

LOT Number _____

Brief description of the lot

196 Wallasey Road, Wallasey, CH44 2AG

Title

Title Number MS74001

Title Guarantee

Full

Deposit

Deposit: 10% of the purchase price if bought by telephone or proxy bid or £10,000 if bought on line

Interest Rate

The Law Society Rate

Agreed Completion Date

VAT

The seller has not made a VAT election

Vacant or let?

The sale is subject to existing tenancies.

What the sale is subject to existing tenancy for the ground floor shop

All matters referred to in the registered Lease and the registers of title number MS74001

Amendment to the general conditions

None

Extra special conditions

1. The sale is subject to the Law Society's Standard Conditions of Sale (Fifth Edition) and the Common Auction Conditions (Edition Three (copy attached) and where there is a conflict between the General Conditions and the Auction Conditions then the Auction Conditions shall prevail.
2. In addition to the Deposit the buyer will pay to the auctioneers their administration fee of £200 inclusive of VAT.
3. On completion the buyer will reimburse to the seller's solicitors the sum of £600 plus VAT and £178.00 for disbursements

Sale memorandum

Date

Name and address of the seller

Peter Robert Ferguson, c/o Burd Ward

Name and address of buyer

The lot

196 Wallasey Road, Wallasey CH44 2AG

The price (excluding any VAT)

Deposit paid

The seller agrees to sell and the buyer agrees to buy the lot for the price.
This agreement is subject to the conditions so far as they apply to the lot.

Signed by the buyer

Signed by the auctioneers as agent for the seller

[Redacted]

Deposit received

[Redacted]

The seller's conveyancer is

Burd Ward Solicitors
23-27 Seaview Road Wallasey Merseyside CH45 4QT

The buyer's conveyancer is

[Redacted]