

6 WEEK COMPLETION

**SITUATION**

In the heart of this popular shopping centre which includes such multiple traders as **Tesco**, **Morrisons**, **Subway**, **Nationwide** and **Coral**.

Finchley is an affluent suburb of north-west London conveniently situated for the North Circular Road with central London approximately 8 miles to the south.

PROPERTY

Forming part of an attractive parade comprising **2 Ground Floor Shops** with **Basement Storage** below No. 105 plus internal access and a goods lift to **Storage** on the first floor above Nos. 105 and 105A.

There is rear loading from a large car park for parking at least 10 cars which is accessed from Falkland Avenue.

PLANNING

Plans have been prepared for 8 flats (6 x 2 bed and 2 x 1 bed – GIA 7,293 sq ft) by way of a conversion of the first floor and the addition of a second floor plus a single storey extension for the retail as storage (**copy plans available on request**).

In a pre-application meeting with the London Borough of Barnet on 13/7/2011, the written conclusion was that providing additional residential units on the site was acceptable (**copy available on request**).

£69,725 p.a. (See Note 1)

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

ACCOMMODATION

Site Frontage	44'6"
Site Depth	198'8"
Site Area	Approx 0.245 acres

No. 105:**Ground Floor Shop**

Gross Frontage	29'0"
Internal Width	27'0"
Shop Depth	98'4"
Built Depth	119'8"
GIA	Approx 3,229 sq ft

First Floor Storage**(above Nos. 105 and 105A)**

GIA Area	Approx 4,765 sq ft
3 WCs	

Basement

GIA	Approx 98 sq ft
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No. 105A:**Ground Floor Shop**

Gross Frontage	15'6"
Internal Width	14'6"
Shop Depth	62'0"
Built Depth	119'8"
GIA	Approx 1,700 sq ft
WC	

Total GIA

Approx 9,792 sq ft

Rear of Property



VAT is payable in respect of this Lot

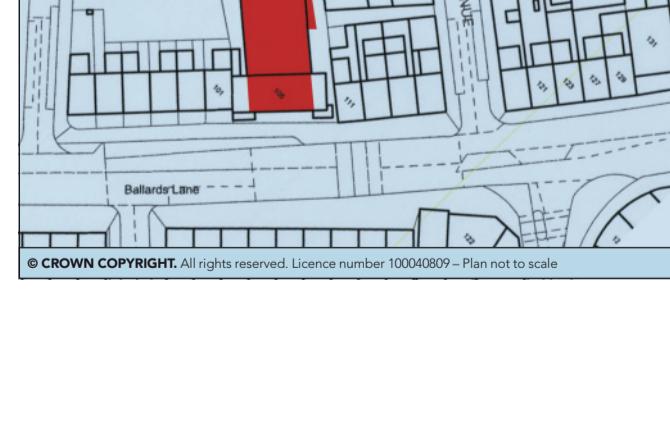
FREEHOLD**TENANCY**

The entire property is let to **Superdrug Stores plc** (having over 900 branches) for a term of 5 years from 30th September 2013 at a current rent of **£69,725 per annum** exclusive. (See Note 1).

Note 1: The tenant currently holds a lease of 25 years from 29th September 1988 at a current rent of £62,000 p.a. but the 5 year lease is expected to complete before the Auction.

Note 2: The lessees sub-let Shop No. 105A as a patisserie at a rental of £19,500 p.a.

Note 3: Superdrug have agreed to comply with a schedule of dilapidations that has been served.



VENDOR'S SOLICITORS
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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