

NOW INVITING
INSTRUCTIONS
FOR OUR
10 DECEMBER AUCTION

SuttonKersh



1ST FOR AUCTIONS

Thursday 29 October 2015

commencing at 12pm prompt at

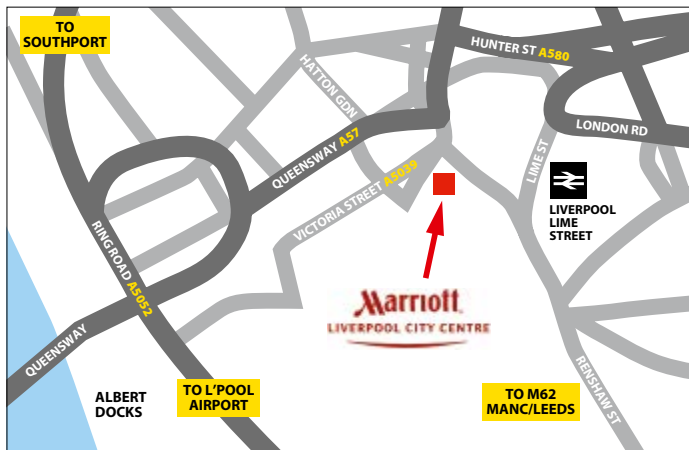
Marriott Hotel City Centre

One Queen Square Liverpool L1 1RH



www.suttonkersh.co.uk

Location



Marriott Hotel
City Centre
One Queen Square
Liverpool L1 1RH

Entries are invited from owners or their agents

Please speak to Cathy Holt on **0151 207 6315**

Or email cathy.holt@suttonkersh.co.uk

Auction programme 2015

AUCTION DATES

Thursday 12 February
Thursday 16 April
Wednesday 3 June
Thursday 16 July
Thursday 10 September
Thursday 29 October
Thursday 10 December

CLOSING DATES

16 January
20 March
8 May
19 June
14 August
25 September
13 November

Auction programme 2016

AUCTION DATES

11th February
31st March
26th May
14th July
8th September
3rd November
15th December

CLOSING DATES

15th January
4th March
29th April
17th June
12th August
7th October
18th November

Merseyside's leading auction team...



James Kersh Bsc (Hons) MRICS
Director
james@suttonkersh.co.uk



Cathy Holt MNAEA
Head of Auctions
cathy.holt@suttonkersh.co.uk



Andrew Binstock Bsc (Hons)
Auctioneer

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Auctioneer's pre-sale announcements

This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at suttonkersh.co.uk and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.

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. (see definition of Guide Prices below)

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 Cathy Holt 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 £3,000 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 £500 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. (see definition of Reserve Prices below)

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.

*Guide Prices & Reserve Prices

Guide Price

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the

auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer.

Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Auction results Thursday 10 September

LOT	PROPERTY	RESULT	PRICE
1	18 ROCK PARK, BIRKENHEAD, MERSEYSIDE CH42 1PJ	SOLD	£175,000
2	APT 33 WILLOW RISE, ROUGHWOOD DRIVE, LIVERPOOL L33 8WZ	SOLD	£38,000
3	68 EMPRESS ROAD, KENSINGTON, LIVERPOOL L7 8SE	SOLD	£91,500
4	38 DENFORD ROAD, LIVERPOOL L14 2DW	SOLD	£50,000
5	20 QUEENS COURT, EVERTON, LIVERPOOL L6 2AU	SOLD	£42,000
6	1A DIANA STREET, LIVERPOOL L4 5RX	SOLD PRIOR	—
7	LAND AT 3 SHREWSBURY ROAD, LIVERPOOL L19 5PA	AVAILABLE AT	£40,000
8	8 ISMAY ROAD, LITHERLAND, LIVERPOOL L21 8LY	SOLD PRIOR	—
9	67 WENDELL STREET, LIVERPOOL L8 0RG	AVAILABLE AT	£50,000
10	1 THORNTON AVENUE, BOOTLE, MERSEYSIDE L20 6DS	SOLD	£50,000
11	9 KREMLIN DRIVE, LIVERPOOL L13 7BU	AVAILABLE AT	£85,000
12	12 CHEQUER LANE, UPHOLLAND, SKELMERSDALE, LANCASHIRE WN8 0DE	SOLD	£138,000
13	APT 10, GRASSENDALE COURT, GRASSENDALE ROAD, LIVERPOOL L19 0LY	SOLD	£47,000
14	12 LANGTON ROAD, WAVERTREE, LIVERPOOL L15 2HT	SOLD AFTER	—
15	187 ACKERS HALL AVENUE, LIVERPOOL L14 4AY	SOLD PRIOR	—
16	8 DENMAN DRIVE, NEWSHAM PARK, LIVERPOOL L6 7UE	AVAILABLE AT	£185,000
17	42 CEDAR ROAD, WHISTON, PRESCOT, MERSEYSIDE L35 2XA	SOLD	£88,000
18	71A & 75A BOROUGH ROAD, WALLASEY, MERSEYSIDE CH44 6NB	AVAILABLE AT	£160,000
19	146 PEEL ROAD, BOOTLE, MERSEYSIDE L20 4LB	SOLD AFTER	—
20	46 WINDSOR ROAD, TUEBROOK, LIVERPOOL L13 8BD	AVAILABLE AT	£85,000
21	18 SHELLINGFORD ROAD, LIVERPOOL L14 0PD	SOLD	£45,000
22	161 WESTMINSTER ROAD, LIVERPOOL L4 4LR	AVAILABLE AT	£60,000
23	504 & 506 STANLEY ROAD, BOOTLE, MERSEYSIDE L20 5AF	SOLD PRIOR	—
24	46 OLD BIDSTON ROAD, BIRKENHEAD, MERSEYSIDE CH41 8BL	AVAILABLE AT	£45,000
25	81 MELROSE ROAD, KIRKDALE, LIVERPOOL L4 1RP	SOLD	£39,500
26	207 STANLEY ROAD, KIRKDALE, LIVERPOOL L5 7QB	POSTPONED	—
27	KNIGHTSBRIDGE COURT, 35B HOLLAND STREET, LIVERPOOL L7 0JG	SOLD	£45,000
28	2 CLAPHAM ROAD, LIVERPOOL L4 2TQ	SOLD PRIOR	—
29	14 DOMBEY STREET, LIVERPOOL L8 5TL	SOLD	£70,000
30	151 KNOWSLEY ROAD, BOOTLE, MERSEYSIDE L20 4NJ	SOLD	£85,000
31	15 KREMLIN DRIVE, LIVERPOOL L13 7BU	AVAILABLE AT	£75,000
32	502 STANLEY ROAD, BOOTLE, MERSEYSIDE L20 5AF	SOLD PRIOR	—
33	94/94A PRESCOT ROAD, FAIRFIELD, LIVERPOOL L7 0JA	SOLD AFTER	—
34	25 LONGFELLOW STREET, BOOTLE, MERSEYSIDE L20 4JR	SOLD	£35,000
35	FLAT 5 MILL VIEW, RUTTER STREET, LIVERPOOL L8 6AG	SOLD AFTER	—
36	11 BIRCHFIELD ROAD, WALTON, LIVERPOOL L4 5US	SOLD PRIOR	—
37	3 ALBERT ROAD, TUEBROOK, LIVERPOOL L13 8DZ	SOLD	£48,000
38	14 WHITBY STREET, LIVERPOOL L6 4DH	AVAILABLE AT	£42,500
39	83 GREENLEAF STREET, LIVERPOOL L8 0RA	SOLD	£40,000
40	APT 8, GRASSENDALE COURT, GRASSENDALE ROAD, LIVERPOOL L19 0LY	AVAILABLE AT	£50,000
41	49 BALA STREET, LIVERPOOL L4 2QN	AVAILABLE AT	£40,000
42	10 ISMAY ROAD, LITHERLAND, LIVERPOOL L21 8LY	SOLD PRIOR	—
43	130 SHEIL ROAD, LIVERPOOL L6 7UA	WITHDRAWN	—
44	22 JUDGES DRIVE, NEWSHAM PARK, LIVERPOOL L6 7UB	SOLD PRIOR	—
45	1A & 1B WINDSOR ROAD, WALTON, LIVERPOOL L9 4RA	SOLD PRIOR	—
46	GRANADA BUILDINGS, EAST PRESCOT ROAD, LIVERPOOL L14 9PW	WITHDRAWN	—
47	46A SOUTH ROAD, WATERLOO, LIVERPOOL L22 5PQ	SOLD AFTER	—
48	LAND TO THE REAR OF 24 AIGBURTH DRIVE, LIVERPOOL L17 4JH	SOLD PRIOR	—
49	85 GREENLEAF STREET, LIVERPOOL L8 0RA	SOLD AFTER	—
50	163 WESTMINSTER ROAD, LIVERPOOL L4 4LR	AVAILABLE AT	£60,000
51	6 CROWN STREET, NORTHWICH, CHESHIRE CW9 5AX	AVAILABLE AT	£95,000
52	ESSEX HOUSE, BRIDLE ROAD, AINTREE MERSEYSIDE L30 4UE	SOLD AFTER	—
53	FLAT 3, 14D WALTON PARK MANSIONS, WALTON PARK, LIVERPOOL L9 1EZ	AVAILABLE AT	£47,000
54	20 DOMBEY STREET, LIVERPOOL L8 5TL	SOLD	£61,500

55	64 STONEFIELD ROAD, LIVERPOOL L14 0NZ	SOLD	£47,000
56	210-214 COUNTY ROAD, WALTON, LIVERPOOL L4 5PJ	SOLD	£150,500
57	20 FALKNER SQUARE, LIVERPOOL L8 7NY	AVAILABLE AT	£450,000
58	17 DEVONSHIRE ROAD, PRINCES PARK, LIVERPOOL L8 3TY	SOLD	£480,500
59	PLOT 61 LAND AT SUMMERFIELDS, RHOSTYLLEN, WREXHAM, CLWYD LL14 4EU	SOLD	£100
60	PLOT 62 LAND AT SUMMERFIELDS, RHOSTYLLEN, WREXHAM, CLWYD LL14 4EU	SOLD	£100
61	PLOT 63 LAND AT SUMMERFIELDS, RHOSTYLLEN, WREXHAM, CLWYD LL14 4EU	SOLD	£100
62	PLOT 65 LAND AT SUMMERFIELDS, RHOSTYLLEN, WREXHAM, CLWYD LL14 4EU	SOLD	£100
63	151 KENSINGTON, LIVERPOOL L7 2RE	SOLD	£126,000
64	2 MARYLAND STREET, LIVERPOOL L1 9DE	SOLD AFTER	—
65	64 GLAMIS ROAD, TUEBROOK, LIVERPOOL L13 8DL	SOLD	£43,000
66	43 GREENLEAF STREET, LIVERPOOL L8 0RA	SOLD	£42,000
67	54 VIOLET ROAD, LIVERPOOL L21 6NZ	SOLD PRIOR	—
68	144 WADHAM ROAD, BOOTLE, MERSEYSIDE L20 2DE	AVAILABLE AT	£70,000
69	23 SHEIL ROAD, LIVERPOOL L6 3AB	SOLD	£106,000
70	51 FARADAY STREET, LIVERPOOL L5 6PL	SOLD	£45,000
71	58 QUEENS DRIVE, WEST DERBY, LIVERPOOL L13 0AJ	SOLD	£79,000
72	7 COLWELL ROAD, LIVERPOOL L14 8XY	SOLD	£60,000
73	25 MARKET STREET, SOUTHPORT, MERSEYSIDE PR8 1HJ	SOLD AFTER	—
74	70 ISMAY STREET, LIVERPOOL L4 4EF	SOLD	£42,000
75	104 LAWRENCE ROAD, LIVERPOOL L15 0EG	AVAILABLE AT	£160,000
76	50/52 KING STREET, WALLASEY, MERSEYSIDE CH44 8AU	SOLD PRIOR	—
77	APT 141 HANSBY DRIVE, SPEKE, LIVERPOOL L24 9LW	AVAILABLE AT	£65,000
78	78 KENSINGTON, LIVERPOOL L7 8XB	SOLD	£73,500
79	137-141 COUNTY ROAD, WALTON, LIVERPOOL, L4 3QF	SOLD	£280,000
80	56-70 CONWY DRIVE, LIVERPOOL L6 5JP	SOLD	£101,000
81	5 MILLERSDALE AVENUE, LIVERPOOL L9 0JU	SOLD	£72,000
82	252A AIGBURTH ROAD, AIGBURTH, LIVERPOOL L17 9PJ	SOLD AFTER	—
83	295 HAWTHORNE ROAD, BOOTLE, MERSEYSIDE L20 3AP	SOLD PRIOR	—
84	22 ARMOUR GROVE, LIVERPOOL L13 1BN	AVAILABLE AT	£60,000
85	1 ETRUSCAN ROAD, OLD SWAN, LIVERPOOL L13 3DJ	SOLD	£81,000
86	39 BROOKSIDE, WEST DERBY, LIVERPOOL L12 0BA	SOLD PRIOR	—
87	4 HIGHER ROAD, HUNTSCROSS, LIVERPOOL L25 0QQ	AVAILABLE AT	£138,000
88	51 GREENWICH ROAD, AINTREE, LIVERPOOL L9 0HR	SOLD	£59,000
89	24 ONSLOW ROAD, KENSINGTON, LIVERPOOL L6 3BB	SOLD AFTER	—
90	50 WARRENHOUSE ROAD, KIRKBY, LIVERPOOL L33 9XQ	SOLD	£35,000
91	62 LIND STREET, LIVERPOOL L4 4EQ	SOLD PRIOR	—

Total Realisation = **£5,464,400**

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 29 October**

For sale by public auction unless sold prior or withdrawn

1	70 Mount Pleasant Road, Wallasey, Merseyside CH45 5HT	£85,000+
2	Flat 8, 1 Bold Place, St Luke's Chambers, Liverpool L1 9DN	£60,000-£65,000
3	13 Mannering Road, Liverpool L17 8TP	£215,000+
4	8 Primrose Court, Liverpool L36 8DH	£45,000+
5	21 Ivanhoe Road, Aigburth, Liverpool L17 8XE	£365,000+
6	18 Newark Street, Liverpool L4 3RP	£40,000-£45,000
7	27/27a Warbreck Moor, Liverpool L9 4RW	£65,000+
8	27 Dewsbury Road, Liverpool L4 2XG	£30,000+
9	85 Olivia Street, Bootle, Merseyside L20 2ER	£40,000-£45,000
10	28 Harcourt Street, Birkenhead, Merseyside CH41 4JA	£35,000-£40,000
11	9 Kremlin Drive, Liverpool L13 7BU	£70,000-£80,000
12	4 Higher Road, Huntscross, Liverpool L25 0QQ	£125,000+
13	Flat 6, 43 Bentley Road, Liverpool L8 0SS	£60,000-£70,000
14	39 Newcombe Street, Liverpool L6 5AN	£40,000+
15	172 Peel Road, Bootle, Merseyside L20 4LH	£35,000-£40,000
16	243 Finch Lane, Knotty Ash, Liverpool L14 4AE	£100,000-£125,000
17	211 Strand Road, Bootle, Merseyside L20 3HJ	£25,000+
18	86 Oak house Park, Walton, Liverpool L9 1EP	£40,000+
19	28 Newling Street, Birkenhead, Merseyside CH41 4HX	£35,000-£40,000
20	49a Croxteth Hall Lane, Croxteth, Liverpool L11 4SA	£30,000-£35,000
21	103-107 Linacre Road, Litherland, Liverpool L21 8NS	£150,000+
22	9/11 St. Ambrose Grove, Liverpool L4 2RL	£130,000+
23	Apt 1901 Beetham Tower, 111 Old Hall Street, Liverpool L3 9BE	£150,000+
24	14 Whitby Street, Liverpool L6 4DH	£40,000+
25	29 Dewsbury Road, Liverpool L4 2XG	£30,000+
26	Flat 3, 49 Promenade, Southport, Merseyside PR9 0DX	£35,000-£40,000
27	320 St Anne Street, Birkenhead, Merseyside CH41 4JF	£30,000+
28	15 Southmead Road, Allerton, Liverpool L19 5NB	£110,000+
29	5 Ivanhoe Road, Aigburth, Liverpool L17 8XE	£340,000+
30	68 Mandeville Street, Liverpool L4 5TL	£45,000+
31	25 Munster Road, Old Swan, Liverpool L13 5ST	£55,000+
32	23 Egerton Road, Liverpool L15 2HN	£70,000+
33	Holly Court, Speke Road, Garston, Liverpool L19 2JP	£350,000-£375,000
34	150 Princes Road, Liverpool L8 2UL	£325,000+
35	577/577a West Derby Road, Liverpool L13 8AE	£120,000+
36	23 Falkner Square, Liverpool L8 7NY	£450,000+
37	32 Parton Street, Liverpool L6 3AW	£25,000+
38	Flat 14 Spenser Lodge, Spenser Avenue, Birkenhead CH42 2DW	£30,000-£35,000
39	Flat 1, 63 Bewsey Street, Warrington WA2 7JQ	£35,000+
40	67 Wendell Street, Liverpool L8 0RG	£40,000+
41	60 Banner Street, Liverpool L15 0HQ	£45,000+
42	Unit 112, Block A Liverpool Business Centre, Goodlass Road L249HJ	£30,000+
43	19 Waverley Road, Sefton Park, Liverpool L17 8TZ	£225,000+
44	385 Smithdown Road, Liverpool L15 3JJ	£90,000+
45	12/5 Social Club, Rusland Road, Liverpool L32 6QW	£125,000+
46	15 Kremlin Drive, Liverpool L13 7BU	£75,000+
47	21 Charlotte Road, Wallasey, Merseyside CH44 0DN	£35,000-£40,000
48	47 Tudor Street, Kensington, Liverpool L6 6AG	£25,000+
49	143 Queens Drive, Walton, Liverpool L4 6SG	£90,000+
50	Apt 8, Grassendale Court, Grassendale Road, Liverpool L19 0LY	£45,000+
51-54	Plots 31, 32, 33, 34 Land at Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU	NIL RESERVE
55	35 Dudlow Lane, Mossley Hill, Liverpool L18 2EX	£600,000+
56	4 Southbank Road, Edge Hill, Liverpool L7 9LP	£60,000-£65,000
57	10 Lea Road, Wallasey, Merseyside CH44 0DU	£35,000-£40,000
58	64 Blantyre Road, Liverpool L15 3HT	£80,000+
59	Woolton Library, 88-90a Allerton Road, Woolton, Liverpool L25 7RQ	£150,000+

