

**DEVELOPMENT OPPORTUNITY -
VACANT POSSESSION AVAILABLE APRIL 2015**



SITUATION

Located close to the corner of Cornwall Avenue within this busy and popular shopping centre amongst such multiples as **Superdrug, Tesco, Morrisons, Nationwide, William Hill, Anglian, Subway** and **Coral** and only a few minutes' walk from Finchley Central Underground Station (Northern Line). Finchley is a highly desirable north London suburb with excellent transportation, schools and recreational facilities, some 8 miles from central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** extending to a rear **Workshop**. There is rear service access for unloading via Wentworth Park .

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'2"
Internal Width	19'4"
Shop Depth	41'3"
Built Depth	63'6"
Sales Area	Approx 800 sq ft
Workshop Area	Approx 415 sq ft
WC	



VAT is NOT payable in respect of this Lot

FREEHOLD

PLANNING

Planning consent was granted on the 29th August 2014 for the construction of new first and second floor to contain 2 self-contained flats plus alterations to the front and rear ground floor elevations.

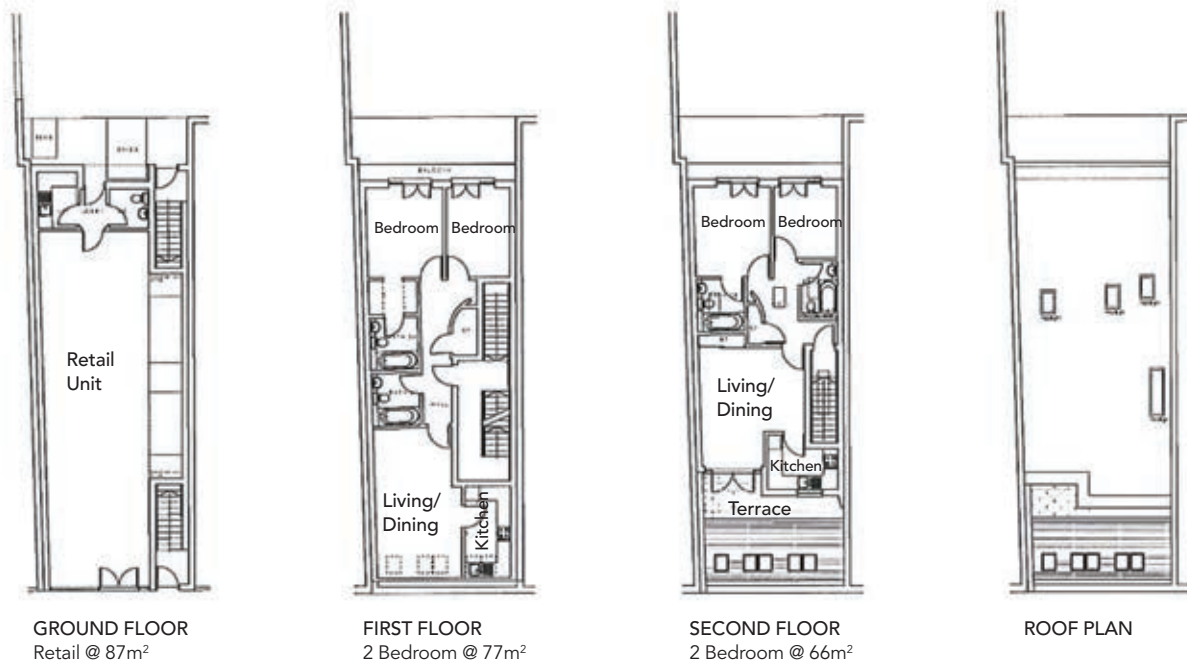
Each flat is 2 bed/2 bath – sizes are approx. 825 sq ft & 710 sq ft – each will have front and rear access.

Copy consent available from the Auctioneers.

Development Opportunity

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

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



GROUND FLOOR
Retail @ 87m²

FIRST FLOOR
2 Bedroom @ 77m²

SECOND FLOOR
2 Bedroom @ 66m²

ROOF PLAN



FRONT ELEVATION



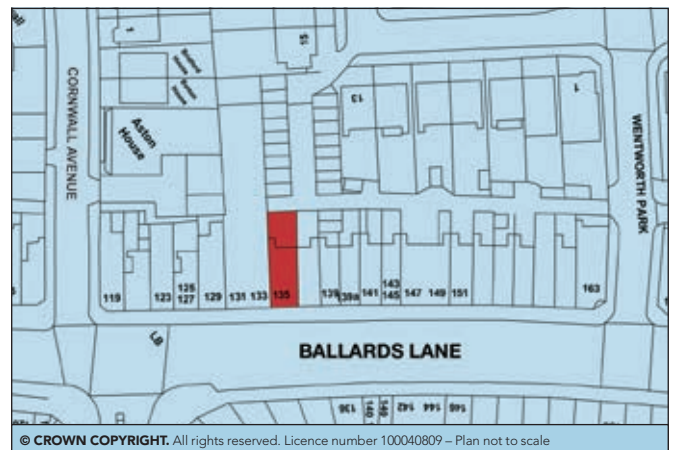
REAR ELEVATION

Proposed Plans

TENANCY

The entire property is let on a licence to **Mistry Trading Ltd t/a Geomoto (Scooter Sales)** for a term from the 1st September 2014 until 30th April 2015 (**no renewal rights**) at a current licence fee of **£20,000 per annum** exclusive (annualised).

Note: 6 WEEK COMPLETION



VENDOR'S SOLICITORS
Harold Benjamin - Tel: 020 8422 5678
Ref: V. Parikh Esq - Email: vijay.parikh@haroldbenjamin.com

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