

Online Auction Addendum 11th June 2025.

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 2 – 5 Mount Road

Please note the Buyers fee for this lot is 1% + VAT of sale price, subject to a minimum **£3000 + VAT**

Lot 3 – Flat 8 Willow Court

This property has been Withdrawn from the auction.

Lot 4 – 14 Taplow Street

Please note, we have been informed by our client that the current tenant has provided notice to vacate by July 5th 2025. We also confirm the Buyers fee for this lot is 1% + VAT of sale price, subject to a minimum **£3000 + VAT**

Lot 9 – 4 Montrose Avenue

Please note the Buyers fee for this lot is 1% + VAT of sale price, subject to a minimum **£2500 + VAT**

Lot 11 – 8 Broughton Drive

This property has been Sold Prior to the auction

Lot 12 - Birkdale Lodge

Please Note the Buyers fee for this lot is 1.5% + VAT of sale price, subject to a minimum **£3000 + VAT**

Lot 14 – Unit 224 City Point

Please note the Buyers fee for this lot is 1% + VAT of sale price, subject to a minimum **£2500 + VAT**
The sale of this lot is subject to a 10% deposit with a minimum of £3,000

Lot 14 - Apt 3, 26 Pall Mall

Please Note the Buyers fee for this lot is 1% + VAT of sale price, subject to a minimum **£3000 + VAT**

Lot 18 – 17 Alfred Road

This property has been Sold Prior to the auction

Lot 19 – 23 Bath Street

Please note the Buyers fee for this lot is 1% + VAT of sale price, subject to a minimum **£3000 + VAT**

Lot 21 – 325 Prescott Road

This property has been Sold Prior to the auction

Lot 22 – Land at Hapton Street

This property has been Withdrawn from the auction.

Lot 23 – 41 Knutsford Green

Please note the Buyers fee for this lot is 1% + VAT of sale price, subject to a minimum **£3000 + VAT**

Venmores is a trading name of BFL Estate Agents Ltd.

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