLER'S conveyancer's client account.		
G6.5	If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.		
G6.6	Where applicable the CONTRACT remains in force following COMPLETION.		
G7. Notice to complete			
G7.1	The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence. <ul style="list-style-type: none"> • (a) terminate the CONTRACT; • (b) claim the deposit and any interest on it if held by a stakeholder; • (c) forfeit the deposit and any interest on it; • (d) resell the LOT; and • (e) claim damages from the BUYER. 		
G7.2	The person giving the notice must be READY TO COMPLETE.		
G7.3	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has: <ul style="list-style-type: none"> • (a) terminate the CONTRACT; • (b) claim the deposit and any interest on it from the SELLER or, if applicable, a stakeholder. 		
G7.4	If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has: <ul style="list-style-type: none"> • (a) terminate the CONTRACT; and • (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder. 		
G8. If the contract is brought to an end			
	If the CONTRACT is lawfully brought to an end: <ul style="list-style-type: none"> • (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and • (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. 		
G9. Landlord's licence			
G9.1	Where the LOT is or includes leasehold land and licence to assign is required this CONDITION G9 applies.		
G9.2	The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.		
G9.3	The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained.		
G9.4	The SELLER must: <ul style="list-style-type: none"> • (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and • (b) enter into any authorised guarantee agreement properly required. 		
G9.5	The BUYER must: <ul style="list-style-type: none"> • (a) promptly provide references and other relevant information; and • (b) comply with the landlord's lawful requirements. 		
G9.6	If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the licence has not been obtained the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before licence is obtained. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.		
G10. Interest and apportionments			
G10.1	If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the PRICE (less any deposit paid) from the AGREED COMPLETION DATE up to and including the ACTUAL COMPLETION DATE.		
G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must pay to the BUYER after COMPLETION any sum to which		
	the BUYER is entitled that the SELLER subsequently receives in cleared funds.		
G10.3	Income and outgoings are to be apportioned at ACTUAL COMPLETION DATE unless: <ul style="list-style-type: none"> • (a) the BUYER is liable to pay interest; and • (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; 		
	in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.		
G10.4	Apportionments are to be calculated on the basis that: <ul style="list-style-type: none"> • (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made; • (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 • (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. 		
G11. Arrears			
Part 1 Current rent			
G11.1	"Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding COMPLETION.		
G11.2	If on COMPLETION there are any arrears of current rent the BUYER must pay them, whether or not details of those arrears are given in the SPECIAL CONDITIONS.		
G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to arrears of current rent.		
Part 2 Buyer to pay for arrears			
G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of arrears.		
G11.5	The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the SPECIAL CONDITIONS.		
G11.6	If those arrears are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those arrears.		
Part 3 Buyer not to pay for arrears			
G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS: <ul style="list-style-type: none"> • (a) so state; or • (b) give no details of any arrears. 		
G11.8	While any arrears due to the seller remain unpaid the buyer must: (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy; (b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require; (d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order; (e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and (f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.		
G11.9	Where the SELLER has the right to recover arrears it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.		
G12. Management			
G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.		
G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.		
G12.3	The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and: <ul style="list-style-type: none"> • (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; • (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 • (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. 		
G13. Rent deposits			
G13.1	This CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.		
G13.2	If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions.		
G13.3	Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to: <ul style="list-style-type: none"> • (a) observe and perform the SELLER'S covenants and CONDITIONS in the rent deposit deed and indemnify the SELLER in respect of any breach; • (b) give notice of assignment to the tenant; and • (c) give such direct covenant to the tenant as may be required by the rent deposit deed. 		
G14. VAT			
G14.1	Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.		

