



6 WEEK COMPLETION

SITUATION

Occupying a prominent trading position in this busy High Street at its intersection with St. Albans Road, close to the **Spire Shopping Centre** and amongst such multiples as **Sainsbury, Boots, HSBC, Ryman, Starbucks, Coral, KFC, Santander** and many others.

Barnet lies approximately 12 miles north of Central London, with Rail links via the Northern Line and with easy access to the M25 (Junction 23).

PROPERTY

Forming part of a modern terraced parade comprising a **Ground Floor Triple Shop** unit with excellent window frontage and designated parking at the rear for 3 cars accessed from Bruce Road.

ACCOMMODATION

Ground Floor Triple Shop

Gross Frontage	53'3"	Internal Width	49'8"
Shop Depth	54'10"	Built Depth	65'2"
Sales Area		Approx	2,465 sq ft
Store/Kitchen Area		Approx	200 sq ft
2 WC's			
Total Area		Approx	2,665 sq ft

VAT is payable in respect of this Lot

£58,000 per annum

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



TENURE

Leasehold for a term of 999 years from completion at a Peppercorn ground rent.

TENANCY

The property is let on an effectively full repairing and insuring lease to **White Rabbit Records Ltd trading as Digital Village (see Tenant Profile) (T/O for Y/E 30/09/11 £31.95m, Pre-Tax Profit £316,000 and Net Worth £1.94m)** for a term of 15 years from 14th May 2002 at a current rent of **£58,000 per annum** exclusive.

Rent Review May 2012 (Outstanding - Landlord quoted £65,000 p.a.)

TENANT PROFILE

White Rabbit Records Ltd were established in 1974 and trade under the name of Digital Village from 8 stores specialising in high end Musical Instruments, Studio & DJ equipment and Music accessories. Visit: www.dv247.com



View from the Property



Note: Unit 1 is let to Hair on Broadway at £25,000 p.a.
Unit 2 is let to Hamilton Chase at £25,750 p.a.

VENDOR'S SOLICITORS
Glinert Davis LLP - Tel: 020 7724 4442
Ref: D. Glinert Esq - Email: daniel@glinertdavis.com

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 £350 (including VAT) upon exchange of contracts