

ADDENDUM – COTTONS AUCTION SALE – 18 FEBRUARY 2010

- General Notice:**
1. It is assumed all bidders have inspected the Legal Packs available on our website and in the Auction Room prior to bidding and are fully aware of all terms and conditions including any Agents or Solicitors fees/costs and Disbursements for which they are responsible, completion dates and other relevant matters that they will be obliged to comply with once they have successfully purchased the property
 2. All buyers will be required to pay an Administration Fee of £395 + Vat payable on each Lot purchased whether purchasing prior, during or after auction, except for Lots with a purchase price of £10,000 or less, in which case the fee will be £150 + Vat.

Lot 1 Bethel Chapel, Willenhall Road, Wolverhampton

The interior of the building has suffered some vandalism following a break-in on 30 January 2010.

Lot 3 28 Carisbrooke House, Culmington Road, Longbridge

The Guide Price has been reduced to £15,000PLUS, to take account of major repair and improvement works being carried out by Birmingham City Council on Carisbrooke House and whereby the lessee will be required to pay the proportionate sum of £23,764.65 as a contribution. We understand payment schemes are available – full details are available in the Legal Pack.

Lot 6 39 Reddicap Hill, Sutton Coldfield

Completion will be 16 April 2010 or earlier by mutual agreement.

Lot 14 Strategic Land off St. Brades Close, Tividale

The plan contained in the catalogue is for identification purposes only. Please refer to the Legal Pack for exact site boundaries.

Lot 15 70 Fairway Green, Bilston

This property is now let on an Assured Shorthold Tenancy at a rental of £500pcm (£6,000pa)

Lot 16 415 Bordesley Green, Bordesley Green

The advertising hoarding is let for five years from 1st May 2008 not 17 July 2008.

The auctioneers can make no guarantee as to the current Use Class of the property and all interested parties should make their own enquiries in this respect.

Lot 19 14-18 Lister Street, Nuneaton

The address on the title document is 14 & 16 Lister Street, Nuneaton

Lot 20 2369 Coventry Road, Sheldon

A Special Condition is contained in the contract regarding the planning situation stating that the buyer should satisfy themselves in this regard if they plan to continue to use the property for commercial purposes. Many fixtures and fittings are available for sale by separate negotiation and if items are bought, completion will be 28 days and if not bought, the vendors require a completion date of six weeks.

Lot 24 128 Finchley Road, Kingstanding

Will now be offered as an Investment property subject to an Assured Shorthold Tenancy to commence on 19th February 2010, at rental of £495 pcm (£5,940 pa). We are in receipt of a signed copy of the agreement and we understand from the vendor that the tenant has paid their first months rent along with a security deposit. A copy of the agreement will be available in the Legal Pack.

- Lot 25** **The Guild Arms, Witton Road, Aston**
The plan contained in the catalogue is for identification purposes only. Please refer to the Legal Pack for exact site boundaries. Only a Right of Way located at the rear is included in the sale and **NOT** the yard to the rear of the premises.
- The address stated in the catalogue is incorrect and should be **69** Witton Road.
- Lot 26** **The Peacock Public House, 25 Darwin Street** **SOLD PRIOR**
- Lot 33** **116 Fenton Street, Brierley Hill** **NOT OFFERED**
- Lot 34** **Flat 1 Pennycroft House, 30 Rattlecroft** **SOLD PRIOR**
- Lot 37** **6 Oaklands Road, Wolverhampton**
Rooms 1, 2 and 5 now have vacant possession. Current Rental Income - £260pw (£13,250pa)
- Lot 39** **Land Between 37 and 51 Montgomery Street, Sparkbrook**
The Guide Price has been reduced to £125,000 PLUS.
- The correct address contained on the Land Registry title is 41 - 49 Montgomery Street, Sparkbrook.
- Lot 40** **23 High Brow, Harborne** **SOLD PRIOR**
- Lot 46** **12 Castle Hill, Dudley** **SOLD PRIOR**
- Lot 49** **117 Harrold Road, Rowley Regis**
The Guide Price has been reduced to £100,000 PLUS.
- Lot 52** **169 Walford Road, Sparkhill**
Completion will take place 10 days after exchange.
- The Special Conditions on the contract have been amended since the Legal Pack was first made available. Please consult the Legal Pack in the auction room for full details.
- Guide Price refer to Auctioneers
- Lot 59** **145 Salop Road, Oldbury** **SOLD PRIOR**
- Lot 60** **FGR, 28 Langford Avenue, Great Barr**
The sale does not include the access way to the right hand side of the garage.
- Lot 61** **15 Trafford Drive, Nuneaton**
The property benefits from Storage Heating, not Central Heating as stated in the catalogue (according to the tenant).
- The contract states that Garage No. 14 is also included in the sale.
- Lot 66** **4 Orchard Street, Nuneaton**
This property now has vacant possession
- Lot 67** **3 and 3a Glebe Road, Nuneaton**
No. 3 (First Floor flat) has 2 bedrooms and a lounge, not as stated in the catalogue.
- Lot 75** **Apartment 5, 16 Reed Square, Castle Vale** **SOLD PRIOR**

IMPORTANT NOTICE

The auctioneers cannot give any guarantee that this Addendum represents a comprehensive list of all amendments and conditions included in individual sales contracts. All bidders are reminded that it is their responsibility to inspect the legal packs to satisfy themselves that they are fully aware of all terms and conditions including any Agents or Solicitors fees/costs and Disbursements for which they are responsible, completion dates and other relevant matters that they will be obliged to comply with once they have successfully purchased the property. The auctioneers assume that by bidding for a property you have made all appropriate enquiries.

Next Auction Sale

31 March 2010

If you wish to include a property into our next sale on 31 March 2010, then please contact us on 0121 247 2233. Closing date for entries will be 5 March 2010