



6 WEEK COMPLETION

SITUATION

Occupying a prominent main road position within an established local parade of shops less than 200 yards from New Barnet Station (Mainline) and serving the surrounding sought after residential area.

PROPERTY

Forming part of a terraced parade comprising a **Ground Floor Shop** with separate rear courtyard access to a **Self-Contained Flat** at first and second floor level.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'6" Internal Width 14'0" Shop Depth 26'7" Built Depth 39'7" WC		VACANT		
First and Second Floor Flat	5 Rooms, Kitchen, Utility Room, Bathroom/WC, Shower Room/WC	Individual	1 year from 28th May 2013	£13,200	AST Holding over
TOTAL				£13,200 plus Vacant Shop	

£13,200 p.a. Plus Vacant Shop

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

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