

Online Auction Addendum 9th July 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 £3,000 + VAT (£3,600 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 1 – Apt 2, 26 Cornhill, L1

This property has been Sold Prior to the auction

Lot 2 – 67 Peter Road, L4

This property has been Sold Prior to the auction

Lot 3 – Emirates House, L9

This property has been Withdrawn from the auction

Lot 7 – 12 Rufford Road, L6

The guide price for this lot has been increased to **£280,000 Plus**. The legal pack confirms the current annual rental income is £33,300.

Lot 9 – 441 Price Street, CH41

The guide price has been reduced to **£60,000 Plus**

Lot 10 – Apt 217, 25 Plaza Boulevard, L8

The guide price has been reduced to **£25,000 Plus**

Lot 11 – 39 Lathum Close, L35

This property has been Withdrawn from the auction

Lot 13 – 28 Hawarden Avenue, L17

This property has been Postponed from the auction.

Lot 15 – 21 Seaforth Road, L21

We believe property could achieve a combined gross income for the shop and flat in the region of £1800pcm / £21,600pa.

Lot 16 – 69, 71 & 73 Robson Street, L5

The legal pack confirms the current rental income is £1,800pcm

Lot 18 – 6 Ashburton Road, CH43

This property has been Withdrawn from the auction

Lot 21 – Land at Mill Lane (Pighue Lane), L13

The guide price has been reduced to **£250,000 Plus**

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Lot 22 – Apt 19, 4 Leigh Street, L1

The property is now tenanted at a rental of £700pcm commencing 23/6/26.

Lot 25 – 1 Melville Avenue, CH42

The guide price has been reduced to **£65,000 Plus**

Lot 26 – Apt 8, 39 Lilley Road, L7

The guide price has been reduced to **£40,000 Plus**

Lot 27 – Apt 11, 35 Bridport Street, L3

The guide price has been reduced to **£75,000 Plus**

Lot 29 – 45 Allerton Road, CH42

The guide price has been reduced to **£200,000 Plus**

Lot 31 – Unit BLP5 Fox Street Village, L3

We are informed the property is now vacant

Lot 32 – 212 Molyneux Road, L6

The property is currently tenanted but we are informed by the sellers the tenant will be vacating on or before 6th August 2026.

Lot 35 – 15 Cearns Road, CH43

The guide price has been reduced to **£475,000 Plus**

Lot 36 – Unit at 1 Birstall Road, L6

This property has been Sold Prior to the auction.

Lot 38 – 9-11 Whetstone Lane, CH41

This property has been Postponed from the auction.

Lot 39 – 5 York Road, CH44

The guide price has been reduced to **£150,000 Plus**

Lot 47 – 28 Holbeck Road, L4

The buyers fee for this lot will be 1% of the purchase price + VAT, subject to a minimum fee of **£3,500 + Vat**

Lot 49 – LGF, 40-42 Sydenham Avenue, L17

This property has been Postponed from the auction.

Lot 50 – 33 Linacre Road, L21

This lot has been added as a last minute entry with a guide price of £75,000 Plus

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