



**SITUATION**

Located close to the junction with Finchley Road and the excellent local shopping facilities of Temple Fortune, within this highly sought after residential area, less than 1 mile from Golders Green and approximately 6 miles from the West End.

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

**FREEHOLD**

**PROPERTY**

Comprising a **Ground Floor Double Shop** with separate rear access via a front communal staircase to a **Self-Contained Office** and **2 Self-Contained Flats** on first and second floor level.

**There is planning for the construction of a 2 bed flat at third floor level – see Tenancy Schedule below.**

**Note 1: The Freeholder manages and insures the building. Current Sum Insured £1,125,000. Current Premium £3,890.**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 9/10 Temple Fortune Parade (Double Shop)	Double Shop – Not Inspected	A Radnan t/a Stag of London (Wig Makers)	999 years from 24th June 1992	Peppercorn	Effectively FRI
No 9/10/10a & Understairs Cupboard	Office, 2 Flats & Cupboard – Not Inspected	Various	4 leases each 125 years from 25th March 1990	£101	Each Effectively FRI. Rising to £201 p.a. in 2015
Deed of Easement over common parts	Antenna Equipment upgraded on the 14th January 2014	Telefonica UK Ltd	15 years from 15th March 2011	£5,656.94	<b>Rising by 5%p.a. (i.e. £5,939.78 in 2015 &amp; £9,675.29 by 2025)</b> Tenants Break 2016
Third Floor Flat Roof Area	<b>Planning granted on the 10th February 2014 for a 2 Bed Flat - GIA Approx 700 sq ft.</b>	<b>VACANT</b>			<b>Copy Plans and Consent available on request. There are 2 CIL payments totalling £11,342.94</b>

<b>TOTAL</b>	<b>£5,757.94 + Planning for 2 bed flat</b>
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**Note 2: In accordance with s.5B of the Landlord and Tenant Act 1987, Notices were served on the lessees and they have not reserved their rights of first refusal. Therefore this lot cannot be sold prior to auction.**

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

**VENDOR'S SOLICITORS**  
Rae Nemazee LLP – Tel: 020 8747 0055  
Ref: Ms Y. Nemazee – Email: yn@raenemazee.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