



**SITUATION**

Occupying a prime trading position on Barnet High Street close to the junction with Union Street, adjacent to **Boots Opticians** and near to **McDonalds, Foxtons, Clarks, NatWest, Post Office, Robert Dyas, Specsavers** and being close to the **Spires Shopping Centre**.

High Barnet Underground Station (Northern Line) and Barnet College Wood Street Campus are both within easy walking distance.

Barnet lies approximately 10 miles north of central London and with easy access to the M25 (J23) and A1 (J1).

**PROPERTY**

Forming part of a mid terrace building comprising a **Ground Floor Shop** with an **off street parking space** at the rear for 1 car accessed from Union Street which also allows rear servicing.

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

**TENURE**

**Leasehold for a term of 999 years from completion at a peppercorn ground rent.**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	21'10"
Internal Width	18'10"
widening to	23'5" (max)
Shop Depth	71'11"
Sales Area	Approx 1,200 sq ft
WC	

**TENANCY**

The property is let on a full repairing and insuring lease to **Cancer Research UK (having over 590 branches) (T/O for Y/E 31/03/2015 £634.9m, Pre-Tax Profit £32.5m and Shareholders' Funds £400.9m)** for a term of 10 years from 24th June 2016 at a rent of **£38,000 per annum** exclusive – **see Notes 1 & 2.**

**Rent Review 2021**

**Note 1: The lessees have been in occupation for over 20 years.**

**Note 2: The lessees are paying half rent (£19,000 p.a.) for the first 2 years and the vendor will make up this shortfall on completion.**

**£38,000 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

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



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**VENDOR'S SOLICITORS**  
Fletcher Day - Tel: 020 7766 5260  
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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