



SDL AUCTIONS

ADDENDUM

Auction: 30th October 2020 The National Property Auction (Commercial) will be conducted behind closed doors by auctioneers Andrew Parker and Graham Penny. The auction will be live-streamed online with remote bidding only. Registration for bidding will close at 12pm the day before the auction.

Addendum as of 30th October 2020

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
182	56 Cobden Road, Chesterfield, S40 4TD	Completion date: 30th December 2020.
183	The Hollies (Former Belper Library), 105 Bridge Street, Belper, Derbyshire DE56 1BA	Completion: 9th December 2020 The plan in the catalogue is incorrect, please refer to the sale plan in the legal pack.
186	42 Friar Gate, Derby, DE1 1DA	New guide price: £500,000+
187	Vernon Street Portfolio, Derby, DE1 1UQ	Address: The Courtyard, Friar Gate, Derby DE1 1FP, 70 & 70a Friar Gate, Derby DE1 1FP and 1 & 2 Vernon Street, Derby DE1 1FR New guide price: £1,150,000+
188	3 Market Place, Derby, DE1 3PW	Completion date: 11th December 2020. For clarity this is the ground floor premises only being sold.
189	Ground Floor Shop, 102 High Street, Burton on Trent, DE14 1LJ	The completion date will be 30 working days following the auction.
191	154 St. James Park Road, Northampton, NN5 5EN	Withdrawn.
192	19-23 Park Road, Wellingborough, Northamptonshire NN8 4PW	Withdrawn.



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Lot	Address	Amendment
194	Plot 9 Off Church Road, Little Gaddesden, Berkhamsted, Hertfordshire HP4 1NZ	Buyers are referred to the high additional fees contained within the special conditions of sale.
195	Land at South Street, Great Wishford, Salisbury, SP2 0NR	Address: Plot 5 Station Road, Great Wishford
196	7 Oxford Street, Mountain Ash, Phondda, Cynon Taf, CF45 3PG	Withdrawn.
198	236 Prince of Wales Lane, Shirley, Birmingham, B14 4LJ	Withdrawn.
203	Garage Site on Finch Lane, Knotty Ash, Liverpool, Merseyside L14 4AQ	If rent payments are per calendar month then based on the tenancy schedule within the legal pack the total Combined Rental Income per annum will be £20,820 and not as stated in the catalogue
204A	20a Whessoe Road, Darlington, Durham, DL3 0QP	Withdrawn.
205	2, 2A & 4 Forber Grove, Dick Lane, Bradford, BD4 8ND	The Agreed Completion Date is 27th November 2020 subject to condition 17 EPC Ratings: E, C & D
206	Units 1-4 Windermere Road, Hartlepool, TS25 1FE	EPC Rating: E Postcode on searches: TS25 1NX

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Lot	Address	Amendment
207	A5 Kingfisher House, Kingsway, Team Valley Trading Estate, Gateshead, NE11 OJQ	New guide price: £100,000+
209	Land at Heapam Road, Gainsborough, DN21 1XY	New guide price: £120,000+
214	Alexcias, 30 Grosvenor Road, Ripley, Derbyshire DE5 3JF	There is a 3 week completion period for this property. New guide price: £65,000+
217	130 & 130a Hartley Road, Nottingham, NG7 3AJ	EPC Ratings: D & D