

**IN SAME OWNERSHIP SINCE 1996**  
**6 WEEK COMPLETION**



**SITUATION**

Located in this prime retail shopping parade within close proximity to Southgate Underground Station (Piccadilly Line), adjacent to **Marie Curie** and amongst a variety of multiples including **Nationwide, Pizza Express, Boots, Costa Coffee, Betfred, KFC** and **The Money Shop**. Southgate lies approximately 8 miles north of Central London.

VAT is payable in respect of this Lot

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground and First Floor Bank	<b>Ground Floor Banking Hall</b> Gross Frontage 53'6" Internal Width 42'0" Bank Depth 59'2" Bank Area Approx 2,310 sq ft 2 Ladies WCs <b>First Floor Offices</b> Area Approx 1,990 sq ft Gents WC <b>Total Area Approx 4,300 sq ft</b>	<b>Bank of Scotland Plc (t/a Halifax)</b> (Holding company is HBOS Plc – ultimate holding company is Lloyds Banking Group Plc)	15 years from 24th June 2007	£70,000	FRI by way of service charge <b>Rent Reviews June 2012 (Landlord quoted £85,000 p.a.) and 2017 (See Notes 2 and 3) Tenant's Break 2017</b>
Second Floor Offices	Office Area Approx 1,990 sq ft 3 Ladies WCs 2 Gents WCs (located on first floor)	<b>Newmont Travel Ltd (T/O for Y/E 31/12/2010 £22.85m, Pre-Tax Profit £614,000 and Net Worth £797,000).</b>	10 years from 24th June 2008	£31,500	FRI by way of service charge (subject to rising annual caps – see lease) <b>Rent Review and Tenant's Break 2013</b>
<b>TOTAL AREA APPROX 6,290 sq ft</b>			<b>TOTAL</b>	<b>£101,500</b>	

**PROPERTY**

A substantial attractive modern mid-terrace property comprising a **Large Ground Floor Banking Hall** including **3 Private Offices** with internal access to **Offices** on the First Floor. In addition there is an impressive separate front entrance and lift to **Self-Contained Offices** on the Second Floor. The property includes gas central heating and air-conditioning.

**Note 1: Subject to planning there may be potential to add additional accommodation across the flat roof.**

**Note 2: The internal spiral staircase and 2 sets of WC's within the Halifax unit are to be valued as A1/A2 on review.**

**£101,500 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

**Note 3: Adopting VOA floor areas, the Halifax has an ITZA of 1,300 units. Tesco and Hair on Broadway (both opposite) are believed to be let at £53 Zone A.**

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**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) on exchange of contracts