

Auction Addendum

Clive Emson 

LAND AND PROPERTY AUCTIONEERS

The Ageas Bowl, Southampton

Wednesday 8 February 2017 - 12.30 pm

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 77 - 1 QUAYSIDE ROAD, SOUTHAMPTON, HAMPSHIRE

The Tenancy Agreements are not available for inspection.

LOT 78 - 110 WILTON ROAD, SOUTHAMPTON, HAMPSHIRE

Revised Special Conditions of Sale, dated 3rd February 2017, are available for inspection at the Clerks' Desk. Flat 2 (first floor) is not occupied, and not as stated. The services have not been split and, therefore, the flats are not self-contained.

LOT 79 - 32 EVERELL COURT, 110 CLARENDON ROAD, SOUTHSEA, HAMPSHIRE

The current ground rental is £60 per annum and not as stated.

LOT 82 - 4 BURLINGTON ROAD, SOUTHAMPTON, HAMPSHIRE

Revised Special Conditions of Sale, dated 3rd February 2017, are available for inspection at the Clerks' Desk.

LOT 84 - GODSHILL VILLAGE HALL, SCHOOL ROAD, GODSHILL, VENTNOR, ISLE OF WIGHT

Revised Special Conditions of Sale, dated 7th February 2017, are available for inspection at the Clerks' Desk.

LOT 87 - 19 WELLER ROAD, CORSHAM, WILTSHIRE

A new Lease for 125 years commencing on the day of completion will be granted with the following ground rent:-

Rent at the initial rate of £120 per annum until and including 31st March 2042 and then £180 per annum until and including 31st March 2067 and then £240 per annum until and including 31st March 2092 and then £300 per annum until and including 31st March 2117 and then £360 per annum until and including 31st March 2142.

LOT 89 - 5 PIER STREET, VENTNOR, ISLE OF WIGHT

Revised Special Conditions of Sale, dated 7th February 2017, are available for inspection at the Clerks' Desk.

LOT 91 - 26 & 26A HIGH STREET, SHANKLIN, ISLE OF WIGHT

Previously fully let at £18,000 per annum and not as stated.

LOT 94 - GARAGE 9, SOUTHSEA TERRACE, SOUTHSEA, HAMPSHIRE

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