Order of sale **Thursday 29 October**

60	32-34 City Road, Liverpool L4 5UN	£90,000+
61	15 Childwall Avenue, Liverpool L15 2JB	£20,000-£25,000
62	144 Wadham Road, Bootle, Merseyside L20 2DE	£60,000+
63	68 Temple Road, Birkenhead, Merseyside CH42 9JY	£65,000+
64	69 Jacob Street, Liverpool L8 4TG	£60,000-£65,000
65	12 Mayfair Close, Anfield, Liverpool L6 5JS	£25,000+
66	20 Falkner Square, Liverpool L8 7NY	£400,000+
67	115 Seaforth Road, Seaforth, Liverpool L21 4LB	£35,000-£40,000
68	Unit 1, Harrisons Estate, Carsthorpe Road, Hoylake CH47 4FB	£75,000+
69	7 Onslow Road, Wirral, Merseyside CH62 1EJ	£45,000-£50,000
70	11 Primrose Court, Huyton, Liverpool L36 8DH	£45,000+
71	76 Blythwood Street, Liverpool L17 7DG	£115,000+
72	41 Amphill Road, Aigburth, Liverpool L17 9QL	£125,000+
73	140 Lawrence Road, Liverpool	£100,000-£125,000
74	23-25 Grange Mount, Prenton, Merseyside CH43 4XN	£200,000+
75	105 Quarry Street, Woolton, Liverpool L25 6HB	£100,000+
76	128 Sheil Road, Liverpool L6 7UA	£120,000+
77	9 Briardale Road, Wallasey, Merseyside CH44 7AU	£35,000+
78	48 Silkstone Street, St. Helens, Merseyside WA10 4PB	£40,000+
79	39 Merlin Street, Liverpool L8 8HZ	£45,000+
80	14 Egerton Street, Runcorn, Cheshire WA7 1JL	£45,000+
81	60 Palatine Road, Wallasey, Merseyside CH44 7EW	£35,000-£40,000
82	19 Rodney Street, Liverpool L1 9EF	£450,000+
83	219 Knowsley Road, Bootle, Merseyside L20 4NW	£25,000+
84	Apt 42 Abbeygate Apartments, Wavertree Gardens L15 8HB	£55,000+
85	1 Sunnyside, Princes Park, Liverpool L8 3TD	£625,000+
86	Flat 1, 25 Denman Drive, Liverpool L6 7UF	£40,000+
87	Bands Building, 8 Vernon Street, Liverpool L2 2AY	£300,000+
88	8, 8a, 8b, 8c, 8d Oriel Street L3 6DU, & 9-11 Naylor Street L3 6DR	£300,000+
89	24 Hawthorne Road, Bootle, Merseyside L20 2DN	£80,000+
90	53 Bankhall Street, Liverpool L20 8JD	£190,000+
91	Land at 14 Grinfield Street, Liverpool L7 3EQ	£150,000+
92	4 Lynholme Road, Liverpool L4 2XB	£35,000-£40,000
93	57 Grantham Street, Liverpool L6 6BU	£35,000-£40,000
94	5 Ursula Street, Bootle, Merseyside L20 2EX	£30,000-£35,000
95	4 Olney Street, Liverpool L4 5QN	£35,000 +
96	Apt 21, National Bank Building, 24 Fenwick Street, Liverpool L2 7NE	£80,000+
97	18 Viola Street, Bootle, Merseyside L20 7DR	£35,000+
98	50 Hawthorne Road, Bootle, Merseyside L20 2DQ	£30,000-£40,000
99	3 Bridle Way, Bootle, Merseyside L30 4UA	£30,000-£35,000
100	Lee House, 17 Juniper Street, Liverpool L20 8EL	£100,000-£125,000
101	6 Richmond Terrace, Liverpool L6 5EA	£100,000+
102	The Kensington Pub, 175 Kensington L7 2RF	£135,000+

Auction programme 2016

Auction Dates

11th February
31st March
26th May
14th July
8th September
3rd November
15th December

Closing Dates

15th January
4th March
29th April
17th June
12th August
7th October
18th November



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Order of sale **by type**

COMMERCIAL INVESTMENT

- 7 27/27a Warbreck Moor, Liverpool L9 4RW
 16 243 Finch Lane, Knotty Ash, Liverpool L14 4AE
 21 103–107 Linacre Road, Litherland, Liverpool L21 8NS
 33 Holly Court, Speke Road, Garston, Liverpool L19 2JP
 35 577/577a West Derby Road, Liverpool L13 8AE
 60 32–34 City Road, Liverpool L4 5UN
 74 23–25 Grange Mount, Prenton, Merseyside CH43 4XN
 90 53 Bankhall Street, Liverpool L20 8JD

DEVELOPMENT LAND

- 91 Land at 14 Grinfield Street, Liverpool L7 3EQ

DEVELOPMENT OPPORTUNITIES

- 45 12/5 Social Club, Rusland Road, Liverpool L32 6QW
 59 Woolton Library, 88–90a Allerton Road, Woolton, Liverpool L25 7RQ

LAND

- 51–54 Plots 31, 32, 33, 34 Land at Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU

RESIDENTIAL INVESTMENT

- 3 13 Mannering Road, Liverpool L17 8TP
 5 21 Ivanhoe Road, Aigburth, Liverpool L17 8XE
 11 9 Kremlin Drive, Liverpool L13 7BU
 13 Flat 6, 43 Bentley Road, Liverpool L8 0SS
 18 86 Oak house Park, Walton, Liverpool L9 1EP
 22 9/11 St. Ambrose Grove, Liverpool L4 2RL
 28 15 Southmead Road, Allerton, Liverpool L19 5NB
 29 5 Ivanhoe Road, Aigburth, Liverpool L17 8XE
 30 68 Mandeville Street, Liverpool L4 5TL
 34 150 Princes Road, Liverpool L8 2UL
 36 23 Falkner Square, Liverpool L8 7NY
 39 Flat 1, 63 Bewsey Street, Warrington WA2 7JQ
 41 60 Banner Street, Liverpool L15 0HQ
 43 19 Waverley Road, Sefton Park, Liverpool L17 8TZ
 46 15 Kremlin Drive, Liverpool L13 7BU
 49 143 Queens Drive, Walton, Liverpool L4 6SG
 50 Apt 8, Grassendale Court, Grassendale Road, Liverpool L19 0LY
 57 10 Lea Road, Wallasey, Merseyside CH44 0DU
 66 20 Falkner Square, Liverpool L8 7NY

- 69 7 Onslow Road, Wirral, Merseyside CH62 1EJ
 71 76 Blythswood Street, Liverpool L17 7DG
 76 128 Sheil Road, Liverpool L6 7UA
 79 39 Merlin Street, Liverpool L8 8HZ
 84 Apt 42 Abbeygate Apartments, Wavertree Gardens L15 8HB
 85 1 Sunnyside, Princes Park, Liverpool L8 3TD
 89 24 Hawthorne Road, Bootle, Merseyside L20 2DN
 96 Apt 21, National Bank Building, 24 Fenwick Street, Liverpool L2 7NE

VACANT COMMERCIAL

- 42 Unit 112, Block A Liverpool Business Centre, Goodlass Road L24 9HJ
 44 385 Smithdown Road, Liverpool L15 3JJ
 68 Unit 1, Harrisons Estate, Carsthorpe Road, Hoylake CH47 4FB
 82 19 Rodney Street, Liverpool L1 9EF
 83 219 Knowsley Road, Bootle, Merseyside L20 4NW
 87 Bands Building, 8 Vernon Street, Liverpool L2 2AY
 88 8, 8a, 8b, 8c, 8d Oriol Street L3 6DU, & 9–11 Naylor Street L3 6DR
 98 50 Hawthorne Road, Bootle, Merseyside L20 2DQ
 99 3 Bridle Way, Bootle, Merseyside L30 4UA
 100 Lee House, 17 Juniper Street, Liverpool L20 8EL
 102 The Kensington Pub, 175 Kensington L7 2RF

VACANT RESIDENTIAL

- 1 70 Mount Pleasant Road, Wallasey, Merseyside CH45 5HT
 2 Flat 8, 1 Bold Place, St Luke's Chambers, Liverpool L1 9DN
 4 8 Primrose Court, Liverpool L36 8DH
 6 18 Newark Street, Liverpool L4 3RP
 8 27 Dewsbury Road, Liverpool L4 2XG
 9 85 Olivia Street, Bootle, Merseyside L20 2ER
 10 28 Harcourt Street, Birkenhead, Merseyside CH41 4JA
 12 4 Higher Road, Huntscross, Liverpool L25 0QQ
 14 39 Newcombe Street, Liverpool L6 5AN
 15 172 Peel Road, Bootle, Merseyside L20 4LH
 17 211 Strand Road, Bootle, Merseyside L20 3HJ
 19 28 Newling Street, Birkenhead, Merseyside CH41 4HX
 20 49a Croxteth Hall Lane, Croxteth, Liverpool L11 4SA

- 23 Apt 1901 Beetham Tower, 111 Old Hall Street, Liverpool L3 9BE
 24 14 Whitby Street, Liverpool L6 4DH
 25 29 Dewsbury Road, Liverpool L4 2XG
 26 Flat 3, 49 Promenade, Southport, Merseyside PR9 0DX
 27 320 St Anne Street, Birkenhead, Merseyside CH41 4JF
 31 25 Munster Road, Old Swan, Liverpool L13 5ST
 32 23 Egerton Road, Liverpool L15 2HN
 37 32 Parton Street, Liverpool L6 3AW
 38 Flat 14 Spenser Lodge, Spenser Avenue, Birkenhead CH42 2DW
 40 67 Wendell Street, Liverpool L8 0RG
 47 21 Charlotte Road, Wallasey, Merseyside CH44 0DN
 48 47 Tudor Street, Kensington, Liverpool L6 6AG
 55 35 Dudlow Lane, Mossley Hill, Liverpool L18 2EX
 56 4 Southbank Road, Edge Hill, Liverpool L7 9LP
 58 64 Blantyre Road, Liverpool L15 3HT
 61 15 Childwall Avenue, Liverpool L15 2JB
 62 144 Wadham Road, Bootle, Merseyside L20 2DE
 63 68 Temple Road, Birkenhead, Merseyside CH42 9JY
 64 69 Jacob Street, Liverpool L8 4TG
 65 12 Mayfair Close, Anfield, Liverpool L6 5JS
 67 115 Seaforth Road, Seaforth, Liverpool L21 4LB
 70 11 Primrose Court, Huyton, Liverpool L36 8DH
 72 41 Amptill Road, Aigburth, Liverpool L17 9QL
 73 140 Lawrence Road, Liverpool
 75 105 Quarry Street, Woolton, Liverpool L25 6HB
 77 9 Briardale Road, Wallasey, Merseyside CH44 7AU
 78 48 Silkstone Street, St. Helens, Merseyside WA10 4PB
 80 14 Egerton Street, Runcorn, Cheshire WA7 1JL
 81 60 Palatine Road, Wallasey, Merseyside CH44 7EW
 86 Flat 1, 25 Denman Drive, Liverpool L6 7UF
 92 4 Lynholme Road, Liverpool L4 2XB
 93 57 Grantham Street, Liverpool L6 6BU
 94 5 Ursula Street, Bootle, Merseyside L20 2EX
 95 4 Olney Street, Liverpool L4 5QN
 97 18 Viola Street, Bootle, Merseyside L20 7DR
 101 6 Richmond Terrace, Liverpool L6 5EA

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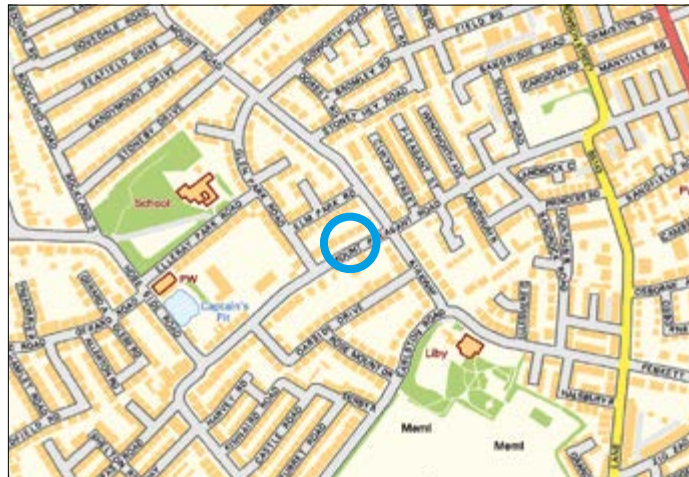
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*Available at an additional cost

LOT

1

70 Mount Pleasant Road, Wallasey, Merseyside CH45 5HT***GUIDE PRICE £85,000+**

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- **Vacant four bedroom semi detached property in need of an upgrade and refurbishment scheme**

Description A four bedroomed semi-detached property benefiting from partial double glazing and front and rear gardens. Following a full upgrade and refurbishment scheme the property would be suitable for occupation, resale or investment purposes.

Situated Fronting Mount Pleasant Road which leads to Rowson Street and Seabank Road (the A554) in a popular and well established residential location. Wallasey town centre and Liscard village are approximately 1 mile away.

First Floor Four Bedrooms, Bathroom/WC

Outside Gardens front and rear.

Ground Floor Hall, Lounge, Kitchen, Dining Room

LOT

2

Flat 8, 1 Bold Place, St Luke's Chambers, Liverpool L1 9DN***GUIDE PRICE £60,000-£65,000**

- **A third floor one bedroomed duplex apartment suitable for immediate occupation or investment purposes**

Description A third floor one bedroomed duplex apartment suitable for immediate occupation or investment purposes. The property has been newly renovated and benefits from double glazing, electric storage heaters and intercom system. The potential annual income being in excess of £6,000 per annum.

Situated Off Berry Street in Liverpool city centre within walking distance to local amenities, shopping facilities, excellent transport links and Universities.

to Bedroom with en suite Shower room/WC

EPC Rating D

Ground Floor Communal entrance Hallway.

Third Floor Apartment Open Plan Lounge/Kitchen, WC, Stairs

LOT
3**13 Mannering Road, Liverpool L17 8TP*****GUIDE PRICE £215,000+**

- **A semi detached property which has been converted to provide two self contained flats. Benefits from central heating. Total annual rental income £14,640.00 per annum.**

Description A semi-detached property which has been converted to provide two self-contained flats (one two-bedroom and one three-bedroom) which are both currently let by way of Assured Shorthold Tenancies producing £13,200.00 per annum. The property benefits from central heating. There are also three garages included in the sale which are known as 1, 2 and 3 Marmion Road which are also let producing £1,440.00 per annum. Total annual rental income £14,640.00 per annum.

Situated Off Linnet Lane which is off Ullet Road (A5089) in a popular and well established residential location within close proximity to Lark Lane amenities and Sefton Park.

First Floor Flat B Lounge/Diner, Kitchen, three Bedrooms, Bathroom/WC.

Outside Gardens.

EPC Rating D

Ground Floor Main Entrance Hallway

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

LOT
4**8 Primrose Court, Liverpool L36 8DH*****GUIDE PRICE £45,000+**

- **Two bedroom modern semi detached property. Double glazing, central heating. Gardens.**

Description A two bedroomed modern semi-detached property benefitting from double glazing, central heating, front and rear gardens and off road parking. The property would be suitable for investment purposes with a potential annual income of in excess of £5,800 per annum.

