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## Lot 145

Auction 7th July 2009

**Result**                      **£295,000**
**Gross initial Yield**        **8.39 %**
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### Beccles

Exchange House

Exchange Square

Suffolk

NR34 9HH

#### Freehold Shop and Office Investment

- Comprises a ground floor shop with self-contained offices above
- Prominent town centre position
- Total Current Rents Reserved £24,750 pa

#### ON BEHALF OF TRUSTEES

##### Tenure

Freehold.

##### Location

Beccles is an attractive north Suffolk market town located some 9 miles south-west of Lowestoft and 18 miles south-east of Norwich. Beccles lies adjacent to both the A145 and A146.

The property is situated in a prominent town centre position at the junction of Exchange Square with Blyburgate.

Occupiers close by include a range of local retailers, The Children's Society, Lloyds TSB, NatWest and HSBC banks and Boots.

##### Description

The property is arranged on ground and two upper floors to provide a ground floor shop unit with two floors of self-contained offices above. The offices are accessed from Exchange Square.

##### VAT

VAT is applicable to this lot.

##### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

##### Vendor's Solicitor

C Groves Esq, Cozens Hardy LLP.

Tel: (01603) 625231 Fax: (01603) 627160

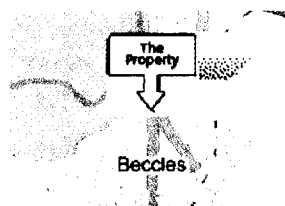
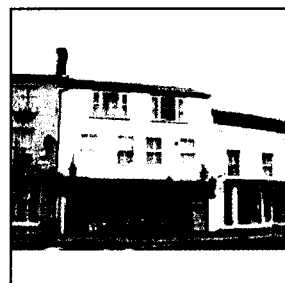
e-mail: [cggroves@cozens-hardy.com](mailto:cggroves@cozens-hardy.com)

##### Joint Auctioneer

N Hodge Esq, Brown & Co.

Tel: (01603) 629871 Fax: (01603) 616199

e-mail: [n.hodge@brown-co.com](mailto:n.hodge@brown-co.com)

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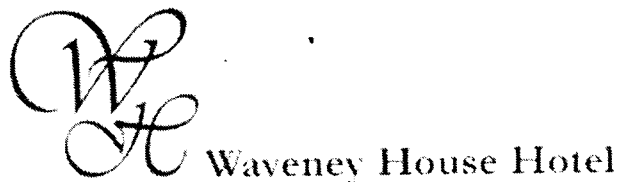
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## Invoice

Mrs Ewa Jones  
8 Imperial House  
London  
E14 8bq

Waveney House Hotel  
Puddingmoor  
Beccles  
Suffolk  
NR34 9PL

01502 712270

01502 470370

enquiries@waveneyhousehotel.co.uk  
www.waveneyhousehotel.co.uk

04 July 2009

Invoice Number: 3006

Room: 1 Standard Double Room

2 Adults

From: Friday 03 July 2009

to: Saturday 04 July 2009

Quantity	Description	Each	VAT	Total
1	FRESH BREAD	1.30	0.20	1.50
1	SMALL ASPAL CIDER	1.48	0.22	1.70
1	ST EDMUNDS	2.70	0.40	3.10
1	COD & CHIPS	7.83	1.17	9.00
1	ROASTED RUMP OF LAMB	12.13	1.82	13.95
1	Night Standard rate	85.65	12.85	98.50

Grand Total VAT: 15 % 16.66

**Total Invoice: £ 127.75**

Less Deposit Paid: £ 0.00

Less Final Payments: £ 0.00

**Total Remaining: £ 127.75**

Vat Registration: 841 6712 31

We hope you enjoyed your stay, and we look forward to welcoming you back again in the future.

This is confirmation of your booking made through LateRooms.com today, 1 Jul 2009

**LateRooms.com Reservation Reference: 6608767R**

THIS IS FOR YOUR RECORDS ONLY, YOU DO NOT NEED TO REPLY TO THIS EMAIL.

