



SITUATION

Located opposite the Junction with Moxon Street lying in a prominent position on Barnet High Street near multiples such as **McDonald's, Boots Opticians, Foxtons, a Post Office, Cancer Research, Specsavers, Robert Dyas** and being close to the **Spires Shopping Centre**. Barnet Underground Station (Northern Line) and Barnet College Wood Street Campus are both within easy walking distance.

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 an attractive mid terraced building with separate front access to **7 Self-Contained Flats** on the first and second floors. In addition the flats benefits from double glazed sash windows, entryphone system and electric heating.

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 29th September 1998 at a Peppercorn ground rent.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 1 (First Floor)	Studio Room with Kitchen, Shower Room/WC	Individual	1 year from 8 August 2015	£8,580	AST £715 Rent Deposit held.
Flat 2 (First Floor)	Studio Room with Kitchen, Shower Room/WC	Individual	1 year from 1 September 2015	£8,580	AST £715 Rent Deposit held.
Flat 3 (First Floor)	1 Bedroom, Living Room/ Kitchen, Shower Room/WC	Individual	6 months from 6 April 2015	£9,000	AST. Holding Over.
Flat 4 (Second Floor)	Studio Room with Kitchen, Shower Room/WC	Individual	6 months from 1 April 2015	£6,600	AST. Holding Over.
Flat 5 (Second Floor)	Studio Room with Kitchen, Shower Room/WC	Individual	1 year from 1 November 2015	£8,580	AST £715 Rent Deposit held.
Flat 6 (Second Floor)	Studio Room with Kitchen, Shower Room/WC	Individual	1 year from 17 October 2014	£7,800	AST. Holding Over. £650 Rent Deposit held.
Flat 7 (Second Floor)	Studio Room with Kitchen, Bathroom/WC	Individual	1 year from 17 January 2015	£7,800	AST. Holding Over. £650 Rent Deposit held.

£56,940 per annum

TOTAL	£56,940
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The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**

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

View along High Street



Plans not to scale and for identification purposes only

Note 1:
Planning Permission was granted on 13th April 2011 (now lapsed) for a 'Roof extension involving rear dormer window and roof lights to facilitate a loft conversion to provide additional habitable accommodation in the roof space plus internal re-arrangement of flats on 2nd floor.'
Planning Ref. No: B/01245/11.

Note 2:
4 or 6 week completion available – see Special Conditions of Sale.

VENDOR'S SOLICITORS
 Macroy Ward – Tel: 020 8440 3258
 Ref: Ms Martina Ward – Email: martina@macroyward.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