Situated The property is situated on a new build estate between Primrose Drive and Hillside Avenue, a few minutes away from the M57 motorway. Local amenities and schools are close by and Liverpool city centre is approximately 7 miles away.

First Floor Two Bedrooms, Bathroom/WC

Outside Gardens front and rear. Driveway

EPC Rating D

Ground Floor Lounge, Kitchen/Diner, WC

LOT
5**21 Ivanhoe Road, Aigburth, Liverpool L17 8XE*****GUIDE PRICE £365,000+**

- **A three storey double fronted semi detached property which has been converted to provide five self contained flats producing £27,180 per annum**

Description A three storey double fronted semi-detached property which has been converted to provide five self-contained flats (four one-bedroom and one two-bedroom) which are all currently let producing £27,180.00 per annum. The property benefits from central heating and gardens.

Situated Between Parkfield and well established residential Road and Lark Lane in a popular location within walking distance

to Lark Lane amenities and Sefton Park.

Ground Floor Main Entrance Hallway.

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

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

First Floor Flat 3 Lounge,

Kitchen, Bedroom, Bathroom/WC.

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

Second Floor

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

Outside Front & Rear Gardens.

EPC Rating D

LOT
6**18 Newark Street, Liverpool L4 3RP*****GUIDE PRICE £40,000-£45,000**

- **A two bedroomed middle terraced property benefiting from central heating.**

Description A two bedroomed middle terraced property benefiting from central heating. The property would be suitable for occupation or investment purposes.

Situated Off County Road within close proximity to local amenities, schooling and approximately 2 miles from Liverpool city centre.

EPC Rating E

Ground Floor Hall, Through Living Room, Kitchen/Diner.

First Floor Two Bedrooms, Bathroom/WC.

Outside Rear Yard.

LOT
7**27/27a Warbreck Moor, Liverpool L9 4RW*****GUIDE PRICE £65,000+**

- **A freehold lock-up shop together with a self contained flat to the first and second floors. Producing £7,500 per annum**

Description A freehold lock up shop together with a self-contained flat to the first and second floors. The whole property has been let by way of an FRI lease since 2004. The tenant was granted a new 7 year FRI lease for the whole property commencing May 2013 producing £7,500 per annum.

Situated Fronting Warbreck Moor at its junction with Walton Vale on a busy main road position approximately 4 miles from Liverpool city centre.

First/Second Floor Flat Hall, Lounge, Kitchen, Bathroom/WC, two Bedrooms.

Outside Yard to the rear.

Ground Floor Shop Main Sales Area, Rear Room, WC

LOT
8**27 Dewsbury Road, Liverpool L4 2XG*****GUIDE PRICE £30,000+**

- **Vacant two bedroom mid terraced property in good order throughout. Double glazing, central heating.**

Description Vacant two bedroom mid terraced property benefitting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate investment. The potential rent would be £4,800 per annum.

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

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear

Ground Floor Through Living Room, Kitchen

LOT
9**85 Olivia Street, Bootle, Merseyside L20 2ER*****GUIDE PRICE £40,000-£45,000**

- **Vacant two bedroom mid terrace property suitable for immediate investment purposes. Double glazing, central heating.**

Description A vacant two bedroomed middle terrace property which is in good order throughout and benefits from double glazing and central heating. The property would be suitable for immediate investment purposes.

Situated Between Stanley Road and Hawthorne Road in a popular and well established residential location within easy reach of local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor Hall, two Reception Rooms, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

Outside Rear Yard.

EPC Rating G



LOT
10

On behalf of a Housing Association

28 Harcourt Street, Birkenhead, Merseyside CH41 4JA***GUIDE PRICE £35,000–£40,000**

Not to scale. For identification purposes only

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

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes.

Situated Off the A5027 in a popular residential location within close proximity to local amenities and Birkenhead Park.

Ground Floor Two Reception rooms, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

Outside Yard.

LOT
11**9 Kremlin Drive, Liverpool L13 7BU*****GUIDE PRICE £70,000–£80,000**

Not to scale. For identification purposes only

- **A middle terraced property converted to provide three one-bedroomed flats.**

Description A middle terraced property converted to provide three one-bedroomed flats. The ground floor flat is currently let by way of an Assured Shorthold Tenancy at a rental of £4,740 per annum. The property is in need of a full upgrade and refurbishment scheme. The potential annual rental income being in excess of £13,500.

Situated Off Queens Drive in a popular and well established residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

Ground Floor Main Entrance Hallway

Flat 1 Lounge, Bedroom, Bathroom/WC stairs down to Kitchen.

First Floor
Flat 2 Lounge, Kitchen, Bedroom, Bathroom/WC
Flat 3 Lounge, Kitchen, Bedroom, Bathroom/WC

Outside Rear Garden.

LOT

12

4 Higher Road, Huntscross, Liverpool L25 0QQ

*GUIDE PRICE £125,000+



- **Three bed modern semi, double glazed, central heating, gardens, three bathrooms.**

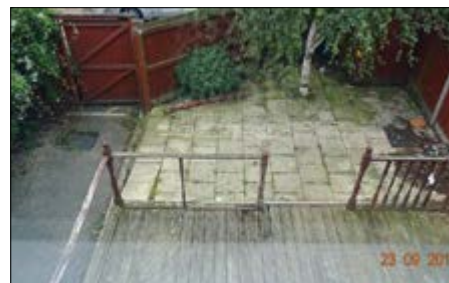
Description A modern double fronted extended three bedroomed semi-detached property benefiting from double glazing, central heating, alarm system, front and rear gardens, private rear driveway plus an allocated parking space to the rear. The property would be suitable for occupation, investment purposes or resale. The potential rental income when let being is in excess of £9,000 per annum.

Situated Fronting Higher Road on the corner of Portway, adjacent to Macket's Lane in a popular and well established residential location within close proximity to good transport links, Schooling, Hunts Cross shopping facilities and Speke Retail Park.

Ground Floor Hall, WC, Cloakroom, Lounge, Large L shaped Kitchen/Diner with a double sink and separate preparation sink together with granite surface worktops.

First Floor Large Landing, three Double Bedrooms, two with en-suite shower/WC, Family Bathroom/WC Boarded loft with ladder.

Outside Front garden, Decked rear garden, Private rear driveway with allocated car parking space accessed via Portway.



LOT
13**Flat 6, 43 Bentley Road, Liverpool L8 0SS*****GUIDE PRICE £60,000–£70,000**

- **A two bedroomed first floor apartment benefiting from double glazing and central heating. Producing £4,620 per annum.**

Description A two bedroomed first floor apartment benefiting from double glazing and central heating. The property is in good condition and currently let by way of an Assured Shorthold tenancy at a rental of £4,620 per annum. There is potential for the rent to be increased to £4,980 per annum. There are communal gardens and parking.

Situated within a converted double fronted detached property between Lodge Lane and Croxteth Road in a popular and established location within close proximity of local amenities, Sefton Park and approximately 3 miles from Liverpool city centre.

Ground Floor Main Entrance Hallway.

First Floor Apt 6 Hall, Open plan Lounge/Kitchen, two Bedrooms, Bathroom/WC

Outside Communal gardens and parking.

LOT
14**39 Newcombe Street, Liverpool L6 5AN*****GUIDE PRICE £40,000+**

- **A vacant two bedroomed mid terrace property benefiting from double glazing and gas fired central heating,. Recently refurbished.**

Description A vacant two bedroomed mid terrace property benefiting from double glazing and gas fired central heating, the property has been recently refurbished and has a potential rental income of £4,800 per annum. We have not carried out an internal inspection all details have been provided by the vendor.

Situated Situated off Breck Road within close proximity to local amenities, schooling and approximately 1.5 miles north east of Liverpool city centre.

Ground Floor Vestibule, hallway, two Living rooms and kitchen

First Floor Two bedrooms and bathroom/WC

Outside Yard to the rear

EPC Rating E

LOT
15**172 Peel Road, Bootle, Merseyside L20 4LH*****GUIDE PRICE £35,000–£40,000**

- **A vacant three bedroom mid terrace property benefiting from double glazing and central heating.**

Description A three bedroomed mid terrace property benefitting from double glazing, central heating and newly fitted carpets. The property would be suitable for investment purposes with a potential annual rental income of £6000.

Situated Off Marsh Lane within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear.

Ground Floor Hall, Through Living Room/Dining Room, Kitchen



LOT

16

243 Finch Lane, Knotty Ash, Liverpool L14 4AE

*GUIDE PRICE £100,000–£125,000



• **Four retail units plus one flat producing £16,980 per annum**

Description Freehold commercial premises comprising a parade of five self-contained retail units of which four are for sale and are all currently let producing an income of £16,980 per annum. One of the retail units (Unit B) together with two of the first floor flats have been sold off separately and are not included in the sale. Unit A includes a first floor flat which is used as staff accommodation along with storage. There are also two fenced vacant yard areas at the end of each property.

Situated Fronting Finch Lane in a popular and well established location. Access to the M57 motorway is close by and Liverpool city centre is 6 miles away.

Site Area Approximately 0.13 hectares (0.32 acres)

Joint Agents

Lambert Smith Hampton



DESCRIPTION	SQ M	SQ FT	TENANT	TERM	PASSING RENT
Unit A	112.80	1,214	Happy House Takeaway	24 years from 06/10/2003	£3,120 per annum
Unit C	80.24	864	Marmaris*	21 years from 10/06/2010	£7,020 per annum
Unit D	37.51	404	The Makeover Lounge	6	£3,840 per annum
Unit E	62.49	673	Glow Tanning	10 years from 01/05/2011	£3,000 per annum
Total	293.04	3,155			

* The lease is currently in the process of being assigned to Mr Mohamad Naby Hassan

LOT
17

On behalf of a Housing Association

211 Strand Road, Bootle, Merseyside L20 3HJ

*GUIDE PRICE £25,000+



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- **Vacant two bedroom middle terrace property in need of repair and modernisation**

Description A vacant two bedroomed middle terrace property which following repair and modernisation would be suitable for investment purposes.

Situated Off Stanley Road in a popular and well established location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

Outside Rear Yard.

Ground Floor Hall, Living Room, Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

Now accepting instructions for our 10 December auction

Closing date
13 November



James Kersh MRICS james@suttonkersh.co.uk
Cathy Holt MNAEA cathy.holt@suttonkersh.co.uk

0151 207 6315

LOT

18

86 Oak house Park, Walton, Liverpool L9 1EP

*GUIDE PRICE £40,000+

- **Two bed first floor apartment producing £5,408.00**
Benefiting from double glazing and central heating.

Description A two bedroomed first floor apartment which forms part of the popular conversion of the former Walton hospital building. The property is currently let by way of an Assured Shorthold Tenancy producing £5,408.00 per annum and benefits from double glazing and central heating.

Situated Close to Rice Lane and Breeze Hill in a popular and well established location within close proximity to local amenities.

Kitchen, Bathroom/WC, two Bedrooms.

Outside Communal Gardens and Parking

Ground Floor Main Entrance Hallway

EPC Rating D

First Floor Flat Hall, Lounge,

On behalf of a Housing Association

LOT

19

28 Newling Street, Birkenhead, Merseyside CH41 4HX

*GUIDE PRICE £35,000–£40,000

- **A two bedroom mid terrace in good order throughout.**
Double glazing and gas central heating.

Description A two bedroom mid terrace in good order throughout. The property benefits from double glazing and gas central heating and would be suitable for investment purposes.

Situated Off Conway Street in a popular residential location within close proximity to local amenities and Birkenhead Park.

Outside Rear yard

Ground Floor Entrance Porch, Lounge, Kitchen, Utility Space, Bathroom/WC.

First Floor Two Bedrooms



LOT

20

49a Croxteth Hall Lane, Croxteth, Liverpool L11 4SA

*GUIDE PRICE £30,000–£35,000

- **A three bedroomed second floor duplex flat suitable for immediate investment purposes.**

Description A three bedroomed second floor duplex flat suitable for immediate investment purposes. The property is in good condition throughout and benefits from double glazing, electric central heating, newly fitted kitchen and new carpeting throughout. The property has until recently been let at £500.00 pcm.

Situated within a purpose built block of flats fronting Croxteth Hall Lane which in turn is off East Lancashire Road (A580) in an established residential location.

Second Floor Flat Hall, Open Plan Lounge/Kitchen.

Third Floor Three Bedrooms, Bathroom/WC.

Ground Floor Main Entrance Hallway.

Outside Communal Gardens and Parking.

EPC Rating F



LOT
21**103-107 Linacre Road, Litherland, Liverpool L21 8NS*****GUIDE PRICE £150,000+**

Not to scale. For identification purposes only

- **Three commercial retail units with seven one-bedroomed flats. Producing £25,632pa.**

Description A mixed use property comprising three commercial retail units together with seven one-bedroomed self-contained flats above. The shops are currently let by way of Leases and trading as 'Easy Order Beds' and 'Used Household Electrics'. Four of the flats are currently let by way of Assured Shorthold Tenancies and one by way of a regulated tenancy. The property is currently producing £25,632 per annum. The potential income when fully let being in excess of £35,000pa.

Situated Fronting Linacre Road approximately 5 miles north of on the corner of Hinton Street Liverpool city centre.

Ground Floor**107** Corner shop, Kitchen, WC**103-105** Shop, Kitchen, WC**103-105**

First Floor Flat A Lounge, Kitchen, Shower room/WC, 2 Bedrooms. **Flat B** Lounge, Kitchen, Shower room/WC, Bedroom. **Flat C** Open plan Lounge/Kitchen, Shower room/WC, Bedroom.

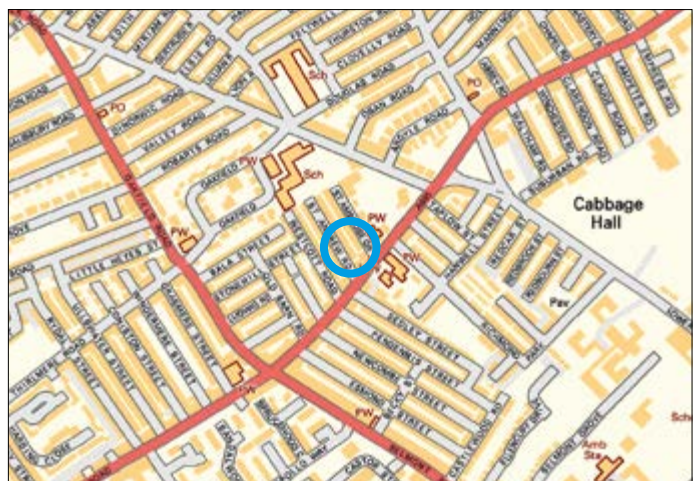
Second Floor Flat D Lounge, Kitchen, Shower room/WC,

Bedroom. **Flat E** Lounge, Kitchen, Shower room/WC, Bedroom.

Flat F Lounge, Kitchen, Shower room/WC, Bedroom.

107A

Separate entrance Lounge, Kitchen, Shower room/WC, Bedroom.

LOT
22**9/11 St. Ambrose Grove, Liverpool L4 2RL*****GUIDE PRICE £130,000+**

Not to scale. For identification purposes only

- **A pair of three storey properties which have been converted to provide five one-bedroomed self contained flats. Producing £24,000 pa.**

Description A pair of three storey dormer style middle terraced properties which have been converted to provide five one-bedroomed self-contained flats. The property is currently fully let by way of Assured Shorthold Tenancies producing in excess of £24,000 per annum. The property benefits from double glazing and electric storage heaters.

Situated Off Breck Road (A580) in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor Main Entrance Hallway. **Flat 1** hall, Lounge, Kitchen, Bedroom, Bathroom/WC **Flat 2** hall, Lounge, Kitchen, Bedroom, Bathroom/WC

First Floor Flat 3 hall, Lounge, Kitchen, Bedroom, Bathroom/WC **Flat 4** hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Second Floor Flat 5 hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Outside Communal Yard to the rear.

LOT
23**Apt 1901 Beetham Tower, 111 Old Hall Street, Liverpool L3 9BE*****GUIDE PRICE £150,000+**

- **A modern spacious two bed roomed 19th floor apartment. Benefiting from double glazing, electric storage heaters.**

Description A modern spacious two bed roomed 19th floor apartment benefiting from double glazing, electric storage heaters, stylish fitted kitchen with integrated appliances, secure allocated parking space and 24 hour concierge service. The property is in very good condition and would be suitable for immediate occupation or investment purposes with stunning river and city views.