#### Booking Details

Hotel Name:	<b>Waveney House Hotel, Beccles</b>
Arrival Date:	<b>03 July 2009</b>
No. Nights:	<b>1</b>
No. Rooms:	<b>1</b>
Booking Method:	<b>Online at 16:40</b>
Booked By:	<b>Mrs Ewa Jones</b>
Check in from:	<b>14:00</b>
Check out by:	<b>11:00</b>

#### Room Details

	<b>Fri 03/07</b>	<b>Total:</b>
<b>Mrs Ewa Jones</b>	<b>98.50</b>	<b>98.50</b>
Standard Room sleeps 2 Breakfast included: Double Requested, Non Smoking Requested, 2 Adults Standard room with double occupancy. Could be either a standard twin or standard double room depending on availability		
<b>Room Cancellation Policy :</b> A credit card is required to secure your reservation at Waveney House Hotel in Beccles. There will be no cancellation charge if a booking is cancelled before 01:00 BST 2 days before your date of arrival. If the booking is cancelled later, or in the case of a no-show, the first night will be charged.		
<b>Arrival Time : 17:00</b>		
<b>Total (GBP):</b>		<b>98.50</b>

#### Booker Details

Booker Name:	<b>Mrs Ewa Jones</b>
Booker Email:	<b><u>ewajones_silvercrest@hotmail.com</u></b>
Contact Telephone:	<b>07 969 964 617</b>

#### Card and Other Details

Card Holder Name:	<b>Mrs Ewa Z Jones</b>
Card Type:	<b>Mastercard</b>
Card Number:	<b>---- ---- 1216</b>
Expiry Date:	<b>06/10</b>
Issue No Start Date:	<b>06/07</b>

You have made a booking with LateRooms.com, who act as an agent on behalf of your chosen hotel. The contract for your accommodation is between you (the customer) and the hotel, or other accommodation provider.

#### Payment:

LateRooms.com do not take any payment from you. The credit/debit card details supplied are used to guarantee your reservation, unless otherwise stated by the hotel. Please see room notes or the hotel cancellation policy for further information.

If you would like the credit/debit card details supplied to guarantee your reservation to be used for actual payment of your accommodation, please contact the hotel directly as authorisation may be required.

# Room Bill

Printed On: 09/10/2009

Mr Jones

Tower Hotel  
Main Road  
Harwich  
Essex  
CO12 3PJ  
Tel: 01255 504952  
Fax: 01255 504952  
reception@tower-hotel-harwich.co.uk

**Room: - Pepys**

08/10/2009 (1 Night)

1 Nights @ £60.00

**Room Total: - £60.00**

## Detailed Item List

Date	Description	Price	ExVat Price	Vat
<b>Items from Reception</b>				
08/10/2009	Room Charge - Pepys	£60.00	£52.17	£7.83
09/10/2009	BREAKFAST	£15.00	£13.04	£1.96
	<b>Sub Total</b>	<b>£75.00</b>	<b>£65.22</b>	<b>£9.78</b>
<b>Items from the Bar/Restaurent</b>				
08/10/2009	Restaurant Bill	£36.80	£32.00	£4.80
	<b>Sub Total</b>	<b>£36.80</b>	<b>£32.00</b>	<b>£4.80</b>
ExVat Total		£97.22		
Vat Total		£14.58		
<b>Grand Total</b>		<b>£111.80</b>		

## Payments Summary

PaymentDate	Method	Amount
09/10/2009	CARD	£111.80
<b>Total Payments</b>		<b>£111.80</b>



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## Lot 17

Auction 15th October 2009

### Guide Price

£230,000 - £240,000

## Highworth

18 High Street

Swindon

Wiltshire

SN6 7AG

### Freehold Convenience Store Investment

- Comprises convenience store and self-contained maisonette above
- Let to Dillons Stores Limited, on assignment from T&S Stores Ltd (subsidiary of Tesco plc)
- Lease expires 2015
- Rent Review 2010
- No VAT applicable
- Current Rent Reserved £19,000 pa

### Tenure

Freehold.

