



**SITUATION**

Occupying a prominent trading position in this highly sought after area adjacent to a **Boots**, opposite **Costa** and amongst a host of multiple traders including **Waitrose**, **Ladbrokes**, **Barnardo's**, **Natwest**, **HSBC**, **Pizza Express**, **Ask** and more. Whetstone is an affluent North London suburb being 8 miles north of Central London with excellent transport links via Totteridge & Whetstone Underground Station (Northern Line) and Oakleigh Park Mainline Station.

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to **Residential Accommodation** on the upper floors.

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

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

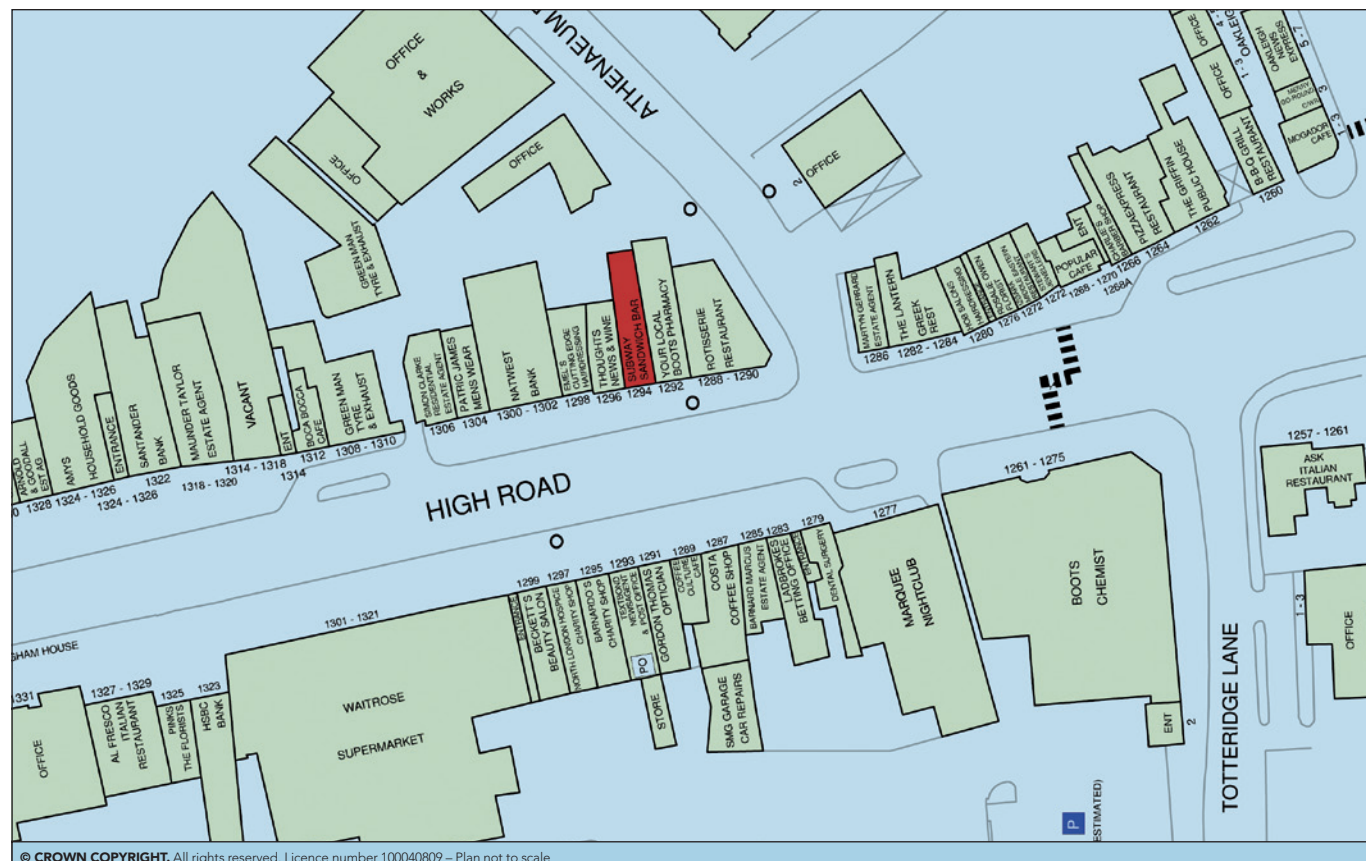
Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'1" Internal Width 16'1" Shop Depth 37'11" Built Depth 74'10" Preparation/Storage Area Approx 240 sq ft WC	<b>Subway Realty Ltd (having 1,500 branches) (T/O for Y/E 31/12/11 £26.6m, Pre-Tax Profit £1.49m and Net Worth £3.98m)</b>	15 years from 18th September 2006	£25,000	FRI <b>Rent Review 2016</b>
Residential Accommodation	Not Inspected	Museprime Properties Limited	125 years from 25th March 1989	£100	FRI <b>Rent rises to £200 in 2014 and doubling every 25 years thereafter</b>
<b>TOTAL</b>				<b>£25,100</b>	

**£25,100 per annum**

The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**



View opposite property.



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**VENDOR'S SOLICITORS**  
TWM Solicitors – Tel: 01372 729 555  
Ref: Ms Anne Fowler – Email: anne.fowler@twmsolicitors.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