



**SITUATION**

Occupying a prominent position close to the junction with Alston Road, near to Foulds Primary School and Queen Elizabeth's School and serving the surrounding popular residential area.

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).

**PROPERTY**

Forming part of a purpose built block of flats comprising a **Ground Floor Shop**. In addition, the property benefits from a **Front Forecourt** for parking (not in Title) and an external store at the rear.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	12'10"
Internal Width	18'5" (max)
Shop Depth	25'7"
WC	

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

**TENURE**

**Leasehold for a term of 99 years from 25th March 1976 (60 ¼ years unexpired) at a ground rent of £75 p.a. rising to £100 p.a. in 2042 for the remainder of the term.**

**TENANCY**

The property is let on a full repairing lease to **Jayne McShane (see Notes 1 & 2) as a Hairdresser** for a term of 5 years from 1st February 2013 at a current rent of **£7,200 per annum** exclusive.

**Note 1: The tenant has been in occupation for 5 years and the current lease is a renewal of a previous lease.**

**Note 2: The lease is outside the security of tenure and renewal provisions of the Landlord and Tenant Act 1954 (sections 24-28).**

**£7,200 per annum**

The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**

Male & Wagland - Tel: 020 8449 9669  
Ref: D. Saunders Esq - Email: barnet@mwlaw.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