### Location

The market town of Highworth has a population of 8,200 and is situated some 6 miles north-east of Swindon. Communications are good with access to Swindon and Junction 15 of the M4 motorway (10 miles) via the A361 and A419, and to Lechlade and Burford to the north.

The property is situated within a Conservation Area on the south side of High Street, the town's main retail thoroughfare close to Market Place.

Occupiers close by include Lloyds, Sue Ryder, Swintons, NatWest and The Post Office.

### Description

The property is arranged on basement, ground and two upper floors to provide a ground floor convenience store and off-licence, with cellar and a maisonette above, accessed from the rear. In addition there is parking and a garden to the rear. The maisonette comprises four rooms, kitchen and bathroom on the first floor and two further rooms and bathroom on the second/attic floor above.

The property provides the following accommodation and dimensions:

**Gross Frontage 8.85 m (29' 0")**

**Net Frontage 7.25 m (23' 9")**

**Shop Depth 19.80 m (64' 11")**

**Built Depth 34.15 m (112' 0")**

**Basement Cellar - Not Inspected**

**Maisonette: First Floor - 4 Rooms, Kitchen and Bathroom**

**Second Floor - 2 Rooms and Bathroom**

### Tenancy

The entire property is at present let to DILLONS STORES LIMITED, t/a McColl's, on assignment from T&S Stores Ltd, for a term of 15 years from 7th April 2000 at a current rent of £19,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

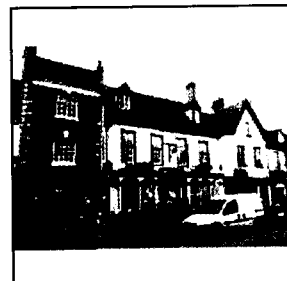
### Tenant Information

Website Address: [www.martinmccoll.co.uk](http://www.martinmccoll.co.uk)

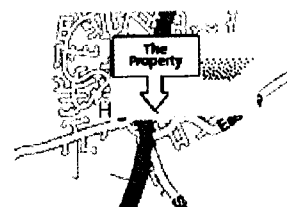
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**Lot 54**

**Auction 15th October 2009**

**Guide Price**

**£250,000 - £275,000**

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**Dovercourt**

**188/190 High Street**

**Essex**

**CO12 3AP**

**Freehold Shop and Residential Investment**

- Comprising a double fronted shop and four self-contained flats
- Prominent corner town centre position
- Situated close to Dovercourt Rail Station
- Shop Rent Review 2011
- Flat Reversions from 2009
- Total Current Rents Reserved **£25,000 pa**

**Tenure**

Freehold.

**Location**

Dovercourt is situated close to the ferry port of Harwich some 18 miles east of Colchester, 9 miles south-east of Ipswich and some 70 miles north-east of London. The A120 provides access to the A12 which in turn provides access to London and Ipswich. The property is situated in a prominent corner position on the High Street, at its junction with Station Road, a short distance from Dovercourt Rail Station. Occupiers close by include Boots, Lloyds TSB, Savers, Johnsons, Abbey and Coral amongst others.

**Description**

This prominent corner property is arranged on basement, ground and two upper floors to provide a double fronted ground floor coffee shop with four self-contained flats above. Flats 1 and 2 are accessed from Station Road and Flats 3 and 4 are accessed from the rear. The property benefits from 3 car parking spaces parked in tandem..

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Vendor's Solicitor**

S Day Esq, Clarke Willmott.

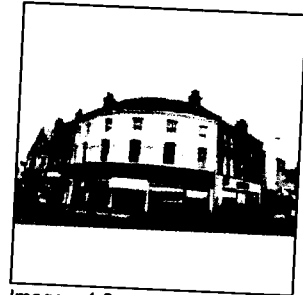
Tel: 0845 209 1356 Fax: 0845 209 2517

e-mail: [simon.day@clarkewillmott.com](mailto:simon.day@clarkewillmott.com)

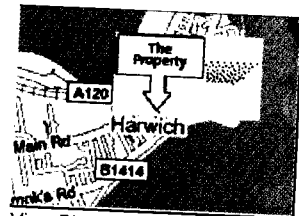
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**Lot 60**
**Auction 15th October 2009**
**Guide Price**
**£140,000 - £150,000**

