



SITUATION

Occupying a prominent trading position in this well known Village Shopping Centre, opposite **Barclays Bank**, close to **Budgens** and amongst a host of established local traders. East Barnet lies between High Barnet and Whetstone some 10 miles from Central London.

VAT is NOT payable in respect of this Lot

PROPERTY

A mid terraced property comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Maisonette** on Rear Ground and First Floor levels. There is a rear service road and a well maintained rear garden which may allow potential for a future extension, subject to planning.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'1" Internal Width 15'8" Shop Depth 25'5" Ext. WC	Concept Estates & Management Ltd (with Guarantor)	10 years from 19th November 2010	£7,500	Effectively FRI Rent Review 2015
Rear Ground & First Floor Maisonette & Rear Garden	Rear Ground Floor Kitchen, Dining Room, Conservatory First Floor 2 Bedrooms, Lounge, Bathroom/WC	2 Individuals	Regulated	£6,288	Registered wef 22 Dec 2011
TOTAL				£13,788	

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The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**



JOINT AUCTIONEER
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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