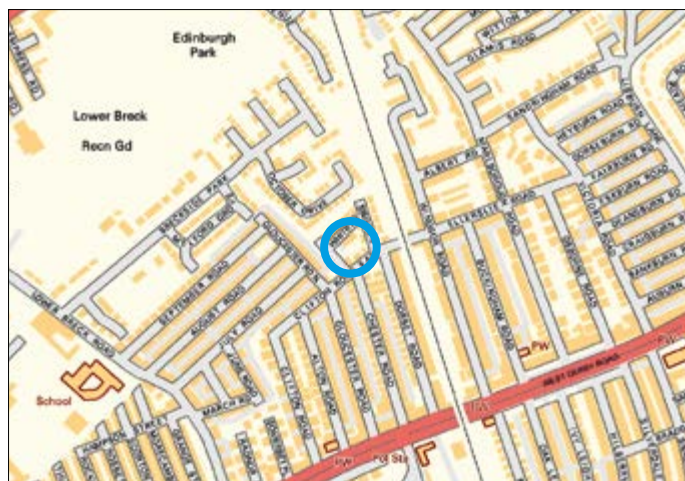
Situated In the prestigious Beetham Tower Development on Old Hall Street in the heart of Liverpool city centre within walking distance to Local shopping facilities, bars, restaurants and transport links.

Nineteenth Floor Apartment Hallway, Open Plan Living room, Kitchen, Bathroom/WC, two Bedrooms one with ensuite shower room/WC

Outside Allocated parking space.

Ground Floor Reception with concierge services and express passenger lift

On behalf of a Housing Association

LOT
24**14 Whitby Street, Liverpool L6 4DH*****GUIDE PRICE £40,000+**

Not to scale. For identification purposes only

- **A two bed roomed middle terraced property. Benefits from double glazing and central heating.**

Description A two bed roomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes.

Situated Just off Clifton Road East within easy access to Tuebrook amenities approximately 3 miles from Liverpool city centre.

EPC Rating C

Ground Floor Lounge, Bathroom/WC. Kitchen/Diner.

First Floor Two Bedrooms.

Outside Yard.

LOT
25**29 Dewsbury Road, Liverpool L4 2XG**
*GUIDE PRICE £30,000+

- **Vacant two bedroom mid terraced property in good order throughout**

Description Vacant two bedroom mid terraced property benefitting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate investment. The potential rent would be £4,800 per annum.

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

Ground Floor Hall, Through Living Room, Kitchen, WC, Utility Room

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear

LOT
26**Flat 3, 49 Promenade, Southport, Merseyside PR9 0DX**
*GUIDE PRICE £35,000–£40,000

- **One bedroomed first floor flat within a three storey town house property. Benefits from double glazing.**

Description A one bedroomed first floor flat within a three storey town house property. The property benefits from double glazing, secure intercom system and shared parking and rear court yard. Following modernisation the property would be suitable for occupation or investment purposes. If you wish to use the car park there is a fee of £100 per annum.

Situated The building overlooks The Promenade in a popular residential location within walking distance to Lord Street amenities. The flat overlooks the rear of the building.

Ground Floor Main entrance hallway.

First Floor Flat 3 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Outside Shared parking and rear court yard.

LOT
27**320 St Anne Street, Birkenhead, Merseyside CH41 4JF**
*GUIDE PRICE £30,000+

- **A two bedroom middle terrace property benefitting from double glazing and central heating**

Description A two bedroom middle terrace property benefitting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes with a potential annual rental income of in excess of £5400.00.

Situated Off Duke Street in a popular residential location within close proximity to local amenities and Birkenhead Park.

Ground Floor Through Living Room, Kitchen, Bathroom/WC

First Floor Two Bedrooms

Outside Yard to the rear.



LOT
28**15 Southmead Road, Allerton, Liverpool L19 5NB*****GUIDE PRICE £110,000+**

- **Three bed town house, double glazed, central heating, gardens.**

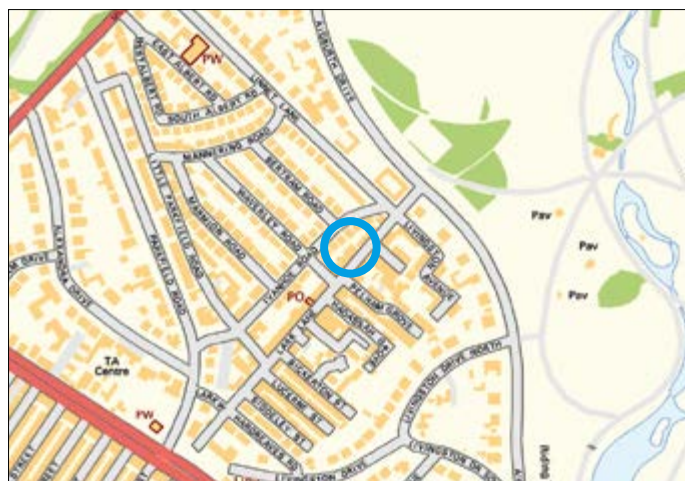
Description A three bedroomed mid-town house property benefiting from double glazing, central heating and front and rear gardens. The property is in good condition throughout. The property is currently let by way of an Assured Shorthold Tenancy producing £7,800 per annum, however, vacant possession can be obtained if required.

Situated Off Woolton Road in a popular and well established residential location within close proximity to good transport links, Schooling, Parkway Train Station and Speke Retail Park.

Outside Gardens front and rear.

Ground Floor Hall, Lounge, Dining Kitchen, Bathroom/WC

First Floor Three Bedrooms, WC.

LOT
29**5 Ivanhoe Road, Aigburth, Liverpool L17 8XE*****GUIDE PRICE £340,000+**

Not to scale. For identification purposes only

- **Three storey double fronted semi detached property converted to provide five self contained flats producing £23,982 per annum**

Description A three storey double fronted semi-detached property which has been converted to provide five self-contained flats (four one-bed and one three-bed). The property is currently fully let producing £23,982.00 per annum. The property benefits from central heating, gardens and secure intercom system. Flat B is subject to a Regulated Tenancy.

and well established residential location within walking distance to Lark Lane amenities and Sefton Park.

First Floor Flat C Hall, Lounge, Kitchen, Bedroom, Bathroom.
Flat D Hall, Lounge, Kitchen, Bedroom, Bathroom.

Ground Floor Main Entrance Hallway. **Flat A** (accessed via side entrance) Hall, Lounge, Kitchen, Bedroom, Bathroom.
Flat B Hall, Lounge, Kitchen, Bedroom, Bathroom.

Second Floor Flat E Hall, Lounge, Kitchen, Bathroom, three Bedrooms.

Outside Front & Rear Gardens.

EPC Rating E

Situated Between Parkfield Road and Lark Lane in a popular

LOT
30**68 Mandeville Street, Liverpool L4 5TL**
*GUIDE PRICE £45,000+

- **Two bedroomed middle terraced property currently let by way of an assured shorthold tenancy producing £5,400 per annum**

Description A two bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum. The property is in good condition throughout and benefits from double glazing and central heating with new boiler. The hall and living room/dining room has new laminate flooring.

Situated Off County Road in an established and popular residential location within close proximity to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Living Room/Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

Outside Paved yard to the rear.

Ground Floor Hall, Through

LOT
31**25 Munster Road, Old Swan, Liverpool L13 5ST**
*GUIDE PRICE £55,000+

- **Vacant two bedroomed middle terrace property**
- **Central heating, double glazing**

Description A two bedroomed middle terrace property which would be suitable for occupation or investment purposes. The property benefits from double glazing and central heating.

Situated Off Prescott Road in the popular and well established Old Swan District within walking distance to local amenities, schooling and approximately 3 miles from Liverpool city centre

First Floor Two Bedrooms.

Outside Rear Yard.

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

LOT
32

On behalf of a Housing Association

23 Egerton Road, Liverpool L15 2HN
*GUIDE PRICE £70,000+

- **Vacant middle terrace property converted to provide two self contained flats**

Description A vacant two storey middle terrace property which has been converted to provide two self contained flats (one one-bed and one two-bed) which following repair and modernisation would be suitable for investment purposes. The property benefits from double glazing and central heating.

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

Lounge, Kitchen, Bedroom, Bathroom/WC.

First Floor Flat Living Room, Kitchen, two Bedrooms, Bathroom/WC.

Ground Floor Flat Main Entrance Hallway Hallway,

Outside Rear Yard.



LOT
33**Holly Court, Speke Road, Garston, Liverpool L19 2JP*****GUIDE PRICE £350,000–£375,000**

- **Six self contained ground floor retail units, four are currently let producing £49,975 per annum**

Description Modern commercial investment opportunity incorporating six self-contained ground floor retail units. Four units are currently let producing £49,975 per annum with a potential income of £63,375 when fully let. The properties benefit from security shutters, double glazed aluminium framed shop fronts and where occupied are fitted to a good standard.

Situated The properties are located on Speke Road, close to its junction with Horrocks Avenue (B5171) and Garston Way/Speke Road (A561), in the district of Garston in close proximity to Liverpool South Parkway and New Mersey shopping park. Liverpool city centre is approximately 6 miles away and Liverpool John Lennon airport is approximately 2 miles south east.

Ground Floor

Block D Unit 1 86.6m² (933sq ft)
Unit 2 83.3m² (896sq ft)

Block C & E Unit 1 78.8m² (848sq ft)
Unit 2 88.1m² (948sq ft)
Unit 3 105.9m² (1,140sq ft)
Unit 4 57.0m² (614sq ft)

Tenure All individual 125 year long leases from 1st January 2005. Ground rents are £125 per annum per unit.

Joint Agent Landwood Group

Note Service charges are payable by the tenants

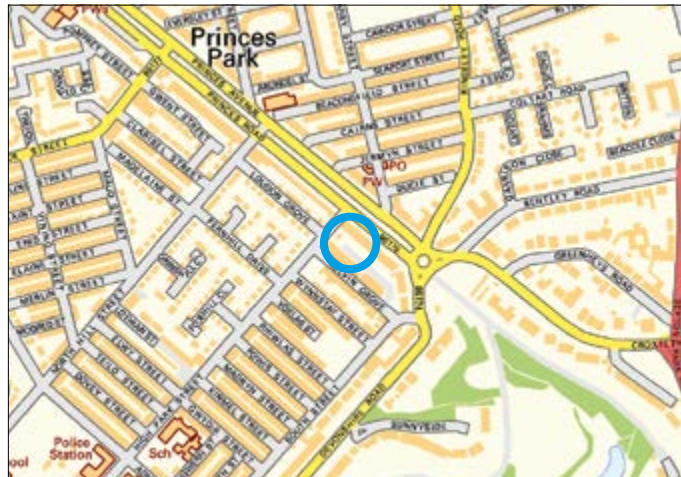


PROPERTY	TENANT	LEASE	RENT (PER ANNUM)
Block D			
Unit 1	Tote Betting (not in occupation)	15 years from 13/11/2007	£16,875
Unit 2	Vacant	—	(ERV £7,000)
Blocks C and E			
Unit 1	Employment Services Ltd	3 years from 20/04/2015	£8,500
Unit 2	Vacant	—	(ERV £6,400)
Unit 3	Holly's Mini Market	15 years from 28/11/2008	£18,600
Unit 4	Gonul	4 years from ? IRI Terms	£6,000
Total		£49,975 (£63,375 if fully let)	

LOT
34

150 Princes Road, Liverpool L8 2UL

***GUIDE PRICE £325,000+**



Not to scale. For identification purposes only

- **Six self contained flats. Producing £23,040 per annum.**

Description A three storey double fronted middle town house which has been converted to provide six self-contained flats. The flats are all currently let by way of Assured Shorthold Tenancies producing £23,040.00 per annum. The property benefits from gardens and central heating.

Situated Fronting Princes Road (B5175) in a popular and well established residential location within close proximity to local

amenities, Princes Park and approximately 1 mile from Liverpool city centre.

Ground Floor Main Entrance Hallway.

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

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

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

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

Second Floor Flat 5 Lounge, Kitchen, Bedroom, Bathroom/ WC (no central heating).

Flat 6 Lounge, Kitchen, two Bedrooms, Bathroom/WC

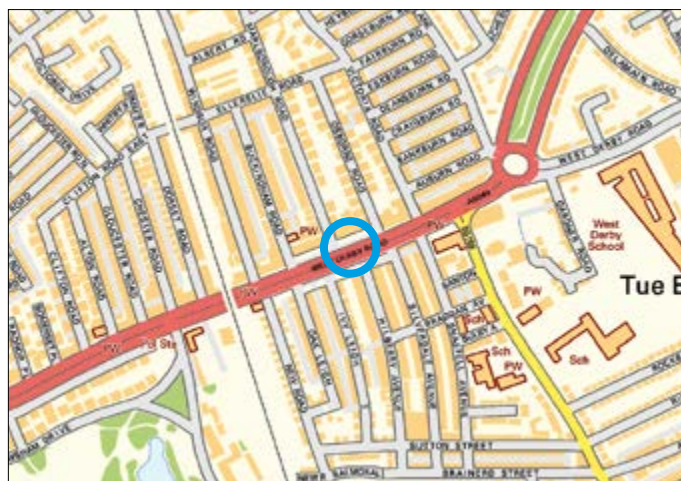
Outside Front & Rear Gardens.

EPC Rating E

LOT
35

577/577a West Derby Road, Liverpool L13 8AE

***GUIDE PRICE £120,000+**



Not to scale. For identification purposes only

- **A three storey middle terrace mixed use property comprising ground floor retail unit together with a four bedroom flat producing £14,640 per annum**

Description A three storey middle terrace mixed use property comprising ground floor retail unit together with a four bedroom flat to the upper floors accessed via a separate front entrance. The property is fully let producing £14,640.00 per annum. The property is in good condition throughout and benefits from double glazing, central heating, electric roller shutters to the ground floor.

Situated Fronting West Derby Road (A5049) in a popular and well established location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

Ground Floor Shop Main Sales Area, Rear Room, Kitchen, WC.

First Floor Kitchen, Lounge,

Dining Room, two Bedrooms, Bathroom/WC.

Second Floor Two Further Bedrooms.

Outside Rear Yard.

LOT

36

23 Falkner Square, Liverpool L8 7NY

*GUIDE PRICE £450,000+



- A residential student investment currently producing £41,916 per annum
- An extended 7 week completion is available if required.

Description A residential student investment currently producing £41,916 per annum let from 1st July 2015 until 30th June 2016 with tenant guarantors in place. The property comprises a three storey Georgian terrace house converted to provide four self-contained flats (two one-bedroomed flats, one two-bedroomed flats and one four-bed duplex flat). Each flat benefits from modern fitted kitchens, secure entry system and permit street parking.

Situated Fronting Falkner Square in the Georgian Quarter in Town in a sought after location overlooking Falkner Square Gardens and within easy reach of Liverpool University and the city centre.

Attic

Flat D Open plan Lounge/Kitchen, one Bedroom, Bathroom/WC

Outside Yard to the rear.

Ground Floor Main Entrance Hallway

Flat A Duplex Open plan Lounge/Kitchen, Stairs down to lower ground four Bedrooms, Bathroom/WC.

First Floor

Flat B Open plan lounge/Kitchen, one Bedroom, Bathroom/WC.

Second Floor

Flat C Open plan Lounge/Kitchen, two Bedrooms, Bathroom/WC

LOT
37**32 Parton Street, Liverpool L6 3AW*****GUIDE PRICE £25,000+**

- **A vacant mid terrace property in need of upgrading and modernisation**

Description A vacant two bed mid terrace property suitable for investment purposes or resale following a full upgrade and modernisation scheme.

Situated J off Sheil Road and Prescott Road in a popular residential location within easy reach of local amenities, schooling, Newsham Park and approximately 2.5 miles from Liverpool city centre.

Outside Yard to the rear.

EPC Rating G

LOT
38**Flat 14 Spenser Lodge, Spenser Avenue, Birkenhead CH42 2DW*****GUIDE PRICE £30,000–£35,000**

- **A vacant one bed roomed top floor flat.**

Description A vacant one bed roomed top floor flat. The potential rental income being in excess of £4,680 per annum.

Situated Off Highfield Road in a popular and established location within close proximity to transport links.

EPC Rating E

Ground Floor Communal Reception Hall.

Third Floor Hall, Lounge, Kitchen, one Bedroom, Bathroom/WC

LOT
39**Flat 1, 63 Bewsey Street, Warrington WA2 7JQ*****GUIDE PRICE £35,000+**

- **A ground floor one bed apartment within a georgian three storey mid town house property. Producing £4,200 per annum. Benefits from double glazing and central heating**

Description A ground floor one bed apartment within a Georgian three storey mid-town house property. The property is currently let producing £4,200 per annum and benefits from partial double glazing, secure entry system and central heating.

Situated Off Tanners Lane in a popular residential location just a short distance from Warrington town centre and Warrington train station.

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

Outside Permit Street Parking

Ground Floor Communal Hall.



LOT

40

67 Wendell Street, Liverpool L8 0RG

*GUIDE PRICE £40,000+

- **Vacant two bedroom terrace property benefiting from double glazing and central heating**

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

Situated Off Smithdown Road (A562) in a popular and well established location within close proximity to local amenities, the newly built Archbishop Blanch School and approximately 2 miles from Liverpool city centre.

First Floor Two Bedrooms.

Outside Yard to the rear.

EPC Rating D

Ground Floor Through lounge, Kitchen, Bathroom/WC.



LOT

41

60 Banner Street, Liverpool L15 0HQ

*GUIDE PRICE £45,000+

- **Two bedroom mid terraced property producing £5,400 per annum**

Description A two bedroom mid terrace property which is currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum. The property benefits from double glazing and central heating.

