

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)**
- **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 3 – 2/2a Longmoor Grove, L9

The Guide Price on this property has been reduced to **£55,000 Plus.**

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 10 – 121-123 Oakfield Road, L4

This property has been Postponed from the auction.

Lot 11 – 5 Rawlins Street, L7

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 5th May 2024. This is in line 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 20 – 11 Blackburne Place, L8

This property has been Withdrawn from the auction.

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 22 – 28 Kiddman Street, L9

This property has been Sold Prior to the auction.

Lot 26 – 111 Bridge Road, L21

The Guide Price on this property has been reduced to **£65,000 Plus.**

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



Lot 27 – 46 Long Lane, L19

This property has been Sold Prior to the auction.

Lot 28 – 337 Smithdown Road, L15

This property has been Sold Prior to the auction.

Lot 29 – 12 Lower Breck Road, L6

This property has been Sold Prior to the auction.

Lot 30 – 12a Lower Breck Road, L6

This property has been Sold Prior to the auction.

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 40 – 17 Deane Road, L7

The Guide Price on this property has been reduced to **£270,000 Plus.**

Lot 43 – 110 Alderson Road, L15

This property has been Postponed from the auction.

Lot 46 – 149 Norman Street, CH41

This property has been Withdrawn from the auction.

Lot 47 – 6 Evans Road, CH47

This property has been Postponed from the auction.

Lot 48 - 22 Canon Road, L6

The Guide Price on this property has been reduced to **£75,000 Plus.** 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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0151 733 9000



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