



SITUATION

Located close to the Junction with Wood Street lying in a prominent position on Barnet High Street near such multiples as **Tesco Express, Dominos, Papa Johns, Paddy Power, Londis** and being close to the **Spires Shopping Centre**. The property lies within close proximity to Barnet Underground Station (Northern Line) and Barnet College Wood Street Campus. Barnet lies approximately 12 miles north of Central London, with Rail links via the Northern Line and with easy access to the M25 (Junction 23).

PROPERTIES

Forming part of a mid terraced building with separate front access to **3 Self-Contained Flats** on the First Floor. In addition the properties benefit from double glazed windows and gas central heating.

VAT is NOT payable in respect of these Lots

TENURE

Each Leasehold for a term of 970 years from 20th November 1990 at a peppercorn ground rent.



View from Property towards High Street/Wood Street

The Surveyors dealing with these properties are **NICHOLAS BORD** and **MATTHEW BERGER**



TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 30 Reserve Below £175,000	No. 41A (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC GIA Approx 678 sq ft	London Strategic Housing Ltd	3 years from 25th November 2013	£10,290.80	
Lot 31 Reserve Below £175,000	No. 41B (First Floor Flat)	2 Bedrooms, Living Room/Kitchen, Bathroom/WC GIA Approx 657 sq ft	Individual	1 year from 3rd September 2012	£9,619.92	AST Holding Over £736.66 rent deposit held
Lot 32 Reserve Below £200,000	No. 41C (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC GIA Approx 807 sq ft	Individual	1 year from 20th September 2013	£12,219.96	AST One month's rent deposit held

Note: The building has recently undergone repairs and renewals to the roof, chimneys and windows as well as decorations to the exterior and the internal common areas, all of which has been fully paid and there will be no outstanding amounts due from the Purchaser. Full details available in the Legal Pack.

VENDOR'S SOLICITORS
Philip Ross Solicitors – Tel: 020 7636 6969
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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) per Lot upon exchange of contracts