

Online Auction Addendum 11th February 2026

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

- **Auction Deposit** - 10% deposit (minimum £5,000), 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 £2,500 + VAT (£3,000 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 – 1 Sandy Lane

This property has been Sold Prior to the auction.

Lot 6 – Flat 35 Beacon Court

This property has been Postponed from the auction.

Lot 7 – Apt 73 Tower Building

This property has been Sold Prior to the auction.

Lot 9 – Apt 10 Justine Mansions, Riding Street

The property being sold is as is described in the title i.e. Apartment 10, 4 Riding Street L3 8JH as referred to in title MS550117. This is the official postal address for the property as confirmed by the Highways Department of Liverpool City Council. It should be noted that the original developers Plot No. 12 is the numbering that features on the physical door of the apartment and in some documentation in respect of the property.

Lot 11 – 81 Muirhead Avenue.

This property has been Sold Prior to the auction.

Lot 14 – Land Northwest of Townsend Lane.

There is a current rental income of £6,900 per annum from the advertising hoardings and tenancy for storage containers on site

Lot 17 - 74 Park Road.

The seller has informed us that the current rental income is £550pcm and was increased approximately 2 years ago.

Lot 18 – 169 Cleveland Street

This property has been Postponed from the auction.

Lot 20 – 14 Halidon Court

The tenancy provided within the legal pack shows a rental income of **£525pcm** not £490pcm as noted in the original marketing.

Lot 24 – 1 Springwood Court, L19

This property has been Withdrawn from the auction.

Venmores is a trading name of BFL Estate Agents Ltd.

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