Situated Off Bagot Street which is off Lawrence Road within close proximity to local amenities, schooling approximately 3 miles from Liverpool city centre.

Outside Yard to rear

Ground Floor Through Living Room, Kitchen, Bathroom/WC

First Floor Two Bedrooms



LOT

42

Unit 112, Block A Liverpool Business Centre, Goodlass Road

L24 9HJ

*GUIDE PRICE £30,000+

- **A first floor front facing office suite approx 500sq ft.**

Description A first floor front facing office suite approx 500sq ft. The office is fully carpeted with excellent lighting and also benefits from secure 24/7 access, a fully staffed reception and air conditioning. There are shared toilet facilities and meeting rooms. The office was until recently let out producing in excess of £6000 per annum.

Situated The premises are prominently situated fronting onto Goodlass Road close to its close to its junction with Speke Hall Road (A5275) which is within close proximity of Speke Boulevard (A561). Liverpool city centre is approximately 6 miles to the west whilst John Lennon

airport is less than 1 mile to the south.

Ground Floor Main Entrance, Reception.

First Floor Office: 500sq ft

Outside Shared parking.



LOT
43**19 Waverley Road, Sefton Park, Liverpool L17 8TZ**
*GUIDE PRICE £225,000+

Not to scale. For identification purposes only

- **A double fronted three storey plus basement semi detached property which has been converted to provide three self contained flats. Benefits from central heating**

Description A double fronted three storey plus basement semi detached property which has been converted to provide three self contained flats (one three-bedroom and two two-bedroom) two of which are currently let by way of Assured Shorthold Tenancies producing £13,200 per annum. The property benefits from central heating and gardens.

Situated Off Lark Lane in a very popular and well established location within walking distance to Lark Lane amenities, Sefton Park and approximately 3 miles from Liverpool city centre.

Kitchen, three Bedrooms, Bathroom/WC.

Second Floor Flat B Lounge, Kitchen, two Bedrooms, Bathroom/WC.

Ground Floor Main Entrance Hallway.

Outside Gardens.

EPC Rating D

First Floor Flat A Lounge,

LOT
44**385 Smithdown Road, Liverpool L15 3JJ**
*GUIDE PRICE £90,000+

- **Vacant shop with living accommodation above benefitting from double glazing and central heating.**

Description A vacant three storey middle terraced property plus basement providing a ground floor retail unit together with living accommodation above. The property benefits from double glazing and central heating. The property was previously used as a Newsagents and would be suitable for a number of uses, subject to any relevant planning consents.

Situated Occupying a prominent frontage to Smithdown Road close to the junction with Kenmare Road in a busy parade

of shops and trading location approximately 4 miles from Liverpool city centre.

Lower Ground Floor
Basement

Ground Floor
Sales Shop 39.10 sqm (420.88 sqft)
Store room 7.70 sqm (82.88 sqft)

First Floor Rear fire escape access to the living accommodation Lounge, Kitchen with fitted units and built in hob, Bathroom/WC

Second Floor Two double Bedrooms.

Outside Covered rear yard area.

LOT

45

12/5 Social Club, Rusland Road, Liverpool L32 6QW

*GUIDE PRICE £125,000+



Not to scale. For identification purposes only

- **Social club suitable for redevelopment.**

Description A detached social club benefitting from internal and external CCTV, a security alarm system, central heating and large customer car park. The property is in very good order throughout and would be suitable for continued use or residential redevelopment, subject to any necessary planning consents.

Situated Rusland Road is located off Bewley Drive in the Southdene suburb or Kirkby to the East of the M57 and North

of the East Lancs Road and is located north east of Liverpool.

Ground Floor Lounge bar with



Not to scale. For identification purposes only

small stage, Games Room with pool table, Concert Room to cater 250 customers with dance floor and a large stage area. Ladies & Gents WCs. Office. Beer cellar and storage areas at the rear.

Tenure The property is let by way of a remaining 47 years of an original 99 year peppercorn lease with Knowsley Borough

Council. The present owner has had confirmation from Knowsley Borough Council that they are prepared to extend the lease for a period of 125 years at an annual rent of £4,000 per annum subject to 5 yearly rent reviews.

Outside Large car park.

LOT

46

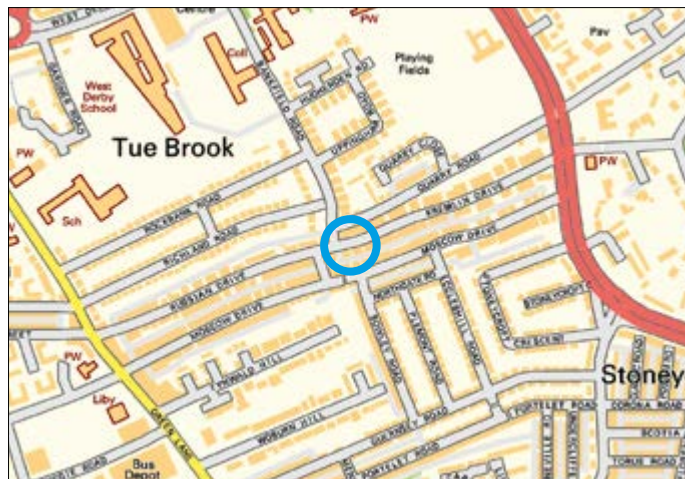
15 Kremlin Drive, Liverpool L13 7BU

*GUIDE PRICE £75,000+



- **A large five bedroomed semi detached property currently let by way of an assured shorthold tenancy at a rental of £7,200 per annum**

Description A large five bedroomed semi-detached property currently let by way of an Assured Shorthold Tenancy at a rental of £7,200 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

Situated Off Queens Drive in a popular and well established residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

Ground Floor Hall, three Reception rooms, Kitchen, Shower room/WC

First Floor Four Bedrooms, Bathroom/WC

Second Floor One further Bedroom.

Outside Rear yard.

EPC Rating D

LOT
47

On behalf of a Housing Association

21 Charlotte Road, Wallasey, Merseyside CH44 0DN***GUIDE PRICE £35,000-£40,000**

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

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

Situated Between Trafalgar Road and Rice Lane within close proximity to Central Park and the Promenade.

Ground Floor Two Reception rooms, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

Outside Yard.

LOT
48**47 Tudor Street, Kensington, Liverpool L6 6AG*****GUIDE PRICE £25,000+**

- **A two bedroomed mid terraced property benefiting from double glazing and central heating.**

Description A two bedroomed mid terraced property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes. The potential annual rental income being in excess of £5,400.00.

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

First Floor Two Bedrooms. Stairs to attic room above.

Outside Yard to the rear.

Ground Floor Through Living Room, Kitchen, Bathroom/WC.

LOT
49**143 Queens Drive, Walton, Liverpool L4 6SG*****GUIDE PRICE £90,000+**

- **A five bedroomed semi detached property producing £9,540.00pa. Double glazing and central heating**

Description A five bedroomed double fronted semi-detached property which is currently let by way of an Assured Shorthold Tenancy producing £9,540.00pa. The property benefits from double glazing and central heating, and is recently decorated with new carpets.

Situated Fronting Queens Drive adjacent to Walton Hall Park in a popular and well established residential location within close proximity to local amenities.

First Floor Five Bedrooms, two Bathrooms.

Outside Rear Garden.

EPC Rating D

Ground Floor Hall, three Reception Rooms, Kitchen, Utility Room.

Please note The Buyer's Administration Fee is £750 plus VAT for this lot.



LOT

50

Apt 8, Grassendale Court, Grassendale Road, Liverpool L19 0LY

*GUIDE PRICE £45,000+



- **First floor one bedroom flat producing £5,400 per annum**

Description A purpose built first floor one bedroomed apartment which is currently let by way of an Assured Shorthold Tenancy at a rental of £5400.00 per annum. The property is in good condition and benefits from double glazing, economy 7 heating and communal gardens and parking.

Situated Off Grassendale Road which in turn is off Aigburth Road in a popular and well established residential location within close proximity to Aigburth Road amenities, schooling and approximately 4 miles south of Liverpool city centre.

Ground Floor Main Entrance Hallway.

First Floor Flat Hall, Open Plan Living Room/Kitchen, Bedroom, Bathroom/WC

Outside Communal Gardens and parking.

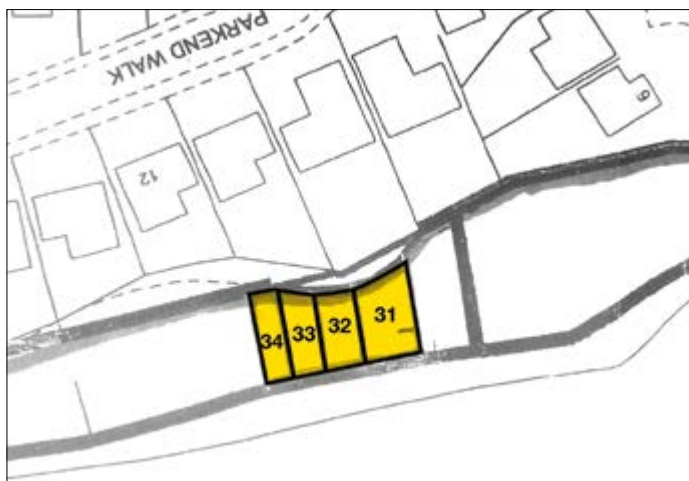
Please note The Buyer's Administration Fee is £750 plus VAT for this lot.

LOT

51-54

Plots 31, 32, 33, 34 Land at Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU

*GUIDE PRICE NIL RESERVE



Not to scale. For identification purposes only

- **Plots of freehold land near a residential housing development**

Description Plots of freehold land on the edge of a residential housing development. Plots 31, 32, 33 & 34 will be offered as four separate lots.



Not to scale. For identification purposes only

Situated The plot is located to the north of number 12 Parkend Walk in the village of Rhostyllen near Wrexham.

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LOT
55

On behalf of a Housing Association

35 Dudlow Lane, Mossley Hill, Liverpool L18 2EX***GUIDE PRICE £600,000+**

- **A substantial detached property currently providing 10 self contained apartments. Full planning permission for seven luxury apartments and two four-bed new builds. Benefiting from central heating, double glazing, large front garden, sunhouse and off road parking.**

Description A substantial detached property currently providing 10 self-contained apartments benefiting from central heating, double glazing, large front garden, sunhouse and off road parking. The property benefits from full planning permission to convert the property to provide seven luxury apartments and the construction of two four-bedroom new build properties within the curtilage. Planning ref 13F/2607.

Situated Off Queens Drive in the heart of this established and leafy south Liverpool suburb. The property occupies a prominent position on this attractive tree lined lane which offers a selection of period properties of quality construction and design. Allerton Road and Calderstones Park are only a short distance away.

Basement

Various Rooms

Ground Floor Main entrance hallway, Laundry Room. Sunhouse. **Apt 1** Lounge/Bedroom, Kitchen, Bathroom/WC **Apt 2** Lounge, Kitchen, Bedroom, Bathroom/WC **Apt 3** Lounge/Bedroom, Kitchen, Bathroom/WC **Apt 4** Lounge/Bedroom, Kitchen, Bathroom/WC **Apt 5** Lounge/Bedroom, Kitchen, Bathroom/WC

First Floor Apt 6 Lounge/Bedroom, Kitchen, Bathroom/WC **Apt 7** Lounge, Kitchen, Bedroom, Bathroom/WC **Apt 8** Lounge, Kitchen, Bedroom, Bathroom/WC **Apt 9** Lounge, Kitchen, Bedroom, Bathroom/WC

Second Floor Apt 10 Lounge, Kitchen, Bedroom, Bathroom/WC **Apt 11** Lounge, Kitchen, Bedroom, Bathroom/WC

Outside Large front garden and off road parking.



LOT

56

4 Southbank Road, Edge Hill, Liverpool L7 9LP

*GUIDE PRICE £60,000–£65,000



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

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

Situated Off Edge Lane and Prescot Road in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC.

Outside Yard to the rear.

Ground Floor Hall, two Reception Rooms, Kitchen/Diner.

LOT

57

10 Lea Road, Wallasey, Merseyside CH44 0DU

*GUIDE PRICE £35,000–£40,000



Not to scale. For identification purposes only

- A two bedroom mid terraced property let producing £4,140 per annum. Benefits from double glazing.

Description A two bedroom mid terraced property currently let producing £4,140 per annum. The property benefits from double glazing.

Situated Between Rice Lane and Trafalgar Road in a popular residential location within close proximity to Central Park and Egremont Promenade.

Outside Yard to rear.

Ground Floor Hall, Lounge, Living Room, Kitchen

First Floor Bathroom/WC, Separate Shower Room, Two Bedrooms

LOT
58**64 Blantyre Road, Liverpool L15 3HT*****GUIDE PRICE £80,000+**

- **A vacant three bedroomed mid terrace property which benefits from double glazing and central heating.**

Description A vacant three bedroomed mid terrace property which benefits from double glazing and central heating. Once modernised the property would be suitable for occupation, resale or investment purposes.

Situated Fronting Blantyre Road which is off Garmoyle Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear.

Ground Floor Hall, Living Room, Dining Room, Kitchen, Utility Room

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LOT
59

On behalf of Liverpool City Council

Woolton Library, 88–90a Allerton Road, Woolton, Liverpool L25 7RQ***GUIDE PRICE £150,000+**

- **A vacant Grade II listed sandstone building, formerly used as a public library and situated in the desirable Woolton Village Conservation Area.**

Description A vacant Grade II listed sandstone building, formerly used as a public library and situated in the desirable Woolton Village Conservation area. The property is suitable for development within its current Use Class D1 or possible alternative uses appropriate to a residential area may be considered subject to the necessary Planning Consents, Listed Building and Conservation Area Consents. No outside garden area included with the property. On street parking is available. Please note there is a restrictive permitted user for the property and all interested parties are advised to make their own enquiries in respect of planning matters by calling 0151 233 3021.

Situated Fronting Allerton Road close to its junction with Quarry Street in a sought after location within walking distance to Woolton amenities and schooling.

Lower Ground Floor

via its own separate entrance
Hall, Kitchen, WC, Large Main Room, Rear Room. (G.I.A. 151 sq m)

Upper Ground Floor

via its own separate entrance
1 Large Room (G.I.A. 81 sq m)

Fees The purchaser is to be responsible for the cost of the council's legal and surveyor's fees, additional to the sale price, at a cost of 3% of the sale price with a minimum fee of £1500.

Tenure A new, 125 year full repairing and insuring lease, with a requirement to refurbish the property within 24 months of the lease commencement date.



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**Liverpool
City Council**

LOT
60**32-34 City Road, Liverpool L4 5UN**

*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

- **The property comprises two ground floor retail units together with two one-bed self contained flats above. Producing £9,600 per annum**

Description The property comprises two ground floor retail units together with two one-bed self-contained flats above. No 34 is currently let as a Convenience Store on a 5 year lease at a rental of £550.00 pcm for the whole building. No 32 is currently let as a Barber Shop on a 2 year lease at a rental of £250.00 pcm. The first floor flat above is accessed via a separate side entrance is vacant and in need of repair and modernisation. The properties benefit from majority double glazing, electric shutters at No 34 and manual shutters to No 32. When fully let the potential annual rental income being in excess of £13,000.

Situated Fronting City Road within close proximity to County Road amenities and Everton Football Club and approximately 2 miles from Liverpool city centre.

First Floor

No 32 Side entrance Landing, Lounge, Bedroom, Kitchen, Bathroom/WC (no fittings)
No 34 Lounge, Kitchen, Bathroom, Bedroom.

Ground Floor

No 32 Barber shop: Main Salon Area, Kitchen, WC
No 34 Off Licence/Convenience store: Main sales area

Outside Shared yard.

LOT
61**15 Childwall Avenue, Liverpool L15 2JB**

*GUIDE PRICE £20,000-£25,000



Not to scale. For identification purposes only

- **Vacant two bedroom mid terrace property suitable for investment purposes**

Description A vacant two bedroomed middle terrace property which following a full upgrade and refurbishment scheme would be suitable for re-sale or investment purposes. The property benefits from central heating.

Situated Off Cranborne Road which is off Smithdown Road (A562) in a very popular and well established residential location within walking distance to Smithdown Road amenities and approximately 2.5 miles from Liverpool city centre.

First Floor Two Bedrooms, Bathroom/WC.

Outside Rear Yard.

Ground Floor Through Living Room, Kitchen.

LOT

62

144 Wadham Road, Bootle, Merseyside L20 2DE

*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

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- **Vacant five bedroomed end of terrace property**

Description A vacant three storey good sized five bedroomed end of terrace property which following refurbishment would be suitable for occupation, resale or investment purposes to provide a 6/7 bed HMO/Multilet Investment, subject to any relevant planning consent. If rented at £60 per room per week the property has the potential to generate £18,720 p.a

Situated Fronting Wadham Road on the corner of Miranda Road in a popular and well established residential location within close proximity to local amenities and overlooking South Park.

