

Online Auction Addendum 15th May 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 – 1 Crossways

The property has been Withdrawn from the auction

Lot 4 - 41 Montrose Court

The property has been Withdrawn from the auction

Lot 8 – Apt 19 Shaws Alley

The property has been Sold Prior to the auction

Lot 9 – 14 Taplow Street

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

Lot 10 – 16 Guardian Court

The property has been Withdrawn from the auction

Lot 12 – 65 Rice Lane

The property has been Sold Prior to the auction

Lot 13 – Apt 68 Pall Mall

The property has been Sold Prior to the auction

Lot 14 – 44-45 Marled Hey, L28

The property has been Sold Prior to the auction

Lot 18 – 34 Picton Road

The property has been Withdrawn from the auction

Lot 19 – 46 Upper Brassey Street

The Guide Price for this property has **increased to £85,000 Plus**. Please note the Buyers fee for this lot is 1% + VAT of sale price, subject to a minimum **£3000 + VAT**

Lot 21 – Unit 224 City Point

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

Lot 24 – 325 Prescott Road

We are informed by the managing agent the property does not currently have HMO status as it is vacant however it has held a valid HMO license in the past.

Venmores is a trading name of BFL Estate Agents Ltd.

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



0151 733 9000



www.venmores.co.uk



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📍 8 - 10 Allerton Road, Liverpool, L18 1LN

Lot 25 – 31 Rocky Lane

The property has been Sold Prior to the auction

Lot 27 – 109-111a Poulton Road

The Guide Price for this property has **reduced** to **£70,000 Plus.**

Lot 28 – Flat 12, 87 London Road

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

Lot 29 - Birkdale Lodge

The Guide Price for this property has **reduced** to **£650,000 Plus.** Please note the Buyers fee for this lot is **1.5% + VAT** of sale price, subject to a minimum **£3000 + VAT**

Lot 33 – 23 Bath Street

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

Lot 34 – F12, 7 The Ridings

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

Lot 35 – 122 Hawthorne Road

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

Lot 36 – 27 Lathom Court

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

Lot 37 – 66 The Sidings

The property is now being sold with Vacant Possession. Please note the Buyers fee for this lot is 1% + VAT of sale price, subject to a minimum **£2500 + VAT**

Lot 38 – Land at Surrey Street

The sale of this lot is subject to a **10% deposit with a minimum of £3,000**

Lot 40 - Apt 32 Sandringham House

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

Lot 42 - 1 Dunbar Street

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

Lot 43 – 155 Brighton Street, CH44

We have been informed that 5 rooms are let generating £25,776 per annum and tenancies are provided within the legal pack

Lot 44 – Garages at Gray Street, L20

This lot has been added after the brochure was uploaded and is being offered with a guide Price of £50,000 Plus

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