<p>G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.</p> <p>G15. Transfer as a going concern</p> <p>G15.1 Where the SPECIAL CONDITIONS so state:</p> <ul style="list-style-type: none"> • (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. <p>G15.2 The SELLER confirms that the SELLER</p> <ul style="list-style-type: none"> • (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. <p>G15.3 The BUYER confirms that:</p> <ul style="list-style-type: none"> • (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. <p>G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence:</p> <ul style="list-style-type: none"> • (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. <p>G15.5 The BUYER confirms that after COMPLETION the BUYER intends to:</p> <ul style="list-style-type: none"> • (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 <p>G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:</p> <ul style="list-style-type: none"> • (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. <p>G16. Capital allowances</p> <p>G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.</p> <p>G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER'S claim for capital allowances.</p> <p>G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.</p> <p>G16.4 The SELLER and BUYER agree:</p> <ul style="list-style-type: none"> • (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. <p>G17. Maintenance agreements</p> <p>G17.1 The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.</p> <p>G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such CONTRACTS from the ACTUAL COMPLETION DATE.</p> <p>G18. Landlord and Tenant Act 1987</p> <p>G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.</p> <p>G18.2 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.</p> <p>G19. Sale by practitioner</p> <p>G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.</p> <p>G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.</p> <p>G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER'S obligations. The TRANSFER is to include a declaration excluding that personal liability.</p> <p>G19.4 The LOT is sold:</p> <ul style="list-style-type: none"> • (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. <p>G19.5 Where relevant:</p> <ul style="list-style-type: none"> • (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. <p>G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.</p> <p>G20. TUPE</p> <p>G20.1 If the SPECIAL CONDITIONS state "There are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.</p> <p>G20.2 If the SPECIAL CONDITIONS do not state "There are no employees to which TUPE applies" the following paragraphs apply:</p> <ul style="list-style-type: none"> • (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the 	<p>BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.</p> <ul style="list-style-type: none"> • (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. <p>G21. Environmental</p> <p>G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.</p> <p>G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT. The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.</p> <p>G22. Service Charge</p> <p>G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.</p> <p>G22.2 No apportionment is to be made at COMPLETION in respect of service charges.</p> <p>G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:</p> <ul style="list-style-type: none"> • (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. <p>G22.4 In respect of each TENANCY, if the service charge account shows that:</p> <ul style="list-style-type: none"> • (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 (arrear) applies. <p>G22.5 In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.</p> <p>G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:</p> <ul style="list-style-type: none"> • (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and • (b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so. <p>G23. Rent reviews</p> <p>G23.1 This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.</p> <p>G23.2 The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.</p> <p>G23.3 Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.</p> <p>G23.4 The SELLER must promptly:</p> <ul style="list-style-type: none"> • (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. <p>G23.5 The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.</p> <p>G23.6 When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.</p> <p>G23.7 If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as arrears.</p> <p>G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.</p> <p>G24. Tenancy renewals</p> <p>G24.1 This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.</p> <p>G24.2 Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.</p> <p>G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER</p>	<p>reasonably directs in relation to it.</p> <p>G24.4 Following COMPLETION the BUYER must:</p> <ul style="list-style-type: none"> • (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings; • (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. <p>G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.</p> <p>G25. Warranties</p> <p>G25.1 Available warranties are listed in the SPECIAL CONDITIONS.</p> <p>G25.2 Where a warranty is assignable the SELLER must:</p> <ul style="list-style-type: none"> • (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. <p>G25.3 If a warranty is not assignable the SELLER must after COMPLETION:</p> <ul style="list-style-type: none"> • (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. <p>G26. No assignment</p> <p>The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.</p> <p>G27. Registration at the Land Registry</p> <p>G27.1 This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:</p> <ul style="list-style-type: none"> • (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. <p>G27.2 This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:</p> <ul style="list-style-type: none"> • (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. <p>G28. Notices and other communications</p> <p>G28.1 All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.</p> <p>G28.2 A communication may be relied on if:</p> <ul style="list-style-type: none"> • (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. <p>G28.3 A communication is to be treated as received:</p> <ul style="list-style-type: none"> • (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. <p>G28.4 A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.</p> <p>G29. Contracts</p> <p>(Rights of Third Parties) Act 1999 No one is intended to have any benefit under the CONTRACT pursuant to the Contract (Rights of Third Parties) Act 1999.</p>
<h2 style="text-align: center;">Extra General Conditions</h2> <p style="text-align: center;">Applicable for all lots where the Common Auction Conditions apply.</p>		
<p>1. The Deposit</p> <p>1.1 GENERAL CONDITIONS A5.5a shall be deemed to be deleted and replaced by the following:</p> <p>A5.5a. The Deposit: a) must be paid to the AUCTIONEERS by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)</p> <p>b) is to be held as stakeholder save to the extent of the AUCTIONEERS' fees and expenses which part of the deposit shall be held as agents for the SELLER</p>		
<p>2. Buyer's Administration Charge</p> <p>2.1 Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £400 plus VAT upon exchange of contracts to the Auctioneer.</p>		
<p>3. Extra Auction Conduct Conditions</p> <p>3.1 Despite any special CONDITION to the contrary the minimum deposit we accept is £2,000 (or the total PRICE, if less). A special CONDITION may, however, require a higher minimum deposit.</p>		

Commercial Property and Professional Services

Auctions – Liverpool

2 Cotton Street
Liverpool L3 7DY
Tel: 0151 207 6315
auctions@suttonkersh.co.uk

Auctions – London

3 Belgrave Gardens
St Johns Wood
London NW8 0QY
Tel: +44(0)20 7625 9007
info@auctionhouselondon.co.uk

Commercial Property

2 Cotton Street
Liverpool L3 7DY
Tel: 0151 207 9339
commercial@suttonkersh.co.uk

Building Surveying

Tel: 0151 207 9966
exchange@suttonkersh.co.uk

Mortgages

40–42 Allerton Road
Liverpool L18 1LN
Tel: 0151 280 0407
mortgages@suttonkersh.co.uk

Surveys & Valuations

2 Cotton Street
Liverpool L3 7DY
Tel: 0151 207 9966
exchange@suttonkersh.co.uk

Block Management

6 Cotton Street
Liverpool L3 7DY
Tel: 0151 482 2555
management@suttonkersh.co.uk

Residential Lettings & Estate Agency Services

Residential Lettings Head Office

6 Cotton Street
Liverpool L3 7DY
Tel: 0151 207 5923
lettings@suttonkersh.co.uk
Fax: 0151 482 2566

Residential Lettings City Centre

30–32 Exchange Street East
Liverpool L2 3PQ
Tel: 0151 207 5923
lettings@suttonkersh.co.uk
Fax: 0151 236 3755

Residential & Commercial Allerton & South Liverpool

40–42 Allerton Road
Liverpool L18 1LN
Tel: 0151 734 0666
Fax: 0151 734 4504
allerton@suttonkersh.co.uk

City Centre

30–32 Exchange Street East
Liverpool L2 3PQ
Tel: 0151 236 2332
Fax: 0151 236 3755
citycentre@suttonkersh.co.uk

West Derby & Central Liverpool

18 West Derby Village
Liverpool L12 5HW
Tel: 0151 256 7837
Fax: 0151 226 1349
westderby@suttonkersh.co.uk

Allerton & South Liverpool Lettings

56a Allerton Road
Liverpool L18 1LN
Tel: 0151 207 5923
allertonlettings@suttonkersh.co.uk



2 Cotton Street
Liverpool L3 7DY