**Brackley**  
**16 Market Place**  
**Northamptonshire**  
**NN13 7BG**

**Attractive Grade II Listed Freehold Office Investment**

- Let to Solicitors
- Town centre location
- No VAT applicable
- Tenants holding over
- Current Rent Reserved **£17,500 pa**

**Tenure**
**Freehold.**
**Location**

Brackley is an attractive market town located some 8 miles east of Banbury, 11 miles south-west of Towcester and a short distance from Silverstone. The town is situated at the junction of the A43 and A422, a short distance to the east of the M40 motorway (Junctions 10 and 11).

The property is situated in a Conservation area within the town centre on Market Place, close to the junction with Halls Lane. Occupiers close by include Barclays, Boots the Chemist, Ladbroke's and Lloyds banks and a number of local traders.

**Description**

This Grade II Listed property is arranged on basement, ground, first and attic floors to provide a period ground and first floor office building with storage accommodation in the attic and a disused cellar. In addition there is a yard to the rear.

The property provides the following accommodation and dimensions:

**Ground Floor Offices 46.0 sq m (495 sq ft)**  
**Ground Floor Storage/Ancillary 25.5 sq m (274 sq ft)**  
**First Floor Offices 56.0 sq m (603 sq ft)**  
**First Floor Storage 24.0 sq m (258 sq ft)**  
**Cellar - Not measured**  
**Attic 26.0 sq m (280 sq ft)**  
**Total 177.5 sq m (1,910 sq ft)**

**Tenancy**

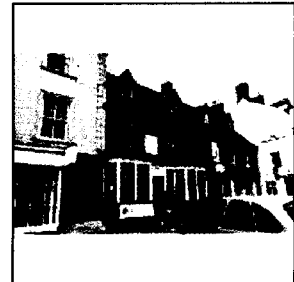
The entire property is at present let to NIGEL CRAWLEY AND ANTHONY DAVID GILROY, (V/a Solicitors), for a term of 18 years from 1st January 1991 at a current rent of £17,500 per annum, exclusive of rates. The lease provides for rent reviews every third year of the term and contains full repairing and insuring covenants, subject to a schedule of condition.

**Tenant Information**

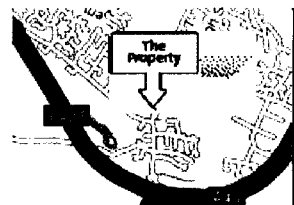
Website Address: [www.gilroysteel.com](http://www.gilroysteel.com) and [www.bccsolicitors.co.uk](http://www.bccsolicitors.co.uk)

**VAT**

VAT is not applicable to this lot.

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*Gilroy Steel*

*01280*

*709426*

*\*\*\* BCC*

*01280*

*702238*




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**Lot 66**
**Auction 15th October 2009**
**Guide Price**
**£80,000 - £100,000**
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**Upton-upon-Severn**
**23 High Street**
**Worcestershire**
**WR8 0HJ**
**Freehold Shop Investment**

- Town centre location
- Comprising a shop and a maisonette
- Located opposite an HSBC Bank
- Current Rent Reserved **£7,600 pa**

**Tenure**
**Freehold.**
**Location**

Upton-upon-Severn is a small town on the west bank of the River Severn, some 6 miles north-west of Tewkesbury. The town is approximately 4 miles north-west of Junction 8 of the M5 motorway and 3 miles north of Junction 1 of the M50 motorway. The property, which is located in a Conservation Area, is situated in the town centre on the east side of the High Street, opposite its junction with New Street and a branch of HSBC. Other occupiers close by include Lloyds TSB, Spar, Post Office and a Co-Op Supermarket.

**Description**

The property is arranged on basement, ground and two upper floors to provide a ground floor shop with a basement that is currently unused and accessed via a separate entrance to the rear. The upper floors comprise residential accommodation which is accessed from within the shop or externally at the rear. There is a flying freehold where part of the first and second floors fly over the ground floor of the adjoining Talbot Head Hotel.

