

**COTTONS AUCTION SALE – 10th July 2024 (Version 1 – 09/07)**

1. It is assumed all bidders have inspected the Legal Packs available on our website 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 £1,250 including 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 £250 including VAT.

**Lot 2 Plots 1 & 2, Taylors Meadow, Lincomb**

Please note that there are no rights to moor boats or fish in the River Severn with this land. Furthermore, please note that there are no physical boundaries marking the extent of the land.

**Lot 5 119 – 120 Glover Street, Birmingham**

Ground Rent: Currently £4,600 per annum (£1,150 per quarter)

**Lot 7 26 Horsebrook Lane, Brewood**

Property is sold as seen to include any contents that are currently in situ.

**Lot 9 Flat 18 Market Square, Wolverhampton**

**SOLD PRIOR**

**Lot 12 36 – 40 High Street, Sedgley**

Shop 38: The rent is currently £5,760 per annum, rising 1/9/24 to £6,240 per annum and rising on 1/9/26 to £6,720 for the remainder of the term.

Total current Rental Income: £31,860 (£40,260 when fully let)

**Lot 13 Flats 32-36B Tudor Court, Tipton, West Midlands**

Completion will be Three Months following exchange of contracts

**Lot 15 Flat 3, 19 Lysways Street, Walsall**

**NOT OFFERED**

**Lot 28 469 Bearwood Road, Smethwick**

**NOT OFFERED**

**Lot 30 53 Bridge Street, Coseley**

**LATE ENTRY**

A Freehold Vacant Three Bedroom Semi-Detached House

Guide Price £130,000 - £138,000

Full details are available in the auction room and on our website [www.cottons.co.uk](http://www.cottons.co.uk)

**Lot 40 41 Northfield Road, Coventry**

Whilst the tenancy agreement states the rent is £675pcm, it is understood the rent has been increased to £725pcm and the tenant has verbally confirmed this.

**Lot 45 44 Darnford Close, Coventry**

The Rent according to the Assured Shorthold tenancy agreement dated 5th April 2014 is £475 p.c.m. (£5,700 p.a.) and not as originally stated in the catalogue.

**Lot 49 47 Carmelite Road, Coventry**

The property is let on an AST agreement at a rent of £1,500 pcm (£18,000 per annum).

**Lot 50 35 Clements Street, Coventry**

The property was inspected on 12th June 2024 and all four rooms were occupied, however, the legal pack contains assured shorthold tenancy agreements for rooms 1 & 4 only and therefore the rent stated in the catalogue cannot be confirmed.

**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. Our website has been updated where possible to reflect addendum comments. 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, Information relating to any tenancies 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. We require properties for our next Auction Sale on Wednesday 11<sup>th</sup> September 2024. Closing date for entries will be Friday 16<sup>th</sup> August 2024.