



**SITUATION**

In this well-known shopping centre serving the surrounding affluent residential area close to Cockfosters Station (Piccadilly Line) and amongst such multiples as **Santander, One Stop, Prezzo, Ladbrokes, Lloyds TSB** and **HSBC**.

**PROPERTY**

A 1930s mid terraced building comprising a **Ground Floor Shop** with separate rear entrance to a **Self-Contained 2-Storey Maisonette**. A rear service road gives access to private parking for up to 4 cars.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage 19'11"  
Internal Width 18'8"  
Shop Depth 40'0"  
Built Depth 52'6"  
2 WCs

**First and Second Floor Maisonette\***

4/5 Rooms, Kitchen, Bathroom/WC

\*Not inspected

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**£24,000 per annum**

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

**TENANCY**

The entire property is let on a full repairing and insuring lease to **P Lee and D. Lee (t/a The Chocolate Shop)** for a term of 15 years from 25th December 2004 (excl. s. 24-28 of Landlord and Tenant Act 1954) at a rental of **£24,000 per annum** exclusive.

**Rent Reviews December 2012 (No rent yet quoted) and 2016**

**Note: There may be a possible development opportunity to the rear of the property, subject to obtaining the necessary consents.**



**JOINT AUCTIONEERS**  
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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) upon exchange of contracts