

Important information:

SELLER: JPS (Surveyors) Limited t/a JPS Chartered Surveyors are Auctioneers acting on instructions of retained clients

LOCATION: 43 Bridgewater Street, Liverpool, L1 0AR. For further information: Tel – 0161 767 8001 or Email: Bakery@JPSSurveyors.co.uk

VIEWING: The lots will be available to view between 10.00 - 14.00 Tuesday, 07 May 2019

BIDDING: Auction ends from 12.00pm Wednesday, 08 May 2019

PAYMENT DEADLINE: Full and cleared payment is due by 16.00 Friday, 10 May 2019

CLEARANCE: Clearance will take place Thursday 16 May, Friday 17 May & Monday 20 May. Clearance will be by appointment between the hours of 9.30am and 4.30pm.

REMOVAL NOTES: Please note some lots will require method statements, risk assessments and copy of a public liability insurance for the removal. It's the responsibility of the purchaser to provide these and access to site will be denied until documents are provided and approved.

Some lots may require gas, water or electricity disconnecting. It's the purchaser's responsibility to arrange a competent professional to do this and leave the premises in safe state following removal/disconnection.

There is a 1.5T forklift on site to provide assistance for the removal assets. This is available on a first come, first serve basis and use of this cannot be guaranteed. Customers who wish to operate the forklift must provide copies of the correct certification. JPS Staff members will assist where possible.

Please note the site is set over 4 levels, second, first, ground and basement. The location of the lots is referenced in the lot numbers by the following letters; S = Second floor, F = First floor and B = Basement. Lot numbers without letters will be located on the ground floor.

There is a service lift in the building which operates between the ground and second floor. The lift is a 13 man lift with a weight limit of 1,000kg. The size of the lift is approximately 1500mm x 1500mm and will be available on a first come, first serve basis.

Please ensure you have read the further details below and our full terms and conditions of the sale by downloading the auction catalogue or by clicking on the auctioneer's terms link on the sale page.

Contact Details: Phone: +44 (0) 161 767 8001 - Email: ASSETtrail@jpssurveyors.co.uk

VIEWING

- Access to the Location is allowed on the understanding that viewers attend the Location entirely at their own risk and are responsible for and will indemnify the Seller and the Company against any losses damage or claims occasioned by their presence at the Location.

- Photographic ID along with proof of address must be provided upon entry to the site and JPS Chartered Surveyors may take a copy of the photo ID
- Children under the age of 16 will also not be allowed access

PAYMENT TERMS

Lots purchased may only be removed upon receipt by the Auctioneer of CLEARED FUNDS by the method detailed below.

- Debit/Credit card payments are accepted at no extra cost through the Bidspotter platform. Card payments cannot be taken over the telephone.
- Direct Bank Transfer: Please mark your payment with your invoice number for reference purposes.
- Cash: We do not accept cash payments

Where payment is not received by the stated payment deadline, JPS Chartered Surveyors reserve the right to charge the payment card registered with Bidspotter for the full amount outstanding, including card transaction fees where applicable, or cancel the sale.

COLLECTION

- If you have any queries regarding the collection period please contact us on 0161 767 8001.
- Goods not collected within the specified collection period will be subject to a storage charge per lot equivalent to 5% of the hammer price plus Buyer's premium and VAT per working day or will be abandoned on site, unless alternative arrangements are agreed prior.
- During busy periods, access to the site may be restricted on the grounds of health and safety and the security of the lots. Please ensure that you make appropriate arrangements through the auctioneers to ensure that you are able to comply with the clearance deadline for removal of lots from the site.
- Please be aware it is the Buyer's responsibility to assess and provide the necessary equipment, manpower and specialist services, where required, to remove and load each lot purchased. The Auctioneer shall have no obligation to assist in such removal or loading. The Buyer agrees that neither the Auctioneer, Seller, nor its agents, will be liable for any claims and/or costs arising for the hire and /or use of any equipment, demurrage or contractors required by the Buyer to remove the lots.

REGISTRATION

- All potential bidders will be required to initially register on www.Bidspotter.co.uk and then on each sale. To bid in an individual auction, bidders should click on the auction they wish to register for. On the right hand side under the heading "my Bid Spotter.co.uk" there are a number of options where bidders can sign up for the auction, read the auctioneers terms and conditions or contact BidSpotter's live auction support team.
- If signing up for an auction, bidders will be asked to input their credit card details, billing information and confirm that they have read and accept the auctioneer's terms and conditions. The Auctioneer and its agents will verify the details provided by prospective bidders. The credit card billing address must match the registration details for a bidder to be approved.
- The Auctioneers reserve the right to refuse any person from bidding on the auction.

CONDITIONS OF SALE

- The ASSETrail @ JPS Chartered Surveyors General Conditions and the Special Conditions apply to the Sale.
- All Bidders must read and understand BidSpotter's terms and conditions of registration at www.bidspotter.co.uk. Bidders are deemed to have read and understood these all of these conditions prior to bidding.

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BUYERS PREMIUM

The purchaser will pay a buyer's premium of 17% Plus VAT which will be charged on all lots in addition to the final bid price. The premium is not negotiable and is payable by all buyers.

VALUE ADDED TAX

- Purchasers will be charged Value Added Tax on all lots where applicable, at the current rates. Value Added Tax will be exclusive of the final winning bid and will be added after the auction close.
- All overseas buyers (EU and non EU) will be charged VAT at the current rate on each Lot purchased. This will be refunded to the overseas Buyer as soon as the Seller receives a copy of the bill lading as proof of export, providing this documentation is received within 3 months of the sale date and notification of the intended export is received within 3 days of the sale.