

ADDENDUM

Auction: Monday 9 July 2018

Hotel: Le Meridien, 21 Piccadilly, London W1J 0BH

Lot 15:	375 Bath Road, Slough	Withdrawn
Lot 33:	Site on Weathercock Lane, Low Fell, Gateshead	Withdrawn
Lot 37:	Land at Glasgow Road, Cambuslang, Glasgow	Withdrawn

Lots:	JC Decaux Lots: 5, 6, 9, 10, 16, 18, 19, 23, 24, 30, 37, 43 and 44 Upon exchange of contracts we will take a deposit of 10% of the sale price or £2,000 (whichever is the higher).
Lot 3:	182 Broadhurst Gardens, London NW6 The O/S map in the catalogue is incorrect.(next door property). Please refer to the title documents in the legal pack.
Lot 12:	Apollo House, Bracken Hill Business Park, Birchwood Drive, Peterlee The main photo in the printed catalogue shows the wrong building. The correct building is displayed on the website and should be referred to. Applications to remove the property from the ratings list have been submitted under reference numbers CHK-1ZDOM12 & CHK-1ZDOM1H.
Lot 21:	Mary's Place, Newcastle upon Tyne The lease contains a rolling tenant break on 6 months notice.
Lot 25:	Plot FGCE, Unit MSD, Campwood Road, Hereford The catalogue states that the rent under Occupational Lease is not reviewed. There are fixed increases, which are: First 25 years - £25.00 Next 25 years - £50.00 Next 25 years - £100.00 Next 25 years - £200.00 Final 25 years - £400.00
Lot 27:	57-58 Market Place, Boston The O/S map in the catalogue is incorrect.(extra area). Please refer to the title documents in the legal pack.
Lot 31:	Heddfan, Ilan Avenue, Pontypridd The site area scaled from the plan is approx. 2.04 acres, 8,280 sq m, please make your own checks. Completion will be six weeks from exchange.
Lot 34:	Plot EXPF, HFT Forklifts, Fir Tree Lane, Rotherwas Industrial Estate, Hereford The rent has fixed increases, which are: First 25 years - £50.00 Next 25 years - £100.00 Next 25 years - £200.00 Next 25 years - £400.00 Final 25 years - £800.00 There are two tenants and the rents listed above are payable under the lease to HFT Forklifts. The tenant of the second lease is Cadent Gas Ltd and no rent is payable.
Lot 42:	Telecoms Mast, Ashford Golf Club, Bear's Lane, Great Chart, Ashford The lease expiry is 8 June 2026. The legal pack has been updated accordingly.
Lot 44:	Land at Addington Road/Erleigh Road, Reading The correct area of the site is 1,899 sq ft (176.39 sq m) and not as stated in the bullet point.

ADDITIONAL FEES TO BE AWARE OF WHEN BIDDING FOR A PROPERTY AT AUCTION

Value Added Tax (VAT)

In the UK this is currently 20% and is charged on UK goods or services if they are eligible for VAT and if provided by an entity (person or company) that is registered (or should be registered) for VAT. For information regarding this clause, please refer to the special conditions of sale and addendum (if any), in the legal pack for the relevant Lot.

Administration Fee

This is a fixed amount the successful bidder will pay to the auctioneer. The current amount is £990 inclusive of VAT per Lot.

Buyer's Premium

The buyer's premium is a percentage additional charge on the hammer price (winning bid at auction) of the lot that must be paid by the purchaser. It is charged by the seller to cover administrative expenses. The buyer's premium typically goes directly to the seller and not to the auctioneer.

Stamp Duty Land Tax (SDLT)

You must pay Stamp Duty Land Tax (SDLT) if you buy a property or land over a certain price in England, Wales and Northern Ireland. This will be charged if applicable and at the current prevailing rate. VAT is dealt with by the solicitors after exchange of contracts, therefore no VAT will be paid to the Auctioneer and this will be dealt with by the solicitor's prior to completion of the sale. For information regarding this clause, please refer to the special conditions of sale and addendum (if any), in the legal pack for the relevant Lot.

Overage

This is the term normally used in the context of a property transaction to mean a sum which the vendor may be entitled to receive after completion if a specified condition is satisfied.

The condition may be:

The grant of a new planning permission;

or The grant of planning permission for a new (perhaps more valuable) use of the land;

or The construction of more than a specified number of houses, or a larger than specified commercial development on the land;

or The on-sale of the land in its present state, where the vendor fears that the purchaser may take advantage of a rapidly rising market to make a quick profit from the land. This will be particularly useful in the case of a vendor who is anxious not to be embarrassed by being seen to have sold at an undervalue, such as a local authority or charity.

Further information regarding this clause (if applicable), will be found in the legal pack for the relevant Lot.

Insurance

You may be liable to insure the property from the fall of the auctioneer's hammer upon exchange of contracts. Further information can be found in the legal pack for the relevant Lot.

Solicitor, Financial Advisor and other professional costs/fees

Any bidder may employ the services of another professional in order to advise them on the purchase of a property. The purchaser will require a solicitor and should set aside funds to pay for any of these additional costs/fees.