

**6 WEEK COMPLETION**



**SITUATION**

Located close to the junction with Hallswelle Road in this well established retail thoroughfare, adjacent to **Platters** and **Daniels**, opposite **The Pantiles**, serving the surrounding affluent residential community.

Temple Fortune lies midway between Golders Green and Finchley Central, benefitting from good bus links and being approximately 6 miles north-west of central London.

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a large Upper Part on first and second floors which has been tastefully converted into **4 Self-Contained Flats** with gas central heating and uPVC windows.

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

**FREEHOLD**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	17'10"
Internal Width	16'8"
Shop Depth	35'1"
Built Depth	45'4"
WC	

**First Floor**

Front Flat – 2 Beds, Kitchen/Lounge, Shower/WC  
Rear Flat – Studio with Shower/WC

**Second Floor**

Front Flat – 1 Bed, Kitchen/Lounge, Shower/WC  
Rear Flat – Studio with Shower/WC

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Kosher Deli (UK) Ltd (having 4 branches)** for a term of 15 years from 25th December 2009 at a current rent of **£35,000 per annum** exclusive.

**Rent Reviews 2014 and 2019**

**Note: The lessee sublets the flats on ASTs.**

**£35,000 per annum**

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

**VENDOR'S SOLICITORS**  
Stepien Lake – Tel: 020 7467 3030  
Ref: M. Thomas Esq – Email: mark.thomas@stepienlake.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 £500 (including VAT) upon exchange of contracts