

ADDENDUM

Auction: 18th October 2017 Aston Villa FC, Holte Suite, Trinity Road, Birmingham, B6 6HE

Addendum as of 17th October 2017 6:51 pm (BST plus 1 hour)

THE FOLLOWING ALTERATIONS AND ADDITIONS TO THE PARTICULARS OF SALE AND THE GENERAL AND SPECIAL CONDITIONS OF SALE By AUCTION ON THE ABOVE DATE ARE DEEMED TO BE INCORPORATED HEREIN.

All Lots are offered subject to the above 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 sale 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 OS and other plans.

Lot	Address	Amendment
5	'The Laurels' 65 Frederick Road, Stechford, Birmingham, B33 8AE	Please note that the site area is 3,331 sq.m. or thereabout and not as stated in the brochure. Please see link to plan. https://www.sdlauctions.co.uk/property/15161/commercial-property-for-auction-birmingham/
6	581 Tyburn Road, Erdington, Birmingham, B24 9RX	Please note that the site area is 5,479 sq.m. and not as stated in the brochure. See link below for amended plan. https://www.sdlauctions.co.uk/property/15162/commercial-property-for-auction-birmingham/
13	76, 78 & 80 Featherstone Crescent, Shirley, Solihull, B90 3RJ	The Freehold interest subject to a lease is being sold as a conditional contract subject to the statutory procedure under the Landlord and Tenant Act 1987 following the service of a Section 6 acceptance notice from the qualifying Leaseholders.
19	Former NatWest Bank, 92 Queens Road, Leicester, LE2 1SY	Please note that the property address is 90 Queens Road as per the Title documentation, however all documentation stating 92 Queens Road also relates to this property. Furthermore, the guide price has been increased to £295,000.
26	194 High Street, Pensnett, Brierley Hill, DY5 4JG	We are advised that the property has 3 bedrooms and not as stated in the catalogue.
26a	196 High Street, Pensnett, Brierley Hill, DY5 4JG	We are advised that the property has 3 bedrooms and not as stated in the catalogue.
30	117 Station Road, Cradley Heath, B64 9PL	We are informed that VAT will NOT be chargeable on this transaction and not as stated in our brochure.

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Lot	Address	Amendment
34	27, 33 & 35 Lordswood Road, together with, 2, 4, 6, 8, 8a, 10, 12, 14, 16 & 18 Lonsdale Road, Haborne, Birmingham, B17 9RP	<p>Please note that the ground floor at 6 Lonsdale Road Lease has been signed and completed on 25th August 2017 and expires on 20th March 2023. Also the stepped rent for Year 5 for 2-4 Lonsdale Road is £9,750 and not as stated in the brochure.</p> <p>Furthermore new lettings have been agreed for 12 and 16 Lonsdale Road each for two years at yearly rentals of £7500 and £7680 respectively. As such the current rental is now £113,345 per annum. Copies of these new agreements are available for inspection within the legal pack.</p>
54	Former NatWest Bank, 26 High Street, Warwick, CV34 4FA	<p>Please note that the ATM Lease will be £1,000 per annum and not as stated in the brochure.</p> <p>Furthermore, the guide price has been increased to in excess of £300,000.</p>
64	Former NatWest Bank, 519 & 521 Foleshill Road, Coventry, CV6 5AU	<p>Please note the guide price has been increased to in excess of £295,000.</p>
69	48-48a Belvoir Road, Coalville, Leicestershire, LE67 3PP	Sold Prior.
71	182 Slade Road, Erdington, B23 7RJ	Not offered.
72	La Favorita Restaurant, 72 Alfred Street, Sparkhill, Birmingham, B12 8JP	Please note completion will be 56 days from exchange and not the usual 28 days.
81	29 Freeth Street, Ladywood, Birmingham, B16 0QN	Not being offered.

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Lot	Address	Amendment
82	51 Great Bridge, Tipton, DY4 7HF	Please note that the postcode should read DY4 7HF and not as stated in the brochure.
87	Grove Farm, The Annex & The Hayloft, Bennetts Road North, Corley, Warwickshire CV7 8BG	Not offered.
89	New Pilgrims Cottage, Tavistock Place, Basford, Stoke on Trent, ST4 6HY	Not offered.
91	Land at R/O 42 Commonsides, Pensnett, Dudley, DY5 4LD	Please note the guide price has been increased to £20,000.
93	281, 283, 285 & 285a Wolverhampton Road East, Wolverhampton, WV4 6BD	Not offered.
97	1 Heath Barns, Old Stafford Road, Slade Heath, Wolverhampton, WV10 7PZ	Sold Prior.
98	50 Cemetery Road, Willenhall, WV13 1DQ	Not offered.

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Lot	Address	Amendment
99a	227 Merridale Street West, Wolverhampton, WV3 ORP	LATE ENTRY A Freehold Mid Terraced Residential Investment Property Current Gross Income: £6,000 pa. Accommodation - Ground Floor comprises Two Reception Rooms, Kitchen, Bathroom/WC and on the First Floor Landing, Three Bedrooms, with Rear Garden. The property benefits from having a gas fired central heating system and the majority of the windows are UPVC double glazed units.
100	15 Hallam Street, West Bromwich, B71 4HE	Sold Prior.
103	46 Newton Road, Great Barr, Birmingham, B43 6BW	Please note the guide price has been increased to in excess of £215,000.
104	3 Pickwick Grove, Moseley, B13 9LL	Please note completion will be 12 weeks from exchange of contracts and not the usual 28 days. Furthermore, the guide price has been increased to in excess of £230,000.
107	Flat 1, 44 College Avenue, Mutley, Plymouth, PL4 7AN	Please note that the Auctioneers have not had sight of the Tenancy Agreement, however the Client confirms that the Local Authority Housing Department have been paying the rent.
110	30 Fellows Street, Wolverhampton, WV2 4ND	Sold Prior.
111	18 Civic Close, Birmingham, B1 2NT	Please note the guide price has been increased to in excess of £115,000.



— BIGWOOD —

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116	51 Leamore Lane, Walsall, WS3 2AF	Sold Prior.
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125	93 West Chilton Terrace, Chilton, Ferryhill, Co. Durham, DL17 OHJ	Please note that the property is being sold subject to an Assured Shorthold Tenancy for 24 months from 25th September 2017, at a rental figure of £95 per week.
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