The property provides the following accommodation and dimensions:

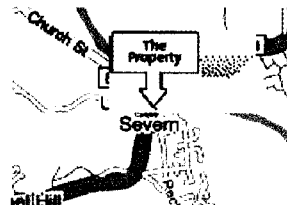
**Gross Frontage 7.6 m (24' 11")**
**Net Frontage 7.2 m (23' 7")**
**Shop Depth 9.3 m (30' 6")**
**Built Depth 12.0 m (39' 4")**
**Basement (Not inspected by Allsop)**
**First Floor - 4 Rooms and Kitchen**
**Second Floor - 3 Rooms, Bathroom and WC**
**Tenancy**

The entire property is at present let to MRS SUSAN MOLE (trading as Pepperpot Print Books), with a personal guarantor, for a term of 6 years from 1st November 1996 at a current rent of £7,600 per annum, exclusive of rates. The lease provided for a rent review at the end of the third year of the term and contains full repairing and insuring covenants.

**VAT**

VAT is applicable to this lot.

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**Auction 15th October 2009, Lot 17 & 60**

From: **Temp Comauctions** (Temp.Comauctions@allsop.co.uk)

Sent: 06 October 2009 15:50:11

To: meljones\_silvercrest@hotmail.com (meljones\_silvercrest@hotmail.com)

Hi Mel,

**Ref: 18 High Street, Swindon & 16 Market Place, Brackley**

I have been trying to arrange viewing slots for the above properties. The manager of Lot 17 is away until tomorrow so I will contact him first thing in the hope that a viewing after 15.00 is possible. Lot 60 has a possible block viewing arranged on Friday 9<sup>th</sup> at 14.00pm. This has not been confirmed though and I will need to get back to you regarding this.

Will be in touch via email tomorrow.

Thank You

Mandeep Cheema  
Work Experience  
Allsop LLP Commercial Auctions  
0207 5436890

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William Noy

02075436754

0207543 6876

10 am

Mon morning

10:30

48  
37  
54  
15

SPICY LIFE

29 BARLON STREET  
TEWKESBURY  
M06582781  
TID16946881  
AID : A0000000041010  
MASTERCARD

\*\*\*\* \* 9202  
EXP 06/10  
ICC

SALE

CUSTOMER COPY

AMOUNT  
VERIFIED BY PIN

£26.75

Residential

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**Life****ti Restaurant****Tewkesbury****GL20 5PR****B4299584****ot**

oucestershire  
GL20 5AL

**Attractive Freehold Shop and Residential Investment**

- Includes a shop, five flats and a bungalow to be offered as one lot
- Shop lease expires 2020
- Shop Rent Review April 2008 (outstanding)
- Total Current Rents Reserved **£45,080 pa**  
**with the benefit of a Vacant Flat**

**Tenure**

Freehold.

**Location**

Tewkesbury is an attractive Gloucestershire market town, which is famous for its Abbey, situated some 9 miles north of Gloucester and some 40 miles north-east of Bristol, immediately adjacent to Junction 9 of the M5 motorway and close to Junction 1 of the M50. The property is situated in the Town Centre Conservation Area on the west side of the High Street, in between the junctions with Church Street and Quay Street.

Occupiers close by include Barclays Bank, Marks & Spencer, W H Smith, Halifax, Superdrug and Cheltenham & Gloucester amongst others.

**Description**

This attractive Grade II Listed property comprises three buildings to include a property arranged on ground and two upper floors to provide a ground floor estate agents with cellar (not used) and three self-contained flats above. Furthermore there are two separate buildings to the rear which comprises a two storey building to provide two self-contained flats together with a bungalow adjoining the main building.

**VAT**

VAT is not applicable to this lot.

**Documents**The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)**Viewings**

Block viewings have been arranged for 30th September and 7th and 13th October 2009 by prior appointment only. Please call William Noy on 0207 543 6754 or e-mail: [william.noy@allsop.co.uk](mailto:william.noy@allsop.co.uk)

**Vendor's Solicitor**

R Shallard Esq, Henmans.

