

Online Auction Addendum 27th 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 16 – 2/2a Longmoor Grove, L9

This property has been Sold Prio to the auction

Lot 21 – 11 Springbank Road, L4

This property has been Sold Prior to the auction

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**.

Lot 27 – 98 Orleans Road, L13

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 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.

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