

LOT 51

14/14A East Barnet Road,  
New Barnet,  
Hertfordshire EN4 8RW

Reserve below  
£180,000



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**

Forming part of a terraced parade comprising a **Ground Floor Shop** with separate courtyard entrance to a **Self-Contained Flat** on the first and second floors.

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

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

| Property                               | Accommodation  | Lessee & Trade | Term                        | Ann. Excl. Rental               | Remarks |
|--|--|----------------|-----------------------------|---------------------------------|---------|
| No. 14<br>(Ground Floor Shop)          | Internal Width 12'10"<br>Shop Depth 25'2"<br>Built Depth 32'9"<br>WC |                | <b>VACANT</b>               |                                 |         |
| No. 14A<br>(First & Second Floor Flat) | 5 Rooms, Kitchen, Bathroom/WC  | Individual     | 1 year from 28th April 2013 | £10,200                         | AST     |
| <b>TOTAL</b>                           |  |                |                             | <b>£10,200 plus Vacant Shop</b> |         |

**£10,200 p.a. plus Vacant Shop**

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