

NOTICE TO ALL BIDDERS

Your attention is drawn to the General Conditions of Sale and Special Conditions of Sale which are included within this catalogue. Prospective purchasers and their professional advisers should read them carefully.

Prospective purchasers are advised to check the particulars in this catalogue to ensure that they are satisfied with the accuracy of the details of leases, measurements and other relevant matters. Prospective purchasers are deemed to have inspected the relevant properties and to have made all necessary and appropriate enquiries and searches.

We have arranged for a representative from a local firm of solicitors to attend the Auction to be available for last minute comment and advice on General Conditions of Sale and Special Conditions of Sale, etc.

The successful bidder is bound under contract as soon as the Auctioneer's gavel falls on his/her final bid. Immediately thereafter, the purchaser will be handed a card by the Auctioneer's clerk requesting details of his/her name and that of his/her Solicitors. The purchaser must then sign and exchange a Memorandum of Contract at the back of the catalogue and provide a cheque for the deposit prior to leaving the Room.

We generally offer guide prices for the various properties. They are the Auctioneer's guide as to the approximate range or likely selling price or price required. They are changed from time to time. Auction prices are impossible to predict accurately and the eventual price will, in some cases, be higher or lower than the guide issued.

Hair & Son Limited and our Clients accept no responsibility for any loss, damage, costs or expenses incurred or suffered by the purchaser as the result of acting on guide prices or suggestions.

Where possible, the Auctioneer will have a legal pack of relevant information available for inspection at the Auctioneer's office during the period leading up to the Auctions. Providing the legal pack is not substantial, copies can be provided upon request. Alternatively legal packs can now be obtained via our web page www.haircommercial.co.uk/auction Once you have gained access to this web page there are two buttons for each lot, one for the lot details and the other for the legal documentation. The legal documentation is usually uploaded on the day received from the vendor's solicitors.

Tenanted properties may only be viewed by prior arrangement with the Auctioneers.

Occasionally, properties are sold prior to the Auction and we recommend that prospective purchasers check with our office on the morning of the sale to confirm that the property in which they are interested is still available. The Auctioneer reserves the right to divide or sell any lots or two or more lots together and to sell properties prior to the Auction.

We strongly recommend that you attend the Auction but if you cannot and wish to make a telephone or proxy bid, then arrangements can be made on a form available from the Auctioneer. This obviously takes time to arrange and must be with us to include the deposit payment 24 hours before the start of the sale, i.e. 3.00 p.m. the day before.

PAYING THE DEPOSIT

Please note that we no longer accept cash as a method of payment for the deposit. We still accept Bankers Draft, Personal cheques Company cheques and Building Society cheques in the favour of Hair & Son Limited

Auction Information



09065 868 146 Guide Prices & Results

To receive guide prices prior to Auction either dial from the handset of your fax machine or set to 'POLL RECEIVE' mode, and push start when requested. Results will be available from this faxback number from noon the day after the auction.