

## Online Auction Addendum 27<sup>th</sup> March 2024

If you are a successful bidder you will be required to pay the following fees to the Auctioneers

- **Auction Deposit** - 10% deposit (minimum £2,000), payable on winning bid – **(Non-Refundable)**
- **Buyers Premium** - 1% + VAT (1.2% incl of VAT) of the final purchase price, subject to a minimum of £1,800 + VAT (£2,160 incl of VAT). Unless specified differently in the Sales Particulars or Addendum. **(Non-Refundable)**
- **Additional Fees** The purchase of any property may include associated fees not listed here. Any additional fees will be implemented by the Sellers Solicitors and confirmed in the Legal Packs which can be downloaded for free from our website

### Lot 4 - Apt 14 Birchen House, CH41

Please note the Buyers fee on this property is set at **1% + VAT of sale price, subject to a minimum £2500 + VAT**

### Lot 6 – 115 Carisbrooke Road, L4

This property has been Sold Prior to the auction.

### Lot 9 – 6 Baycliff Road, L12

This property has been Sold Prior to the auction.

### Lot 12 – 67 East Lancashire Road, L11

This property has been Sold Prior to the auction.

### Lot 16 – 87 Makin Street, L4

We have been informed that the property will **not be** vacant possession, however the landlord has served a Section 13 notice to increase the rent to £700pcm from 5<sup>th</sup> May 2024. This is inline with the tenants LHA entitlement and is paid direct to the landlord.

### Lot 17 - Apt 17 Pall Mall, L3

Please note the Buyers fee on this property is set at **1% + VAT of sale price, subject to a minimum £2500 + VAT**

### Lot 21 - Land 85 Craven Street, CH41

The Guide Price on this property has been reduced to **£10,000 Plus**. Please note the Buyers fee on this property is set at **1% + VAT of sale price, subject to a minimum £2500 + VAT**

### Lot 34 - 31 Jubilee Drive, L7

Please note the Buyers fee on this property is set at **1% + VAT of sale price, subject to a minimum £2500 + VAT**

### Lot 35 – 19 Eaton Street, L34

The Guide Price on this property has been reduced to **£80,000 Plus**.

### Lot 37 – 23 Aigburth Road/ 36 Alexandra Drive, L17

Please note the Buyers fee on this property is set at **1.5% + VAT of the sale price**.

### Lot 39 - 40 Skipton Road, L4

Please note the Buyers fee on this property is set at **1% + VAT of sale price, subject to a minimum £2500 + VAT**

### Lot 43 – 110 Alderson Road, L15

Please note the tenancy agreement shows a rental of £525 pcm.

Venmores is a trading name of BFL Estate Agents Ltd.

Registered in England - 06734039. Registered office - 18 The Crescent, West Kirby, Wirral, CH48 4HN



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www.venmores.co.uk



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📍 8 - 10 Allerton Road, Liverpool, L18 1LN

**Lot 46 – 149 Norman Street, CH41**

This property has been Withdrawn from the auction.

**Lot 48 - 22 Canon Road, L6**

Please note the Buyers fee on this property is set at **1% + VAT of sale price, subject to a minimum £2500 + VAT**

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