

## 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)**
- **Buyer's 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 3 – 18 Ullswater Street, L5**

Please note the Buyers Fee on this lot is set at 1% + Vat on the purchase price with a minimum charge of **£2,500 + Vat.**

### **Lot 6 – 87 Southport Road, L39**

The Guide Price on this lot has been increased to £180,000 Plus since first marketing.

### **Lot 9 – Flat 5, Marina House, L22**

The rent has now been increased as follows: Flat – 13 payments of £382.81 and Garage – 12 payments of £60.00. This gives a combined income of £5,696.53 per annum.

### **Lot 11 – 366 Marsh Lane, L20**

This property has been Sold Prior to the auction

### **Lot 12 – Land former site of 87 Craven Street, CH41**

Please note the Buyers Fee on this lot is set at 1% + Vat on the purchase price with a minimum charge of **£2,500 + Vat.**

### **Lot 14 – 22 Carr Road, L20**

This property has been Sold Prior to the auction

### **Lot 16 – 2/2a Longmoor Grove, L9**

This property has been Sold Prior to the auction

### **Lot 21 – 11 Springbank Road, L4**

This property has been Sold Prior to the auction

### **Lot 22 – 260 Hawthorne Road, L20**

The Guide Price on this lot has been **reduced to £160,000 Plus** since first marketing.

### **Lot 23 – 44 Dane Street, L4**

Please note the Buyers Fee on this lot is set at 1% + Vat on the purchase price with a minimum charge of **£2,500 + Vat.**

Venmores is a trading name of BFL Estate Agents Ltd.

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



0151 733 9000



www.venmores.co.uk



venmoresliverpool

**Lot 24 – 97b County Road, L4**

The Guide Price on this lot has been **reduced to £25,000 Plus** since first marketing.

**Lot 27 – 98 Orleans Road, L13**

This property has been Sold Prior to the auction

**Lot 33 – 323 Boode Croft, L28**

This property has been Withdrawn from the auction.

**Lot 40 – Flat 6, 10-12 Pall Mall, L3**

We have been informed the current rental is £400pcm.

**Lot 41 – Flat 1, 8 Willowdale Road, L9**

We have been informed the current rental is £300pcm.

**Lot 43 – Apt 17 Pall Mall, L3**

Please note the Buyers Fee on this lot is set at 1% + Vat on the purchase price with a minimum charge of **£2,500 + Vat**.

Venmores is a trading name of BFL Estate Agents Ltd.

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



0151 733 9000



[www.venmores.co.uk](http://www.venmores.co.uk)



[venmoresliverpool](https://www.instagram.com/venmoresliverpool)