Second Floor Two Further Rooms.

Outside Rear Yard.

EPC Rating G

Ground Floor Vestibule, Hall, Lounge, Dining Room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

LOT

63

68 Temple Road, Birkenhead, Merseyside CH42 9JY

*GUIDE PRICE £65,000+



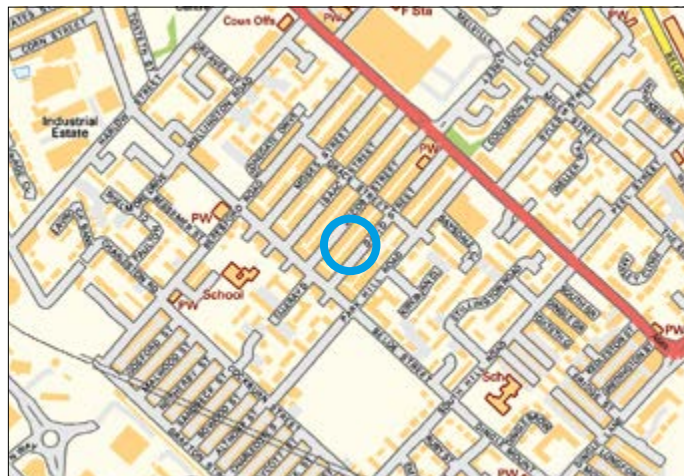
- **A ground floor one bedroomed flat within a converted semi detached house. double glazing, central heating and private garden to the rear.**

Description A ground floor one bedroomed flat within a converted semi detached house providing two flats each with their own separate front entrance. The property is in good condition and ready for immediate occupation or investment. The property benefits from double glazing, central heating and a private garden to the rear.

Situated Off Borough Road in a popular and well established residential location within close proximity to local amenities, Tranmere Football Club and approximately 5 miles from Liverpool city centre.

Outside Private garden to the rear. Garage.

Ground Floor Hall, Lounge, Bedroom, Kitchen/Diner, Bathroom/WC.

LOT
64**69 Jacob Street, Liverpool L8 4TG*****GUIDE PRICE £60,000–£65,000**

Not to scale. For identification purposes only

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- **Two/three bed mid terrace. Double glazed, central heating. Needs refurbishment.**

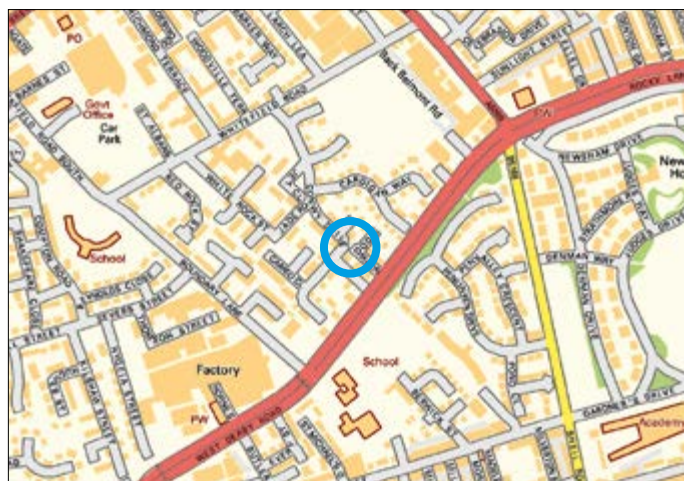
Description A two-/three-bedroomed middle terraced property benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for occupation, resale or investment purposes.

Situated Off Park Road in an established and popular residential location within close proximity to local amenities, schooling and approximately 2 miles from Liverpool city centre.

First Floor Two/three Bedrooms, Bathroom/WC.

Outside Yard to the rear

Ground Floor Hall, Through Living Room/Dining Room, Kitchen.

LOT
65**12 Mayfair Close, Anfield, Liverpool L6 5JS*****GUIDE PRICE £25,000+**

Not to scale. For identification purposes only

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- **Purpose built first floor studio flat benefiting from double glazing, electric heating, communal gardens and parking.**

Description A purpose built first floor studio flat benefiting from double glazing and electric heating and communal gardens and parking. The property would be suitable for investment purposes.

Situated Off Conwy Drive and West Derby Road in a popular and well established residential location within close proximity to local amenities approximately 3 miles from Liverpool city centre.

First Floor Flat Lounge/Bedroom, Dressing Room, Shower/WC, Kitchen.

Outside Communal Gardens and parking.

Ground Floor Main Entrance Hallway

EPC Rating F.

LOT

66

20 Falkner Square, Liverpool L8 7NY

*GUIDE PRICE £400,000+



- Residential investment producing in excess of £30,000 per annum

Description A freehold three storey plus basement Georgian style mid-town house converted to provide five self-contained flats (two two-bedroom and three one-bedroom). The property is fully let producing an annual rental income of approximately £30,000. It benefits from individual central heating, rear car parking and a secure entry intercom system. Most of the tenants have been in situ for over 5 years.

Situated Fronting Falkner Square in the Georgian Quarter in town in a sought after location overlooking Falkner Square Gardens and within easy reach of Liverpool University and the city centre.

Outside Large Rear Garden/Gated Rear Road Access. Fully paved in Yorkshire paving. Parking for 6 cars.

Basement

Flat E Hall, Lounge, two Bedrooms, Kitchen, Bathroom with Walk In Shower

Ground Floor

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

First Floor

Flat B Lounge, Kitchen, Bedroom, Bathroom/WC

Second Floor

Flat C Lounge, Kitchen, Bedroom, Bathroom/WC with Walk In Shower

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



LOT
67**115 Seaforth Road, Seaforth, Liverpool L21 4LB*****GUIDE PRICE £35,000–£40,000**

- **Vacant three bedroomed middle terraced property. Double glazing and central heating. Requires repair and modernisation**

Description A vacant three bedroomed middle terraced property benefiting from double glazing and central heating. Following repair and modernisation the property would be suitable for occupation, resale or investment purposes.

Situated Fronting Seaforth Road just off Crosby Road South (A565) in a popular and well established location approximately 2 miles from Liverpool city centre.

Dining room, Kitchen, Bathroom/WC

First Floor Three Bedrooms.

Outside Yard to the rear

Ground Floor Living room,

LOT
68**Unit 1, Harrisons Estate, Carsthorne Road, Hoylake CH47 4FB*****GUIDE PRICE £75,000+**

- **A vacant newly erected industrial/warehouse unit, eaves height of 5.7m (18'8" approx). The unit comprises 1884sq ft overall.**

Description A vacant newly erected industrial/warehouse unit which has been constructed to a high standard with an eaves height of 5.7m (18'8" approx). The unit comprises 1884sq ft overall. The site benefits from communal car parking and loading to the front of the property.

Situated In a quiet location off Carr Lane which in turn is off Marked Street in the centre of Hoylake in a popular industrial estate within easy driving distance of the M53 motorway and entrances to both Mersey Tunnels.

Warehouse 20.14m x 8.68m (66'0" x 28'6")

Private Office 2.34m x 1.72m (7'8" x 5'8") 43m²

Kitchen 1.72m x 1.33m (5'8" x 4'4") 2.29 m²

Outside Communal car parking area to front.

LOT
69**7 Onslow Road, Wirral, Merseyside CH62 1EJ*****GUIDE PRICE £45,000–£50,000**

- **A three bedroomed middle terrace producing £6,000 per annum. Central heating and majority double glazing.**

Description A three bedroomed middle terrace property currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum. The property benefits from central heating and majority double glazing.

Situated Just Off New Ferry Road in a quiet no through road. The Esplanade in a popular residential location within close proximity to New Ferry amenities.

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear.

Ground Floor Hall, Through Living Room/Dining Room, Breakfast/Kitchen



LOT
70**11 Primrose Court, Huyton, Liverpool L36 8DH*****GUIDE PRICE £45,000+**

- **A two bedroomed modern semi detached property benefitting from double glazing, central heating, front and rear gardens and off road parking.**

Description A two bedroomed modern semi-detached property benefitting from double glazing, central heating, front and rear gardens and off road parking. The property would be suitable for investment purposes with a potential annual income of in excess of £5,800 per annum.

Situated The property is situated on a new build estate between Primrose Drive and Hillside Avenue, a few minutes away from the M57 motorway. Local amenities and schools are close by and Liverpool city centre is approximately 7 miles away.

First Floor Two Bedrooms, Bathroom/WC.

Outside Driveway, Front & Rear Gardens.

EPC Rating D

Ground Floor Lounge, Kitchen/ Diner, WC.

LOT
71**76 Blythwood Street, Liverpool L17 7DG*****GUIDE PRICE £115,000+**

Not to scale. For identification purposes only

- **Three bedroomed middle terrace property let producing £7,200.00 per annum. Benefits from double glazing & central heating.**

Description A three bedroomed middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £7,200.00 per annum. The property benefits from double glazing and central heating.

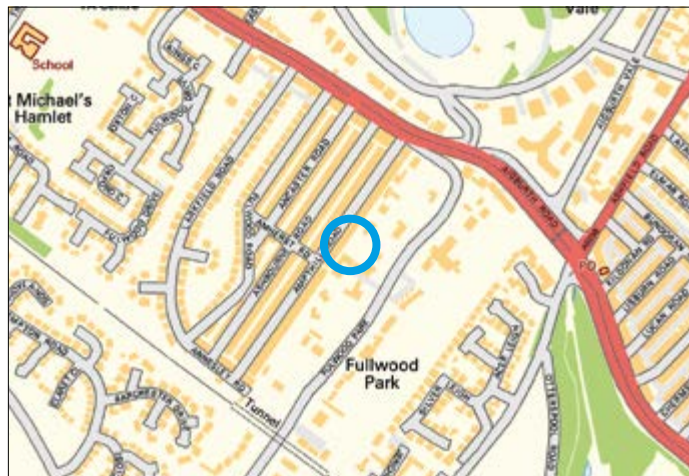
Situated Off Aigburth Road (A561) in a popular and well established residential location within close proximity to local amenities, Lark Lane, Sefton Park and approximately 3 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC.

Outside Rear Yard.

EPC Rating C

Ground Floor Hall, Lounge, Dining Room, Kitchen.

LOT
72**41 Amphill Road, Aigburth, Liverpool L17 9QL*****GUIDE PRICE £125,000+**

Not to scale. For identification purposes only

- **Vacant four bedroom terraced property in need of a full upgrade**

Description A vacant four bedroomed middle terrace property which following a full upgrade and refurbishment scheme would be suitable for student investment, occupation or resale purposes.

Situated Off Aigburth Road (A561) in a very popular and well established residential location within walking distance to Aigburth Vale Amenities and Sefton Park. Popular and well established residential location within close proximity to local amenities.

Ground Floor Vestibule, Hall, Lounge, Dining Room, Kitchen, Utility Room.

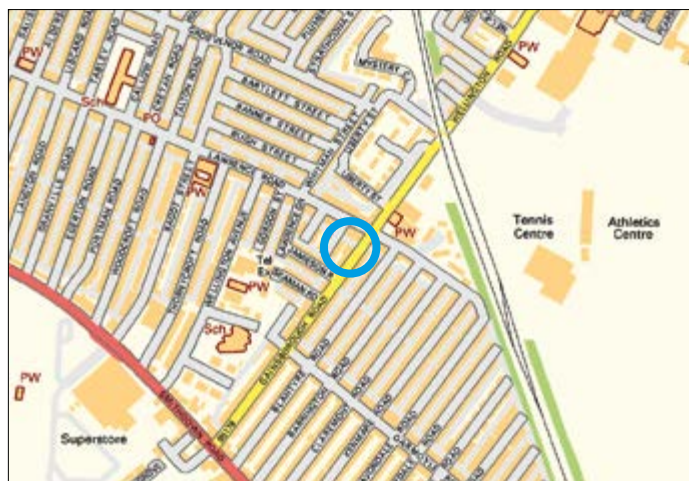
First Floor Three Bedrooms, Bathroom/WC.

Second Floor One Further Bedroom.

Outside Rear Yard.

LOT
73

On behalf of a Housing Association

140 Lawrence Road, Liverpool***GUIDE PRICE £100,000–£125,000**

Not to scale. For identification purposes only

- **A three storey dormer style property converted to three self contained flats. Double glazing, central heating and secure intercom system.**

Description A three storey dormer style middle terraced property converted to provide three self-contained flats (one one-bed and two two-bed). The property benefits from double glazing, central heating and secure intercom system. Following repair and modernisation the property would be suitable for investment purposes with a potential rental income of £14,400.

Situated Fronting Lawrence Road at its junction with Gainsborough Road in a popular and well established residential location within easy reach of local amenities and approximately 2.5 miles south of Liverpool city centre.

rear room/Larder, Bedroom, Bathroom/WC.

First Floor Flat 2 Two Bedrooms, Bathroom/WC, Kitchen stairs down to Lounge.

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

Ground Floor Main entrance hallway. **Flat 1** Lounge, Kitchen,

Outside Yard to the rear

LOT
74

23–25 Grange Mount, Prenton, Merseyside CH43 4XN

*GUIDE PRICE £200,000+



- An investment property currently producing in excess of £30,000 per annum.

Description An Investment property currently producing in excess of £30,000 per annum. A ground floor Car Wash Unit together with a three storey residential block to the rear comprising ten one-bedroomed self-contained flats. The car wash is currently let at £4,200 per annum and 6 of the flats are currently let by way of Assured Shorthold Tenancies at a rental of £21,900 per annum. The total combined rental income being in excess of £26,100 per annum. The potential when fully let being in excess of £49,000 per annum. There is potential for re development on the site subject to any necessary planning consents.

Situated In the Oxtan area of Birkenhead less than 1 mile from Oxtan Village which includes shopping facilities, bars, restaurants and the amenities of Birkenhead town centre.

ACCOMMODATION

Car Wash	£4,200 pa	
Flat 1	Vacant	Lounge, Kitchen, Bedroom, Bathroom/WC
Flat 2	Tenanted £400 pcm	Lounge, Kitchen, Bedroom, Bathroom/WC
Flat 3	Vacant	Lounge, Kitchen, Bedroom, Bathroom/WC
Flat 4	Tenanted £390 pcm	Lounge, Kitchen, Bedroom, Bathroom/WC
Flat 5	Vacant	Lounge, Kitchen, Bedroom, Bathroom/WC
Flat 6	Tenanted £390 pcm	Lounge, Kitchen, Bedroom, Bathroom/WC
Flat 7	Vacant	Lounge, Kitchen, Bedroom, Bathroom/WC
Flat 8	Vacant	Lounge, Kitchen, Bedroom, Bathroom/WC
Flat 9	Tenanted £250 pcm	Lounge, Kitchen, Bedroom, Bathroom/WC
Flat 10	Tenanted £395 pcm	Lounge, Kitchen, Bedroom, Bathroom/WC

LOT
75**105 Quarry Street, Woolton, Liverpool L25 6HB**

*GUIDE PRICE £100,000+



Not to scale. For identification purposes only

- **A vacant three storey dormer style three bedroomed end terraced property**

Description A three storey dormer style three bedroomed end terraced property requiring a full upgrade and refurbishment scheme. Following the work the property would then be suitable for occupation, resale or investment purposes.

Situated Off Allerton Road in a sought after and well established residential location within walking distance to Woolton Village amenities and approximately 5 miles from Liverpool city centre.

Second Floor Two further Bedrooms.

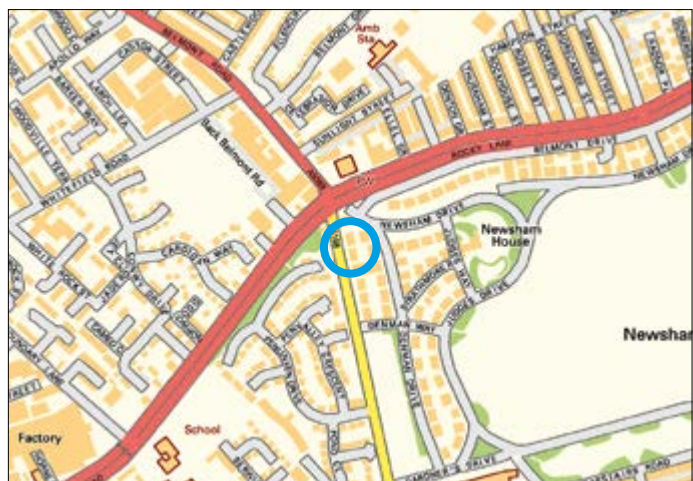
Outside Yard to the rear.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Bedroom, Bathroom/WC.

LOT
76**128 Sheil Road, Liverpool L6 7UA**

*GUIDE PRICE £120,000+



Not to scale. For identification purposes only

- **A three storey double fronted semi detached property. Four self contained flats. Producing £9,000 per annum.**

Description A three storey double fronted semi-detached property which has been converted to provide four self-contained flats. Two of the flats are currently let producing £9,000.00 per annum. The property benefits from double glazing and central heating. The two ground floor vacant flats are in need of a full refurbishment scheme. When fully let the potential annual rental income is in excess of £18,000.

location within close proximity to local amenities, Newsham Park and approximately 3 miles from Liverpool city centre.

