

## Online Auction 8<sup>th</sup> December 2021 Addendum Sheet

If you are a successful bidder you will be required to pay the following fees to the Auctioneers

- **Deposit** - 10% of the sale price subject to a minimum deposit of £2,000.
- **Buyers Administration fee** - 1% + Vat of the sale price subject to a minimum of £1,250 + Vat.
- **Additional Fees** The purchase of any property may include associated fees not listed here. Any additional fees will be implemented by the Sellers Solicitors and confirmed in the Legal Packs which can be downloaded for free from our website

**Lot 5 – FB, 53 Rocky Lane, L6**

The property has Sold Prior to the auction

**Lot 6 – 6 Bruce Crescent, CH63**

The property has Sold Prior to the auction

**Lot 10 – 75 Baileys Lane, L26**

The property has Sold Prior to the auction

**Lot 13 – 13 Diana Street, L4**

The property has Sold Prior to the auction

**Lot 16 – 15/15a Rake Lane, CH45**

Please note there is only 1 garage attached to the property.

**Lot 17 – Flats at 11 Barnard Road, CH43**

The property has Sold Prior to the auction

**Lot 19 – 26 Woodsome Park, L25**

The property has Sold Prior to the auction

**Lot 22 – 61 Rocky Lane, L6**

The property has Sold Prior to the auction

**Lot 27 – 166 County Road, L39**

Original advertised income was incorrect – *amended 7/12/21 @ 10.30am.*

Current income as per the tenancy agreements contained in the legal pack is actually 9 tenants x £105pw x 48 weeks = £45,360 – 8 x new tenants and 1 x carried over from last year.

Under-rented this academic year and last academic year due to concerns over Covid, but in 2018-2019 the rental income was £125 x 9 tenants x 48 weeks = £54,000. The vendor is confident next year will go back to normal rental levels.

**Lot 30 – 72 Townsend Lane, L6**

The property has Sold Prior to the auction

**Lot 35 – 21 Woodfield Road, CH61**

The porch has suffered damage following the recent storms.

**Lot 36 – 45 Smollett Street, L20**

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