

Online Auction Addendum 2nd September 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 - Lower Ground Floor Only - Sydenham Avenue, No's 40-42

The guide price has been reduced to **£180,000 Plus**

Lot 5 – 45 Allerton Road

This lot has been Sold Prior to the auction

Lot 8 – Land to west of 181 Liverpool Road

The guide price has been reduced to **£550,000 Plus**

Lot 22 – 21 Seaforth Road

This lot has been Sold Prior to the auction

Lot 38 – 9-15 Whetstone Lane

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

Venmores is a trading name of BFL Estate Agents Ltd.

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