First Floor Half Landing; two Store Rooms

Flat C Lounge, Kitchen, Utility Room, two Double Bedrooms, Bathroom/WC.

Ground Floor Main Entrance Hallway.

Flat A Living Room, Kitchen, 1 Bedroom, Bathroom/WC.

Flat B Open Plan Living Room/Kitchen, Bedroom, Bathroom/WC.

Second Floor Flat D Lounge, Kitchen/Diner, two Bedrooms, Bathroom/WC.

Outside Front & Rear Gardens.

Situated Fronting Sheil Road at its junction with West Derby

Road (A5049) in a popular and well established residential

EPC Rating E

LOT

77

On behalf of a Housing Association

9 Briardale Road, Wallasey, Merseyside CH44 7AU

*GUIDE PRICE £35,000+

- A two bedroom mid terrace in need of modernisation which would be suitable for investment purposes.

Description A two bedroom mid terrace in need of modernisation which would be suitable for investment purposes.

Situated Off Birkenhead Road (A554) within close proximity to local amenities and schooling.

Ground Floor Hallway, Living Room, Dining Room, Kitchen

First Floor Two Bedrooms, Bathroom/WC

Outside Rear yard.



On behalf of a Housing Association

LOT

78

48 Silkstone Street, St. Helens, Merseyside WA10 4PB

*GUIDE PRICE £40,000+

- A two bedroomed middle terraced property benefiting from double glazing.

Description A two bedroomed middle terraced property benefiting from double glazing. Following upgrade and refurbishment the property would be suitable for occupation or investment purposes.

Situated Off Doulton Street within close proximity to local amenities and transport links.

Outside Rear yard.

Ground Floor Lounge, Dining room, Kitchen Lobby, Bathroom/WC.

First Floor Two Bedrooms.



LOT

79

39 Merlin Street, Liverpool L8 8HZ

*GUIDE PRICE £45,000+

- Two bedroom middle terrace property let producing £5,415.00 per annum. Double glazed & central heated.

Description A two bedroom middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £5,415.00 per annum. The property benefits from double glazing and central heating.

Situated Just off North Hill Street which is off Park Road (A561) in a popular and well established residential location within close proximity to local amenities.

First Floor Two Bedrooms, Bathroom/WC.

Outside Rear Yard.

EPC Rating D

Ground Floor Hall, Lounge, Dining Room, Kitchen.



LOT
80

On behalf of a Housing Association

14 Egerton Street, Runcorn, Cheshire WA7 1JL***GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

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

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes.

Situated Fronting Egerton Street which in turn is off Queensway within close proximity to good transport links and amenities.

Ground Floor Hallway, Lounge, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

Outside Yard.

LOT
81

On behalf of a Housing Association

60 Palatine Road, Wallasey, Merseyside CH44 7EW***GUIDE PRICE £35,000–£40,000**

Not to scale. For identification purposes only

- **A two bedroom mid terrace in good order throughout. Double glazing and gas central heating.**

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

Situated Off St Paul's Road within close proximity to local amenities.

Ground Floor Hall, Lounge, Dining room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

Outside Yard.

LOT

82

19 Rodney Street, Liverpool L1 9EF

*GUIDE PRICE £450,000+



- **Vacant three storey middle terrace Georgian property**

Description A prestigious long leasehold (116 years approximately left to run) three storey plus basement middle terrace Georgian property which provides recently refurbished office accommodation and was most recently in use as a beauticians and health clinic. The property benefits from central heating, alarms and rear parking for two/three cars. The property would be suitable for residential conversion subject to the necessary consents. Total Net Internal Area (approx) – 3,595 sq ft.

Situated Fronting Rodney Street close to the junction with Hardman Street forming the beginning of the Georgian Quarter, within a very popular and well established office/residential/medical consultancy district of Liverpool. The property lies within close proximity to Liverpool's Anglican and Metropolitan Cathedrals, the Philharmonic Hall and University of Liverpool and Liverpool John Moore's University Buildings.

Basement

Storage 600sq ft (55.7m²)

Ground Floor

Front Room 209sq ft (19.4m²)
 Middle Room 194sq ft (18.0m²)
 Rear Room 240sq ft (22.3m²)
 Store 150sq ft (14.0m²)

First Floor

Front Room 418sq ft (38.8m²)
 Middle Room 258sq ft (24.0m²)
 Rear Room 283sq ft (26.3m²)

Second Floor

Front Room 386sq ft (35.9m²)
 Middle Room 258sq ft (24.0m²)
 Rear Room 235sq ft (26.3m²)

Loft

1 Room 364sq ft (33.8m²)

Outside The property benefits from rear parking accessed via Maryland Street for two/three cars.

LOT
83**219 Knowsley Road, Bootle, Merseyside L20 4NW**

*GUIDE PRICE £25,000+



Not to scale. For identification purposes only

- **A vacant retail unit with storage space to the upper floor.**

Description A vacant retail unit with storage space to the upper floor. The first floor would be suitable for flat conversion with a separate entrance to the rear already in place subject to the necessary consents.

Situated Fronting Knowsley Road in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

Ground Floor Retail Unit.

First Floor Store Room.

LOT
84**Apt 42 Abbeygate Apartments, Wavertree Gardens L15 8HB**

*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

- **A two/three bed roomed second floor apartment benefiting from double glazing, central heating and a secure gated entrance providing parking and intercom system. Producing £2,400 per annum**

Description A two/three bed roomed second floor apartment benefiting from double glazing, central heating and a secure gated entrance providing parking and intercom system. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £2,400 per annum.

Situated on the popular Wavertree High Street within easy access to local amenities, transport links, schooling, the Mystery Park and 0.6 miles of Wavertree Technology Park Station.

Outside Communal gardens and parking.

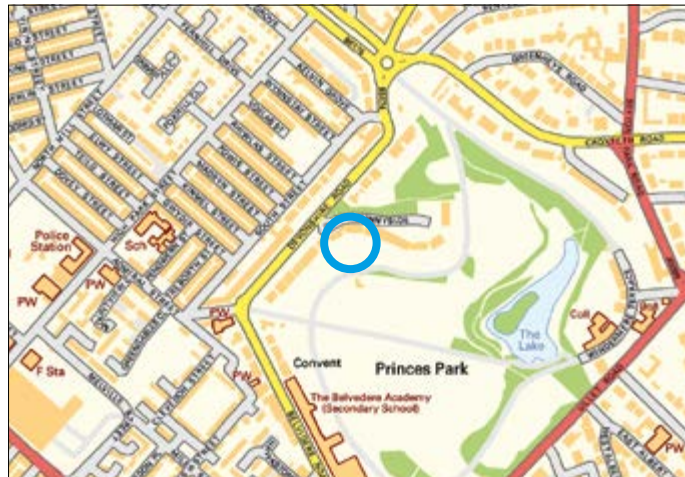
Second Floor Hall, Lounge, Kitchen, two/three Bedrooms, Bathroom/WC

LOT

85

1 Sunnyside, Princes Park, Liverpool L8 3TD

*GUIDE PRICE £625,000+



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Not to scale. For identification purposes only

- A substantial Grade II listed three storey double fronted semi detached property which has been converted to provide five self contained flats. Producing £22,164pa.

Description A substantial Grade II listed three storey double fronted semi-detached property which has been converted to provide five self-contained flats (four one-bedroom and one three-bedroom) all of which are currently producing £22,164.00 per annum. All of the flats are let by way of Assured Shorthold Tenancies apart from Flat 1 which is let by way of a Regulated Tenancy. The property benefits from central heating, garden and shared parking to the front.

Situated Off Devonshire Road in a conservation area (B5174), a very popular and well established residential location within close proximity to Princes Park and local amenities.

Ground Floor Main Entrance Hallway. **Flat 1** Lounge, Kitchen/Diner, Bedroom, Bathroom/WC. **Flat 2** Lounge, Kitchen/Diner, Bedroom, Bathroom/WC.

First Floor

Flat 3 Lounge, Kitchen/Diner, Bedroom, Bathroom/WC. **Flat 4** Lounge, Kitchen/Diner, Bedroom, Bathroom/WC.

Second Floor

Flat 5 Lounge, Kitchen/Diner, three Bedrooms, Bathroom, WC.

Outside Garden.

LOT

86

Flat 1, 25 Denman Drive, Liverpool L6 7UF

*GUIDE PRICE £40,000+



- Vacant one bedroom duplex flat
- Benefits from central heating

Description A vacant one bedroom duplex flat benefiting from central heating. The property is in good order and would be suitable for occupation or investment purposes.

Situated Within Newsham Park in a popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor

Accessed via separate rear entrance – Main entrance hallway, Bedroom with ensuite shower room/WC. Stairs down to

Lower Ground Floor

Lounge, Kitchen, Storeroom, Bathroom/WC

Outside Rear yard.

LOT
87**Bands Building, 8 Vernon Street, Liverpool L2 2AY*****GUIDE PRICE £300,000+**

- Freehold Grade II listed building with planning for six self contained apartments**

Description A freehold three storey Grade II Listed city centre property, which benefits from planning permission to convert the first, second and third floors into six self contained apartments (planning reference 15F/0373 and 15L/0376). Planning permission is currently being applied for to convert the ground floor commercial unit into a three bedroom apartment (planning reference 15F/2214 and 15L/2215).

Situated At the corner of Dale Street adjacent to the Premier Inn, close to the commercial business district, universities, and main retail shopping area within the city centre.

Ground Floor

Warehouse 131m²

Proposed Accommodation Three bedroom apartment (subject to planning permission).

First Floor

Warehouse

Proposed Accommodation Two x 2 bedroom apartments with en suite.

Second Floor

Warehouse

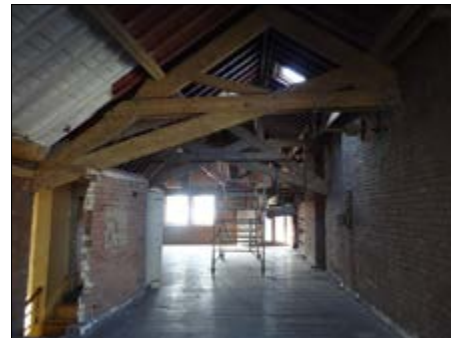
Proposed Accommodation Two x 2 bedroom apartments with en suite.

Third Floor

Warehouse

Proposed Accommodation Two x 2 bedroom apartments with en suite.

Note The basement bar is in the process of being sold on a long leasehold interest at a peppercorn rent. For further details please see the legal pack.



LOT

88

8, 8a, 8b, 8c, 8d Oriol Street L3 6DU, & 9–11 Naylor Street L3 6DR

*GUIDE PRICE £300,000+



• Warehouse and office accommodation

Description Three adjoining warehouse and office buildings suitable for variety of uses subject to the necessary planning consents. 9–11 Naylor Street comprises a ground floor car repair workshop with first floor offices. 8, 8A, 8B, 8C and 8D Oriol Street comprise ground and first floor warehouse premises and self contained ground and first floor offices.

Situated The property is situated with frontage on both Oriol Street and Naylor Street which both run directly off Vauxhall Road.

8 Oriol Street Ground Floor

Offices (not measured).

First Floor

Offices (not measured).

8a, 8b, 8c, & 8d Oriol Street

Warehouse

Ground Floor

410m²

First Floor

22m²

9–11 Naylor Street

Garage

315m²

First Floor

(not measured).

Outside Side yard/car parking.

Note The garage premises of 9–11 Naylor Street are currently occupied on a 6 month rolling agreement at £600 pcm. Further details will be available in the legal pack.



LOT
89**24 Hawthorne Road, Bootle, Merseyside L20 2DN**

*GUIDE PRICE £80,000+



- **A two storey corner property converted to three one-bedroomed flats central heating, partial double glazing, producing £8,730 with potential of £12,460 per annum.**

Description A two storey corner property converted to provide three one-bedroomed flats benefiting from central heating and partial double glazing. Two of the flats are currently let by way of Assured Shorthold Tenancies producing £8,730 per annum. The potential when fully let being in excess of £12,460 per annum.



Not to scale. For identification purposes only

Situated Fronting Hawthorne Road on the corner of Ursula Street on a busy main road position in an established location approximately 3 miles from Liverpool city centre.

Ground Floor Main Entrance Hallway

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

First Floor

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

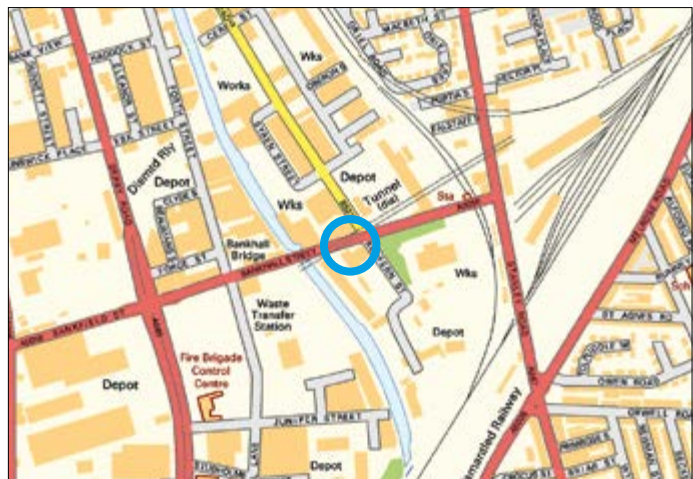
LOT
90**53 Bankhall Street, Liverpool L20 8JD**

*GUIDE PRICE £190,000+



- **Former public house used as a cafe producing £7,920 per annum. The upper floors consist of 13 letting rooms bringing the total annual income to £66,160.**

Description A three storey mixed use former public house currently used as a ground floor cafe let on a 15 year lease from 2004 producing £7,920 per annum. The upper floors consist of 13 letting rooms which are let on an informal basis as a boarding house bringing the total annual income to £66,160.



Not to scale. For identification purposes only

Situated At the junction of Bankhall Street and Brasenose Road, between Derby Road and Stanley Road in the Bootle area of Liverpool approximately 0.5 miles from Liverpool city centre.

Site Area

Approximately 172.8m² (1,860sq ft).

LOT

91

Land at 14 Grinfield Street, Liverpool L7 3EQ

*GUIDE PRICE £150,000+



Not to scale. For identification purposes only

- A vacant piece of land which benefits from full planning permission for ten two-bedroomed flats with a courtyard, parking and cycle area available.

Description A vacant piece of land which benefits from full planning permission for ten two-bedroomed flats with a courtyard, parking and cycle area available. Planning reference 13F/0516. The potential annual income when fully let being in excess of £72,000 per annum.

Situated Fronting Grinfield Street on the corner of Sidney Place within close proximity to universities, hospital, shopping, local amenities and transport links and approximately 3 miles from Liverpool city centre.

Proposed Ground Floor

Flat 1 Open plan Lounge/Kitchen, two Bedrooms, Bathroom/WC.

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

Flat 3 Open plan Lounge/Kitchen, two Bedrooms, Bathroom/WC.

Proposed First Floor

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

Flat 5 Open plan Lounge/Kitchen, two Bedrooms, Bathroom/WC.

Flat 6 Open plan Lounge/Kitchen, two Bedrooms, Bathroom/WC.

Proposed Second Floor

Flat 7 Open plan Lounge/Kitchen, two Bedrooms, Bathroom/WC.

Flat 8 Open plan Lounge/Kitchen, two Bedrooms, Bathroom/WC.

Proposed Third Floor

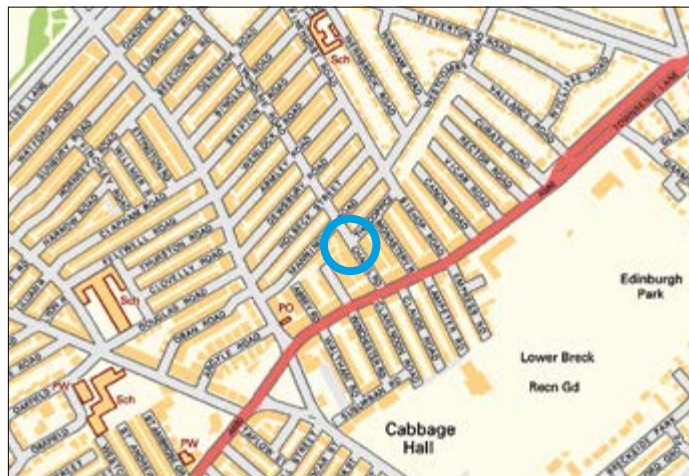
Flat 9 Open plan Lounge/Kitchen, two Bedrooms, Bathroom/WC.

Flat 10 Open plan Lounge/Kitchen, two Bedrooms, Bathroom/WC.

Outside

Court yard, Cycle store, five parking spaces.