Tel: (01993) 811396 Fax: (01993) 813184

e-mail: [richard.shallard@henmans.co.uk](mailto:richard.shallard@henmans.co.uk)

Residential services

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5th October 2009

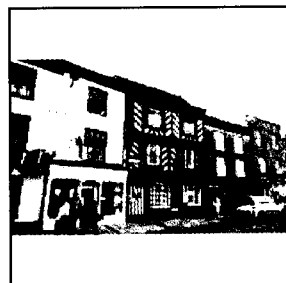
- £550,000

£500,000

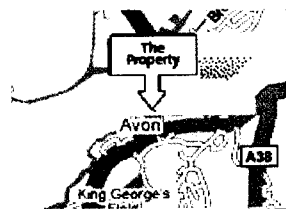
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*Before purchase  
Book all to  
Pension*

Expedia travel confirmation - Twyning, Gloucestershire - 17 Oct 2009 -  
(Itin# 12124076223)

From: **travel@support.expedia.co.uk**  
Sent: 16 October 2009 22:09:00  
To: meljones\_silvercrest@hotmail.com

### Travel Confirmation

Thank you for booking your trip with Expedia.co.uk. View this [itinerary](#) online for the most up-to-date information.

**Need a hotel or a car or an activity or service in Birmingham? Here are some options we've found for you.**

- ☒ Car Hire - Economy Midsize Full Size
- ☒ Attractions & Services - Sightseeing Dining options
- Ground transportation Attraction passes

- Add a flight
- ☐ Add another hotel
- ☐ For fully inclusive car hire, click here.
- ☐ Search for more Attractions & Services
- Receive Expedia.co.uk newsletters

### Booked items

#### Hotel: Twyning

**Hotel reserved.** Your card has been charged in full. This is a non-refundable reservation and cannot be changed or cancelled.

Expedia.co.uk itinerary number: **12124076223**

**Main contact:** Mel Jones

**Email:**  
meljones\_silvercrest@hotmail.com  
**Home phone:** (207) 5360801

#### Traveller and cost summary

#### Expedia Special Rate

Reserved for: <b>Mel Jones</b>	Hotel: 2 adults	Double Hilton Guestroom-Best rate B&B <b>Includes: Full Breakfast</b>	17/10: £109.00 per night
		Taxes & service fees	Included
		Amount charged for hotel reservation	<b>£109.00</b>

#### Room options / Additional requests

We will forward your requests to the property, but we cannot guarantee that your requests will be honoured.

1 DOUBLE BED, Non-Smoking

#### Hotel summary

Sat 17-Oct-2009 (1 night)

#### Hilton Puckrup Hall Tewkesbury

Puckrup  
Twyning, Gloucestershire GL20 6EL  
United Kingdom

**Check in:** Sat 17-Oct-2009  
**Check out:** Sun 18-Oct-2009



**Reservation questions:** 0871 226 0808 (Call cost from 10p/min)

**For other information contact the hotel:** Tel: 44 (168) 429620 Fax: 44 (168) 4850788

**Hotel Class:** ★★★★★ More lodging info

Unless specified otherwise, rates are quoted in British pounds sterling.

Freephone: 0800 634 4862  
Fax: 020 8711 2522  
Email: [info@pensionpractitioner.com](mailto:info@pensionpractitioner.com)

Daws House  
33-35 Daws Lane  
London  
NW7 4SD

Mr Mel Jones  
Silvercrest Associates Limited  
8 Imperial House  
Victory Place  
London  
E14 8BQ

25 February 2010

Dear Mel,

**Invoice Number: 00436**

Please find enclosed our invoice dated 25<sup>th</sup> February 2010.

We are introducing the option for clients to settle their annual administration invoices quarterly via direct debit from this year. If you would like to take advantage of this method please complete and return the attached Direct Debit Mandate, along with a cheque for £279.06 for the first quarter. If you would prefer to settle the invoice in full, please do so in the normal way.

If you have any questions regarding this, please contact me.

Kind regards

Yours sincerely

Brad Davis  
For Pension Practitioner .Com

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