



Situation

Occupying a prime trading position on Barnet High Street close to the junction with St Albans Road and amongst such multiples as **Rymans, Holland & Barrett, Sainsbury's Local, Boots, Carluccio's, H & M** and being diagonally opposite the **Spire 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, with Rail links via the Northern Line and with easy access to the M25 (J23) and A1 (J1).

Property

A mid terrace building comprising a **Deep Ground Floor Shop** with rear access from the shop via an external staircase to **Self-Contained Office/Storage Accommodation** on the first and second floors (see **Note**).

The rear ground floor and first floor offices are used as a Staff Training Centre and Head Office for the Company.

VAT is NOT applicable to this Lot

Freehold

Accommodation'

Ground Floor Shop

Gross Frontage		20'3"
Internal Width		18'4"
Shop Depth		68'3"
Built Depth		77'4"
Sales Area	Approx.	1,260 sq ft
Store Area	Approx.	44 sq ft
2 WC's		

First Floor Office

2 Rooms, WC		
GIA	Approx	521 sq ft

Second Floor Storage

2 Rooms, Bathroom/WC		
GIA	Approx.	569 sq ft

*Areas supplied by Vendor

Tenancy

The entire property is let on a full repairing and insuring lease to **Shaketastic Ltd** (having 9 branches including outlets in **Hamleys** and **Madame Tussauds**) for a term of 10 years from 16th August 2016 at a rent rising to **£45,000 per annum** exclusive from the 16th August 2018.

Note: The upper floors were previously used as residential and would suit conversion back in to a Flat(s) with additional scope for extension at the rear, subject to consent and possession. This would also require the installation of a separate front entrance.

Vendor's Solicitors

Axiom Stone

Tel: 020 8951 6989 Ref: Jaymini Ghelani

Email: jg@axiomstone.co.uk

£45,000 per annum

The Surveyors dealing with this property are **Jonathan Ross** and **Steven Grossman**

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page



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