

6 WEEK COMPLETION



SITUATION

Occupying a prominent position on the south west side of the High Street, opposite the **Police Station**, and just a short distance from High Barnet Underground Station (Northern Line) and the multiple shopping facilities around **The Spires**.

PROPERTY

A substantial building comprising a **Ground Floor Showroom** with separate front access to **22 Self-Contained Flats** above.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Showroom	Not Inspected	The Bathroom Consultancy Distribution Company Ltd	999 years from 12th September 2000	£100	FRI
First Floor Flats (Nos 2, 3, 5, 8, 9, 10 & 11)	7 Flats - Not Inspected	Various	Each 125 years from 25th December 2004	£700 (£100 per flat)	Each FRI The ground rents increase every 33 years.
First and Second Floor Flats (Nos 1, 4, 6, 7, 12-15, 15a, 16-21)	15 Flats: 4 x 2 Rooms incl Kitchen, Bathroom/WC 11 x 1 Room incl Kitchen, Bathroom/WC	VACANT			

TOTAL **£800 Plus
15 Vacant Flats**

Note: The Vendors have spent in excess of £70,000 installing a new electrical sub-station and individual meters to each flat plus a separate Landlord's meter.

15 Vacant Flats

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

Colliers **JOINT AUCTIONEERS**
Colliers International
VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts