



SITUATION

In this popular location at the junction with Lullington Garth and Chanctonbury Way amongst a variety of established traders close to Woodside Park Station (Northern Line) serving the surrounding highly sought after residential area between Totteridge and Finchley.

PROPERTY

An end of terrace building comprising a **Ground Floor Double Shop/Restaurant** with excellent window frontage plus separate side access to a **Self-Contained Flat** on the first floor.

In addition, the property includes a **Garage** and benefits from a rear service road for unloading.

VAT is NOT payable in respect of this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 1 & 1a (Ground Floor Double Shop/Restaurant)	Gross Frontage 46'0" Internal Width 44'4" (max) Built Depth 25'7" (max) Total Area Approx. 730 sq.ft External WC Plus Garage	T & M Bakers Limited (Patisserie/brasserie/boulangerie with 36 covers & outside seating)	15 years from 25th March 2014	£30,000	FRI Rent Reviews 2019, 2024 and 2029
No. 1b (First Floor Flat)	Not inspected – Believed to be 2 Bedrooms, Lounge, Kitchen, Bathroom/WC	Individual	99 years from 25th March 1971	£72	FRI Rent rises to £100 in 2037. Valuable Reversion in approx. 54½ years.
TOTAL				£30,072	

£30,072 per annum

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

VENDOR'S SOLICITORS

Taylor Walton – Tel: 01582 731 161
Ref: I. McLoone Esq – Email: ian.mcloone@taylorwalton.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