

AUCTION - 102 - 13 December 2018

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
1	24 NEWBOROUGH AVENUE, CROSBY, LIVERPOOL This property has been sold prior through Auction House London.
4	58 MANDEVILLE STREET, LIVERPOOL This property has been sold prior.
6	SUITE 89, ARTESIAN STUDIOS, JAMAICA STREET, LIVERPOOL Our client does not know whether the property is vacant or tenant. Please note special condition 25 of the contract. Any guaranteed yield payment received, even if relating to a period before completion, will belong to the buyer.
7	APT 2, BISPHAM HOUSE, LACE STREET, LIVERPOOL The property does not have double glazing as stated in the brochure.
11	29 SCEPTRE ROAD, LIVERPOOL The Guide price has been changed to £50,000+ The boiler will be refitted on completion.
12	1 CRAIGSIDE COTTAGES, TAN Y GRAIG ROAD, LLYSFAEN, COLWYN BAY, This property has been postponed. It is for sale and if you are interested then please speak to Cathy Holt.
14	1 WYLLAN ROAD, KIRKBY, LIVERPOOL The guide price to changed to £60,000+
16	PENISARWAUN NURSING HOME, PENISARWAUN, CAERNARFON, GWYNEDD This property has been postponed until the 14th February auction.
17	LAND AT GREENFIELD ROAD, GREENFIELD, HOLYWELL, CLWYD This property has been withdrawn.
20	126 GRAY STREET, BOOTLE, MERSEYSIDE The guide price has changed to £50,000+
21	131 HEBDEN ROAD, LIVERPOOL The guide price has changed to £65,000+

- 23 **37 SOUTH CANTRIL AVENUE, LIVERPOOL**
The tenancy has expired and the tenant is now rolling over.
- 26 **FLAT 3, 125 STANLEY ROAD, LIVERPOOL**
The guide price has been increased to £40,000 plus
- 28 **20 ALTFINCH CLOSE, LIVERPOOL**
The guide price has changed to £55,000+
- 32 **72 QUERNMORE ROAD, KIRKBY**
The guide price has changed to £55,000+
- 34 **132 TOWN ROW, WEST DERBY, LIVERPOOL**
This property has been withdrawn prior.
- 38 **51 STANLEY ROAD, BOOTLE, MERSEYSIDE**
Please note that Flat 1 is now vacant so the current total rent is
£10,680 per annum. The potential income is £15,780 when fully let.
- 40 **63 WOODHALL ROAD, LIVERPOOL**
This property has been sold prior to auction.
- 41 **48 HOLMES STREET, LIVERPOOL**
The property is producing £6000 per annum as stated in the main
details and not per the heading.
- 42 **12 ALBURY ROAD, SOUTHdene, KIRKBY**
The guide price has changed to £58,000+
- 44 **61 BIGDALE DRIVE, KIRKBY, LIVERPOOL**
The guide price has changed to £55,000+
This property is now vacant
- 45 **66 WENDELL STREET, LIVERPOOL**
This lot is now being sold subject to a tenancy agreement from 7th
December 2018
- 47 **55 HURSLEY ROAD, LIVERPOOL**
This property has Sold Prior.
- 48 **30 LIBERTAS STUDIOS, 48 ST. JAMES STREET,
LIVERPOOL**
Service charge has been reduced from £1,944.08 to £1443.00 per
annum.
- 51 **37 QUERNMORE ROAD, KIRKBY**

The guide price has changed to £55,000+

- 55 **62/62A/64/64A NEW CHESTER ROAD, WIRRAL,**
You will note that on the Occupational Lease reference is made to a Rent Deposit. We are advised that this Deposit has been released back to the tenant.
- 58 **6 GLENDALE GROVE, KIRKBY, LIVERPOOL**
The guide price has changed to £55,000+
- 61 **186 PRINCES ROAD, ELLESMERE PORT**
This property has sold prior.
- 62 **29 DEANSBURN ROAD, TUEBROOK, LIVERPOOL**
This property has sold prior.
- 63 **3 SEDLEY STREET, LIVERPOOL**
The pipes have now been replaced and the property is fully refurbished.
- 71 **3 KENBURY CLOSE, KIRKBY, LIVERPOOL**
The guide price has changed to £55,000+
- 75 **552/556 PRESCOT ROAD, OLD SWAN, LIVERPOOL**
The guide price has been reduced to £160,000 plus
- 77 **10 ANDERSON ROAD, LIVERPOOL**
The guide price has changed to £50,000+
- 78 **FLAT 4 DENVER PARK, DENVER ROAD, LIVERPOOL**
The guide price has been changed to £30,000 plus
- 79 **94 MAYBANK ROAD, TRANMERE, BIRKENHEAD**
If you are interested in this property please speak directly with a member of staff.
- 80 **62 CARISBROOKE ROAD, LIVERPOOL**
This lot has sold prior to auction.
- 84 **88 STALISFIELD AVENUE, LIVERPOOL**
Thw guide price has changed to £55,000+
- 86 **17B OVERTON CLOSE, KIRKBY**
The guide price has been reduced to £45,000+
- 93 **13 VALLEY ROAD, LIVERPOOL**
This lot has sold prior to auction.

- 94 **31 UNION ROAD, NEW MILLS, HIGH PEAK, DERBYSHIRE**
The guide price has been reduced to £90,000 plus
- 96 **11 JEAN WALK, LIVERPOOL**
The guide price has changed to £55,000+
- 99 **10 DAVID STREET, STACKSTEADS, ROSSENDALE,
LANCASHIRE**
This property has been postponed from the auction however remains available for sale at £47,000. Any parties who are interested please contact the auction office direct.
- 100 **45 SCOTT STREET, BOOTLE, MERSEYSIDE**
The guide price has changed to £50,000 plus
- 102 **THE WINDERMERE HOTEL, 295 BRECK ROAD, EVERTON,
LIVERPOOL**
This property has sold prior.
- 106 **FLATS 1, 3 & 4, 17 CHAPEL STREET, LLANDUDNO,
GWYNEDD**
This property has sold prior.
- 112 **81 MOSS LANE, ORRELL PARK, LIVERPOOL**
You will note that on the Occupational Lease reference is made to a Rent Deposit. We are advised that this Deposit has been released back to the tenant.
- 115 **29 SANDBROOK WAY, SOUTHPORT, MERSEYSIDE**
This property has been withdrawn prior.
- 116 **160-162 BRECK ROAD, EVERTON, LIVERPOOL**
This property has been postponed until the 14th February Auction, if you are interested please speak to a member of staff.
- 117 **90 LANGTON ROAD, WAVERTREE, LIVERPOOL**
This property has sold prior
- 118 **20 RAINBOW DRIVE, MELLING, LIVERPOOL**
This property has been postponed and will be entered in the 14th February Auction.
- 120 **SWANKY MALONES, 340 ST. MARYS ROAD, GARSTON,
LIVERPOOL**
This property has been postponed and will be entered in the 14th February Auction.