



6 WEEK COMPLETION

SITUATION

Occupying a desirable position in the heart of this busy parade amongst a variety of restaurants, cafes and established shops including **HSBC, Waitrose, NatWest, Boots, Santander** and **Pizza Express**. Totteridge and Whetstone Underground Station (Northern Line) and Oakleigh Park Mainline Station are both in walking distance. In addition, the property is adjacent to **Northway House which is due to undergo a major mixed commercial/residential redevelopment**.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with a trap door to a **Basement** together with separate rear access by way of a service road from St Margaret's Avenue to **4 Self-Contained Flats**. In addition there is rear car parking for up to 4 cars.



Rear of Property

VAT is NOT payable in respect of this Lot

FREEHOLD

£56,556 per annum

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



The Property

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 20'9" Internal Width 18'3" Shop Depth 28'5" Basement Area Approx 190 sq ft WC	S. Sabaratnam (Convenience Store)	15 years from 14th November 2005	£15,500	FRI Rent Review 2017
No. 1377A (Rear First Floor)	Living Room/Kitchen, Bedroom with en-suite Shower Room/WC (Area Approx 432 sq ft)	2 Individuals	1 year from 27th September 2013	£10,500	AST £1,215 Rent Deposit held
No. 1377B (Front First Floor)	Living Room/Kitchen, 2 Bedrooms, one with en-suite Bathroom/WC (Area Approx 428 sq ft)	Individual	1 year from 18th December 2012	£10,800	AST Holding over £1,200 Rent Deposit held
No. 1377C (Front Second Floor)	Living Room/Kitchen, Bedroom with en-suite Shower Room/WC (Area Approx 425 sq ft)	2 Individuals	1 year (less 1 day) from 19th March 2014	£10,500	AST Tenant's Break Sept 2014 £1,212 Rent Deposit held
No. 1377D (Rear Ground Floor)	Living Room/Bedroom incl. Kitchen & sep. Shower/WC (Area Approx 406 sq ft)	Individual	1 year from 22nd March 2013	£9,256	AST Holding over See Note
TOTAL				£56,556	

Note: In respect of Flat 1377D only, there is no Planning for residential, but the Vendor believes it has been let as residential since 2003 and this is supported by the continuous demand for Council Tax since that date.

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