

6 WEEK COMPLETION



SITUATION

Occupying a prominent main road position within an established local parade of shops opposite an **NHS Pharmacy** and near a **Coral**, less than 200 yards from New Barnet (Mainline) Station and serving the surrounding sought after residential area.

PROPERTY

An end of terrace property comprising a **Ground Floor Shop** with separate courtyard entrance to a **Self-Contained Flat** on the first, second and attic floors. The property also benefits from an **Advertising Hoarding**.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 16 (Shop)	Internal Width 12'10" Shop Depth 24'7" Built Depth 31'0" WC		VACANT		
No 16A (First, Second & Attic Floor Flat)	3 Rooms, Kitchen, Shower Room/WC	Individual	1 year from 27th August 2012	£10,200	AST
Advertising Hoarding		VACANT			
<p>Note: The advertising hoarding was previously let on an Agreement to Maiden Outdoor Advertising although the Agreement has expired and no rent is currently being paid or demanded despite a hoarding still being in place.</p>					

£10,200 p.a. plus Vacant Shop & Advertising Hoarding

TOTAL	£10,200 plus Vacant Shop & Advertising Hoarding
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The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
Hancock Quins – Tel: 01923 650 884
Ref: Ms Linzi Van Greene – Email: lvangreene@hancockquins.co.uk

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