



**SITUATION**

Occupying a prominent corner position on the main A1000 (Great North Road) at the junction with Station Road, opposite the **Barnet Everyman Cinema** and close to such multiples as **Ladbroke's, Bairstow Eves, Costa Coffee, Poggenpohl Kitchens** and a **BP Petrol Station**.

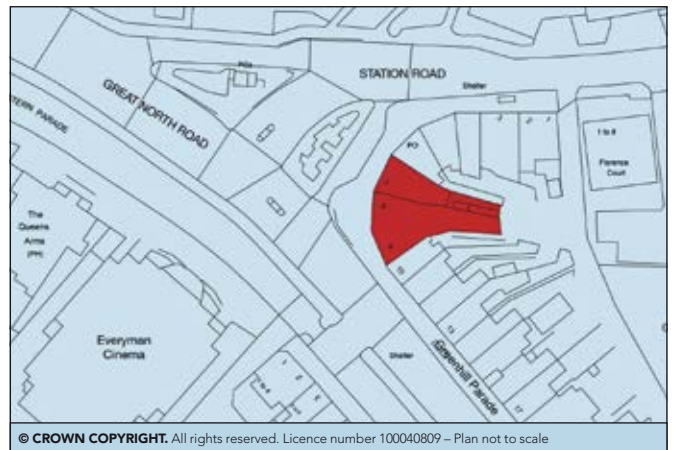
New Barnet is a popular North London suburb located between High Barnet and Whetstone some 11 miles from Central London. High Barnet Underground Station (Northern Line) is within easy walking distance.

**PROPERTY**

A terraced corner building with excellent splayed window frontage comprising a **Ground Floor Triple Shop** with separate rear access to **4 Self-Contained Flats** at first and second floor level.

All the flats have been modernised with central heating and uPVC windows.

There is a rear service road allowing vehicular access for unloading.



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

**FREEHOLD**

**Note: There may be a Stamp Duty Saving available under the Multiple Dwellings Relief rules for residential property.**

**£79,292.52 per annum  
Plus 2 Vacant Flats**

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**

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



### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 7, 8 & 9 (Ground Floor Triple Shop)	<b>Ground Floor Triple Shop</b> Gross Frontage 92'4" Internal Width 85'0" Shop Depth 49'2" Built Depth 98'0" WC Sales Area Approx. 2,765 sq ft Store/Staff Area Approx. 1,000 sq ft <b>Total Area Approx. 3,765 sq ft</b>	<b>Tesco Stores Ltd</b> (Having over 3,500 branches) (visit <a href="http://www.tesco.com">www.tesco.com</a> )	15 years from 29th January 2010	£53,154	FRI <b>Rent Review 2020 based on the RPI Index (minimum uplift of 1% and maximum of 4%)</b>
Flat 7a (First & Second Floor)	5 Bedrooms, Living Room, Kitchen, Bathroom/WC, Sep WC <b>(GIA Approx. 1,120 sq ft)</b>	<b>VACANT</b>			
Flat 8 (First Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC <b>(GIA Approx. 490 sq ft)</b>	<b>VACANT</b>			
Flat 8a (First & Second Floor Duplex)	Open Plan Living Room/Bedroom/ Kitchen, Bathroom/WC <b>(GIA Approx 450 sq ft)</b>	Rent Connect LLP	3 years from 10th June 2013	£8,698.56	AST
Flat 9a (First & Second Floor)	4 Bedrooms, Living Room, Kitchen, Utility Room, 2 Shower Rooms/WC's <b>(GIA Approx. 1,100 sq ft)</b>	Individuals	1 year from 6th February 2015	£17,439.96	AST Holding over
<b>TOTAL</b>				<b>£79,292.52</b>	

#### VENDOR'S SOLICITORS

S E Law Limited – Tel: 01606 333 533  
Ref: Ms Susan Edwards – Email: [sedwards@selawlimited.com](mailto:sedwards@selawlimited.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