LOT
92**4 Lynholme Road, Liverpool L4 2XB*****GUIDE PRICE £35,000–£40,000**

Not to scale. For identification purposes only

- **A two bedroomed middle terraced property benefiting from double glazing.**

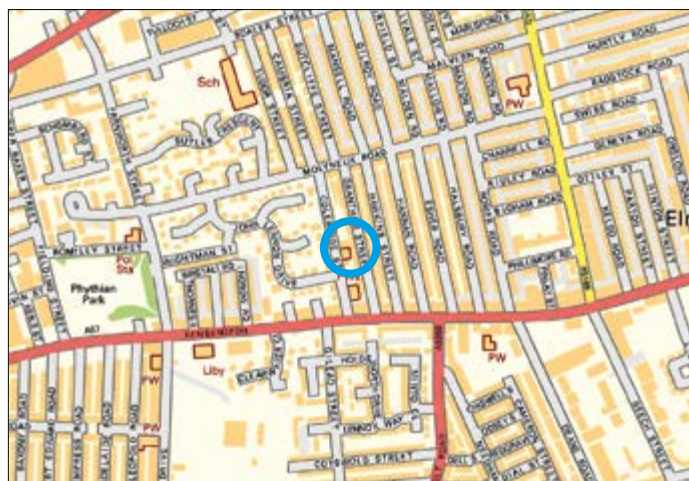
Description A two bedroomed middle terraced property benefiting from double glazing. Following refurbishment the property would be suitable for occupation, resale or investment purposes.

Situated Off Townsend Lane within close proximity to local amenities and schooling approximately 3 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Lounge, Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

LOT
93**57 Grantham Street, Liverpool L6 6BU*****GUIDE PRICE £35,000–£40,000**

Not to scale. For identification purposes only

- **Vacant 2 bedroom middle terrace property suitable for investment purposes**

A vacant 2 bedroom middle terrace property benefiting from double glazing and central heating. The property would be suitable for immediate investment purposes.

Situated Off Prescott Road (A57) in a popular and well established residential location within close proximity to local amenities.

Ground Floor Lounge, Kitchen/Diner, Bathroom/WC.

First Floor 2 Bedrooms.

Outside Rear Yard.

LOT

94

5 Ursula Street, Bootle, Merseyside L20 2EX

*GUIDE PRICE £30,000–£35,000

- **Vacant three bedroom mid terrace property in need of repair and modernisation**

Description A vacant 3 bedrooomed middle terrace property which following repair and modernisation would be suitable for investment purposes. The property benefits from double glazing and central heating.

Situated Off Hawthorne Road in a popular and well established residential location within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Rear Yard.

Ground Floor Hall, Front Living Room, Rear Living Room, Kitchen/Diner.



LOT

95

4 Olney Street, Liverpool L4 5QN

*GUIDE PRICE £35,000 +

- **Vacant two bedroom middle terrace property in need of refurbishment**

Description A vacant two bedroomed mid terraced property benefiting from double glazing, central heating and a gated rear yard. Following refurbishment the property would be suitable for investment purposes.

Situated Off County Road in a popular and well established residential location within close proximity to County Road amenities, schooling and Liverpool city centre is approximately 4 miles away.

Ground Floor Entrance Hall, Living Room, Dining Room, Breakfast Kitchen

First Floor Two Bedrooms, Bathroom/WC

Outside Gated rear yard.



LOT

96

Apt 21, National Bank Building, 24 Fenwick Street, Liverpool L2 7NE

*GUIDE PRICE £80,000+

- **Two bed sixth floor apartment currently let producing £8,100.00 per annum**

Description A 2 bedroomed sixth floor apartment situated in a refurbished bank building bursting with character. The apartment is currently let by way of an Assured Shorthold Tenancy currently producing £8,100.00 per annum. The property benefits from double glazing, central heating, fitted kitchen, parquet flooring and secure intercom system. There is a lift service to all floors.

Situated Fronting Fenwick Street on the corner of James Street, in a very popular and sought after location in Liverpool city centre within walking distance to the commercial business district, shopping amenities, bars, restaurants and Moorfields railway station.

Ground Floor Main Entrance Hallway, Stairs and Lift to:

Sixth Floor Hallway, Open Plan Lounge/Diner with modern fitted Kitchen, 2 Bedrooms, Bathroom/WC.



LOT
97**18 Viola Street, Bootle, Merseyside L20 7DR**
*GUIDE PRICE £35,000+• **Vacant 2 bed mid terrace property**

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential annual rental income of £5400.00.

Situated Off Stanley Road in an established residential area within close proximity to local amenities, schooling and approximately 2 miles from Liverpool City Centre.

Ground Floor Hall, Through Living Room/Dining Room, Kitchen.

First Floor 2 Bedrooms, Bathroom/WC.

Outside Yard to the rear.

EPC Rating D.

LOT
98**50 Hawthorne Road, Bootle, Merseyside L20 2DQ**
*GUIDE PRICE £30,000–£40,000• **Vacant three storey commercial property**

Description A three storey end of terrace property comprising of a ground floor retail unit which was most recently used as a Hair and Beauty Salon together with treatment rooms to the first floor. The property is well presented and benefits from double glazing and steel roller shutters. The second floor has not been used and is in need of repair and modernisation. The property could continue as existing or there is potential for possible conversion to residential, subject to any necessary planning consents.

Situated Fronting Hawthorne Road on the corner of Bedford Road in a popular and well established location within close proximity to local amenities.

Ground Floor Hairdressing Salon, WC, Kitchen.

First Floor Treatment Rooms.

Second Floor Currently not in use.

Outside Yard to the rear.



Now accepting instructions for
our 10 December auction
Closing date 13 November



James Kersh MRICS james@suttonkersh.co.uk
Cathy Holt MNAEA cathy.holt@suttonkersh.co.uk

0151 207 6315

LOT

99

ON BEHALF OF LIQUIDATORS

3 Bridle Way, Bootle, Merseyside L30 4UA

*GUIDE PRICE £30,000-£35,000



• Vacant commercial property

Description A three storey office building to include two workshop units to the rear with their own shared dedicated yard. The property was previously used as a serviced office centre and is fitted out for this use. It would also be suitable for potential investment or owner occupier opportunity subject to the relevant consents. The property benefits from an intruder alarm/fire detection system and manual steel roller shutters. The premises are held under a long leasehold interest

granted for 99 years from 1st November 1965 with a ground rent in excess of £8,000.00 per annum.

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

and separate toilet block.
Net area 6,358sq ft.
Joint Agent David Currie & Co

Office Accommodation Foyer Reception, concierge Office, three Office Rooms, store room,

Gents WC and disabled toilet.
Net area: 5,224sq ft

Workshop Units Two workshop units built under a pitched roof over a steel frame support and constructed of part block work/brick and accessed via manual roller shutters. Warehouse 1 contains a porta cabin office



Not to scale. For identification purposes only

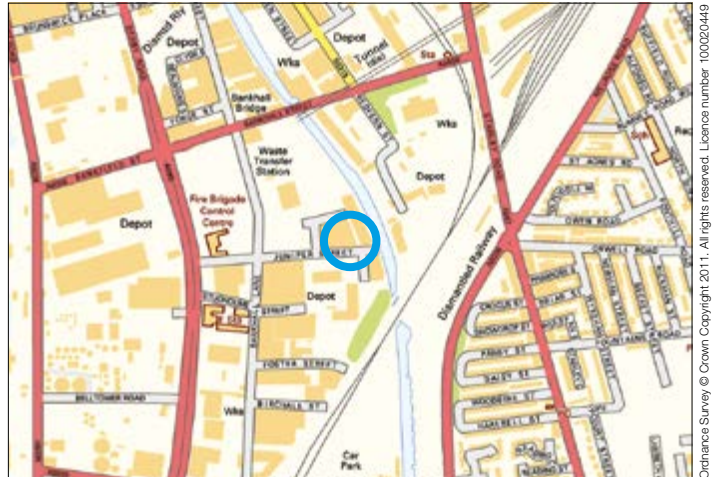
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LOT

100

Lee House, 17 Juniper Street, Liverpool L20 8EL

*GUIDE PRICE £100,000-£125,000



Not to scale. For identification purposes only

- **Vacant warehouse premises**

Description The premises comprises of a part two/part three storey middle terraced warehouse. The premises benefits from concrete floors, modern blown air industrial space heaters, sodium lighting and heavy steel/iron sliding doors. The property would be suitable for a number of uses, subject to any relevant planning consents.

Situated The premises are situated fronting on to Juniper Street close to it's junction with Bank Hall Lane and in close proximity to Derby Road which is a main arterial route into Liverpool city centre approximately 1.5 miles South. The immediate surrounding area consists of a variety of industrial and warehouse buildings.

Ground Floor 497 sq.m (5,155 sq.ft).

First Floor 479 sq.m (5,155 sq.ft).

Second Floor 124 sq.m (1,335 sq.ft).

LOT

101

6 Richmond Terrace, Liverpool L6 5EA

*GUIDE PRICE £100,000+



Not to scale. For identification purposes only

- **Three storey semi detached property converted to provide 5 x 1 bedroom flats**

Description A substantial three storey semi detached property converted to provide 5 x 1 bedroomed self contained flats. The property benefits from double glazing, central heating and off road parking. When fully let the potential annual rental income is in excess of £23,500 per annum.

Situated off Breck Road in a popular residential location convenient for all local amenities and approximately 2.5 miles from Liverpool city centre.

First Floor Flat 3 - Lounge, Kitchen, Bedroom, Bathroom/WC.

Second Floor Flat 4 - Lounge, Kitchen, Bedroom, Bathroom/WC. **Flat 5** - Lounge, Kitchen, Bedroom, Bathroom/WC.

Ground Floor Main Entrance Hallway, **Flat 1** - Lounge, Kitchen, Bedroom, Bathroom/WC. **Flat 2** - Lounge, Kitchen, Bedroom, Bathroom/WC.

Outside Rear Yard, Parking for several cars.

LOT

102

The Kensington Pub, 175 Kensington L7 2RF

*GUIDE PRICE: £135,000+



- **Three storey former public house together with living accommodation to the upper floors**

Description A Freehold three storey corner property formerly used as a public house with basement together with living accommodation to the first and second floors. The property would be suitable for a variety of uses, to include residential conversion to provide self contained flats or HMO Investment purposes, subject to any necessary consents.

Situated - Fronting Kensington High Street on the corner of Coleridge Street in a very popular location within close proximity to Universities, the Royal Hospital, local shopping amenities and approximately 1.5 miles from Liverpool city centre.

Ground Floor Public House
- Bar Area, Lounge, Ladies & Gents WC's.

To the rear - Kitchen, 1 Room, Covered Yard.

First Floor - Hall, Shower Room/WC, Lounge, Kitchen, Utility Room, Bedroom.

Second Floor - 3 Rooms, Bathroom, WC.
Stairs To - **Attic** Room.

Outside - Covered Yard.

Now accepting instructions for our 10 December auction

Closing date
13 November



James Kersh MRICS james@suttonkersh.co.uk
Cathy Holt MNAEA cathy.holt@suttonkersh.co.uk

0151 207 6315

Notes

Terms & 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 £3,000 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 £500 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 (£3,000 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 £500 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

**NOW ACCEPTING
PAYMENT BY**



Pay with
Barclays Pingit
Scan this code to
pay now



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 (£3,000 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 £500 plus VAT upon exchange of contracts to Sutton Kersh, the auctioneers

Should the telephone bidder exceed the bidding price stated on this form, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit cheque can be a personal cheque, bankers draft or solicitors client account cheque, no cash must be sent through the post. Your cheque will only be presented for payment should you be the successful bidder.

Solicitor address

Tel no Fax no

Person acting

I **attach deposit for 10% (£3,000 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

**NOW ACCEPTING
PAYMENT BY**



Pay with
Barclays Pingit
Scan this code to
pay now



- (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:
 • (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
 • (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:
 • (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 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:
 • (a) The BUYER may raise no requisition on 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:
 • (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):
 • (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:
 • (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:
 • (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. The person giving the notice must be READY TO COMPLETE.
- G7.2 If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:
 • (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.
- G7.4 If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:
 • (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:
 • (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:
 • (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:
 • (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:
 • (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:
 • (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:
 • (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:
 • (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:
 • (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.

- 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.
- G15. Transfer as a going concern**
- G15.1 Where the SPECIAL CONDITIONS so state:
- (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and
 - (b) this CONDITION G15 applies.
- G15.2 The SELLER confirms that the SELLER
- (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and
 - (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.
- G15.3 The BUYER confirms that:
- (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
 - (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;
 - (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
 - (d) it is not buying the LOT as a nominee for another person.
- G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence:
- (a) of the BUYER'S VAT registration;
 - (b) that the BUYER has made a VAT OPTION; and
 - (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.
- G15.5 The BUYER confirms that after COMPLETION the BUYER intends to:
- (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and
 - (b) collect the rents payable under the TENANCIES and charge VAT on them
- G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:
- (a) the SELLER'S conveyancer is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;
 - (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
 - (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.
- G16. Capital allowances**
- G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.
- 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.
- G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
- G16.4 The SELLER and BUYER agree:
- (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
 - (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.
- G17. Maintenance agreements**
- G17.1 The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.
- G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such CONTRACTS from the ACTUAL COMPLETION DATE.
- G18. Landlord and Tenant Act 1987**
- G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.
- G18.2 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.
- G19. Sale by practitioner**
- G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
- G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
- G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER'S obligations. The TRANSFER is to include a declaration excluding that personal liability.
- G19.4 The LOT is sold:
- (a) in its condition at COMPLETION;
 - (b) for such title as the SELLER may have; and
 - (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.
- G19.5 Where relevant:
- (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the document of appointment and the PRACTITIONER'S acceptance of appointment; and
 - (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.
- G20. TUPE**
- G20.1 If the SPECIAL CONDITIONS state "There are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.
- G20.2 If the SPECIAL CONDITIONS do not state "There are no employees to which TUPE applies" the following paragraphs apply:
- (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.
 - (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.
- G21. Environmental**
- G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.
- G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT.
- G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.
- G22. Service Charge**
- G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.
- G22.2 No apportionment is to be made at COMPLETION in respect of service charges.
- G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:
- (a) service charge expenditure attributable to each TENANCY;
 - (b) payments on account of service charge received from each tenant;
 - (c) any amounts due from a tenant that have not been received;
 - (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.
- G22.4 In respect of each TENANCY, if the service charge account shows that:
- (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to the excess when it provides the service charge account;
 - (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the BUYER must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the SELLER within five BUSINESS DAYS of receipt in cleared funds; but in respect of payments on account that are still due from a tenant CONDITION G11 (arrears) applies.
- G22.5 In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.
- G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:
- (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.
- G23. Rent reviews**
- G23.1 This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.
- G23.2 The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.
- G23.3 Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.
- G23.4 The SELLER must promptly:
- (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
 - (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.
- 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.
- 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.
- 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.
- G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.
- G24. Tenancy renewals**
- 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.
- 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.
- 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 reasonably directs in relation to it.
- G24.4 Following COMPLETION the BUYER must:
- (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
 - (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.
- 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.
- G25. Warranties**
- G25.1 Available warranties are listed in the SPECIAL CONDITIONS.
- G25.2 Where a warranty is assignable the SELLER must:
- (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
 - (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.
- G25.3 If a warranty is not assignable the SELLER must after COMPLETION:
- (a) hold the warranty on trust for the BUYER; and
 - (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.
- G26. No assignment**
- 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.
- G27. Registration at the Land Registry**
- G27.1 This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:
- (a) procure that it becomes registered at Land Registry as proprietor of the LOT;
 - (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
 - (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
- G27.2 This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:
- (a) apply for registration of the TRANSFER;
 - (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and
 - (c) join in any representations the SELLER may properly make to Land Registry relating to the application.
- G28. Notices and other communications**
- G28.1 All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.
- G28.2 A communication may be relied on if:
- (a) delivered by hand; or
 - (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
 - (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.
- G28.3 A communication is to be treated as received:
- (a) when delivered, if delivered by hand; or
 - (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.
- 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.
- G29. Contracts (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.

Extra General Conditions

Applicable for all lots where the Common Auction Conditions apply.

1. The Deposit

- 1.1 General Conditions A5.5a shall be deemed to be deleted and replaced by the following:
- A5.5a. The Deposit: a) must be paid to the AUCTIONEERS by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)
- b) is to be held as stakeholder save to the extent of the AUCTIONEERS' fees and expenses which part of the deposit shall be held as agents for the SELLER

2. Buyer's Administration Charge

- 2.1 Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £500 plus VAT upon exchange of contracts to the Auctioneer.

3. Extra Auction Conduct Conditions

- 3.1 Despite any special CONDITION to the contrary the minimum deposit we accept is £3,000 (or the total price, if less). A special CONDITION may, however, require a higher minimum deposit.

4. Searches

- On completion the Buyer shall pay to the Seller, in addition to the purchase price, the cost incurred by the Seller in obtaining the Searches included in the Auction Pack.

Commercial Property and Professional Services

Auctions – Liverpool

2 Cotton Street
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auctions@suttonkersh.co.uk

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Building Surveying

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Mortgages

40–42 Allerton Road
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Surveys & Valuations

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