

AUCTION - 107 - 12 September 2019

ADDENDUM REPORT

<u>Lot</u>	<u>Addendum</u>
2	16 HENLEY AVENUE, LITHERLAND, LIVERPOOL The property is let by way of an Assured Periodic Tenancy and not Regulated as stated in the brochure.
4	146 GENTWOOD ROAD, LIVERPOOL This property has been sold prior to auction.
8	W5 CITYGATE, OLDHAM STREET, LIVERPOOL There is no parking and the catalogue description is incorrect.
9	73 NEW WELLINGTON STREET, BLACKBURN This property has been sold prior to auction.
17	26 LAWRENCE STREET, PADIHAM, BURNLEY, LANCASHIRE Please note the guide price has been reduced to £30,000 to £35,000.
19	162 THE REACH, LEEDS STREET, LIVERPOOL There is no parking and the catalogue description is incorrect.
20	167 THE REACH, LEEDS STREET, LIVERPOOL There is no parking and the catalogue description is incorrect.
27	47 TOWNSEND LANE/2 CHAPEL ROAD, ANFIELD, LIVERPOOL This lot has sold prior.
28	11 BLACKBURNE PLACE, LIVERPOOL This property is a 2 bedroomed Georgian style coach house, not Georgian built as per the description in the catalogue.
29	APARTMENT 12, 98 LARK LANE, LIVERPOOL The sellers solicitors have advised - That the arrears have been paid. The purchase of the flat involved getting a letter of consent from the freeholder which we would not have got if there were any arrears.
32	37 CARDIFF ROAD, PWLLHELI, GWYNEDD Please note this property has been postponed from the 12th September auction however remains available for sale. If you are interested please speak to a member of the team.

34 **THE ABBEY PUBLIC HOUSE, WALTON LANE, LIVERPOOL**

Contrary to Clauses 8-10 of the occupational lease, the lease is, in fact, not contracted out of the Landlord & Tenant Act 1954.

35 **12 ABINGDON GROVE, WALTON, LIVERPOOL**

This property has been sold prior to auction.

37 **214 MOLYNEUX ROAD, KENSINGTON, LIVERPOOL**

This lot has sold prior to auction.

38 **15 CHEADLE AVENUE, LIVERPOOL**

The guide price has been reduced to £45,000 plus

39 **LAND AT SWAN STREET, LIVERPOOL**

The guide price has been amended to £55,000 plus. Please note the plan in the catalogue is incorrect and the adopted highway isn't included in the sale. Please refer to the legal pack for the correct plan.

43 **2 WHITE HOUSES, FOWLER LANE, FARINGTON MOSS, LEYLAND**

Please note the guide price has been reduced to £100,000 plus.

45 **6 STANLEY STREET, FAIRFIELD, LIVERPOOL**

Now fully occupied and producing £20,895.96

50 **53 ST. MARYS ROAD AND 46 WELLINGTON STREET, GARSTON, LIVERPOOL**

The guide price has been reduced to £170,000 plus

51 **30 OSBORNE ROAD, TUEBROOK, LIVERPOOL**

The guide price has been amended to £137,000+

54 **5 RECTOR ROAD, LIVERPOOL**

This property has been sold prior to auction.

56 **64/64A CITY ROAD, LIVERPOOL**

There is no rear yard as stated in the brochure.

58 **88 PICTON ROAD, WAVERTREE, LIVERPOOL**

This lot has sold prior to Auction

60 **33 MUIRHEAD AVENUE, LIVERPOOL**

This property has been postponed. It remains available for sale and will be included in our October Auction.

- 63 **49 OLIVIA STREET, BOOTLE, MERSEYSIDE**
Please note this property has been postponed from the 12th September auction however remains available for sale. If you are interested please speak to a member of the team.
- 64 **24 DINGLE ROAD, BIRKENHEAD, MERSEYSIDE**
This property has been postponed from the September auction. Please speak to a member of staff directly if you are interested.
- 66 **72 DALEY ROAD, LITHERLAND, LIVERPOOL**
This lot has sold prior to Auction
- 67 **36A MUIRHEAD AVENUE, LIVERPOOL**
This property has been postponed. It remains available for sale and will be included in our October Auction.
- 70 **33 HAWKINS STREET, LIVERPOOL**
This property has been sold prior to auction.
- 72 **63 BOROUGH ROAD, ST. HELENS, MERSEYSIDE**
This lot has sold prior to Auction
- 73 **98 GRIFFIN STREET, BLACKBURN**
The guide price has been reduced to £35,500
- 74 **7 ST. GREGORYS CROFT, BOOTLE, MERSEYSIDE**
This property has been postponed.
- 75 **129 CHIRKDALE STREET, LIVERPOOL**
This property has been sold prior to auction.
- 76 **68 CAMBRIDGE ROAD, BOOTLE, MERSEYSIDE**
This property has been sold prior.
- 77 **179 WESTMINSTER ROAD, LIVERPOOL**
Flat 2 is now vacant and not tenanted as stated in the brochure. The current rental income is £2,700.00 per annum for flat 1.
- 78 **10 WENLOCK ROAD, LIVERPOOL**
This lot has sold prior to auction
- 79 **3 RUSSELL ROAD, MOSSLEY HILL, LIVERPOOL**
This lot is to be sold with vacant possession.
- 83 **COMMERCIAL UNIT, WELLINGTON BUILDINGS, 7 THE STRAND, LIVERPOOL**
This lot has sold prior to the auction.

- 85 **125 SANDHURST STREET, LIVERPOOL**
This property has sold prior to auction.
- 86 **8B THE GREEN, LIVERPOOL**
This property has been postponed. It remains available for sale and will be included in our October Auction.
- 92 **544-546 PRESCOT ROAD, OLD SWAN, LIVERPOOL**
The rental income for number 544 'Mini Chic Boutique' is £4,800 per annum and 546 'Gyros Grill' is £6,960 per annum and not as stated in the brochure.
- 93 **14 JOHNSON AVENUE, PRESCOT, MERSEYSIDE**
This property has been postponed from the September auction. Please speak to a member of staff directly if you are interested.
- 94 **12 SPEKE ROAD, WOOLTON, LIVERPOOL**
The guide price has been increased to £40,000 plus
- 95 **LAND OFF EAST ROAD, EGREMONT, CUMBRIA**
This property has been withdrawn but is still available for sale, please speak to Cathy Holt if you are interested.
- 98 **2 DEERPLAY CLOSE, BURNLEY, LANCASHIRE**
The guide price has been increased to £130,000 plus.
- 100 **35 BANNER STREET, LIVERPOOL**
Please note this property has sold prior to auction.
- 101 **THE COACH HOUSE, 35/37 GRANGE LANE, GATEACRE, LIVERPOOL**
The property is available for sale and if you are interested please speak to Cathy Holt.
- 102 **19 NEWBURN STREET, LIVERPOOL**
This lot has been sold prior to auction.
- 103 **7 STUDLEY COURT, 45 PARK CRESCENT, SOUTHPORT, MERSEYSIDE**
This property has been withdrawn from the auction.