

Auction Addendum

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The St Mellion International Resort, Saltash

LAND AND PROPERTY AUCTIONEERS

Thursday 9 February 2017

ADDITIONS, AMENDMENTS AND ANNOUNCEMENTS TO BE READ IN CONJUNCTION WITH THE CATALOGUE, COMMON AUCTION CONDITIONS, SPECIAL CONDITIONS OF SALE AND ALL LEGAL DOCUMENTATION

All Lots are offered subject to their Special Conditions of Sale, or Revised Special Conditions of Sale (as applicable), which will be attached to the Memorandum of Sale and will form part of the Contract. Bidders will be deemed to have read, understood and taken independent advice on the Legal Documentation which may contain clauses relating to extra fees and costs payable by the buyer in addition to the bid price. Bidders will be deemed to have satisfied themselves as to the areas quoted and the boundaries as these may vary from the plans produced in the catalogue, which are solely for location purposes and are specifically excluded from the Contract. All sizes and measurements provided are approximate and may have been scaled from Ordnance Survey or other plans.

The deposit required is 10% of the purchase price (or £3,000 whichever is the greater).

An administration fee is payable at the same time as the deposit for each Lot purchased and is on the following scale:

Up to £20,000 = £400 £20,001 to £50,000 = £600 £50,001 - £100,000 = £800 £100,001 and above = £1,000

LOT 95 - FLAT 1, 24 WEST STREET, OKEHAMPTON, DEVON

Revised Special Conditions of Sale, dated 1st February 2017, are available for inspection at the Clerks' Desk. The current ground rental is a peppercorn and not as stated.

LOT 97 - THE CORNISH CANDY SHOPPE, 24 MENEAGE STREET, HELSTON, CORNWALL

Revised Special Conditions of Sale, dated 18th January 2017, are available for inspection at the Clerks' Desk. There is a garden area to the rear.

LOT 98 - 42 CHAMBERLAIN ROAD, EXETER, DEVON

Revised Special Conditions of Sale, dated 31st January 2017, are available for inspection at the Clerks' Desk.

LOT 99 - FORMER PREMISES OF NATWEST BANK, 28, 30 & 32 FORE STREET, BRIXHAM, DEVON

Revised Special Conditions of Sale, dated 3rd February 2017, are available for inspection at the Clerks' Desk. The rental in respect of the ATM is £2,500 per annum and not as stated.

LOT 100 - 13 BOLTON STREET, BRIXHAM, DEVON

Sold prior.

LOT 101 - 36 DUPORTH ROAD, CHARLESTOWN, ST. AUSTELL, CORNWALL

Parking facilities on the driveway to the side of the property and possible future vehicular access to the property (as referred to in the legal pack) are both courtesies provided purely by the kind consent of the adjoining landowner, they are withdrawable as opposed to being of right.

LOT 102 - FORMER ATC BUILDING, OFF MANSTONE LANE, SIDMOUTH, DEVON

Revised Special Conditions of Sale, dated 1st February 2017, are available for inspection at the Clerks' Desk.

LOT 103 - 375 ST. LEVAN ROAD, PLYMOUTH, DEVON

The rent passing is £100 per week per flat, i.e. £10,400 per annum in total, and not as stated in the catalogue. There is no Assured Shorthold Tenancy Agreement for the maisonette confirming the form of tenancy stated in the catalogue.

Section 15 on Page 3 of the Lease states that during the last seven years of the term only the Lessee may occupy the property, unless the written consent of the Lessor or the Agent of the Lessor is obtained. It will be for the Lessee, should they so wish, to approach the Lessor for such consent at the appropriate time and the Seller makes no warranty in this respect.

Thank you for attending today's auction

If you intend to bid on any of the Lots to be offered at our Essex sale the Addendum will be available on-line the day before each auction and also available in the auction room on the day.