



SITUATION

Occupying a prime trading position close to the junction with St Albans Road adjacent to **Carluccio's** and the entrance to the **Spires Shopping Centre** and amongst such multiples as **Ryman, Holland & Barrett, Sainsbury's Local, Boots, HSBC, Iceland** and **H&M**.

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, benefitting from excellent road access to the M25 (Junction 23) and the A1(M) (Junction 1).

VAT is NOT applicable to this Lot.

FREEHOLD

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **2 Bed Self-Contained Flat** planned on the first and second floors.

The property benefits from a gated **Parking Area** at the rear, with space for at least 4 cars, which is accessed via a service road serving the Spires Shopping Centre and also a pedestrian side alley off the High Street.

In addition, the property includes an outside raised paved patio area and the Flat benefits from gas central heating.

Note: There may be potential to erect an advertising hoarding on the flank wall, subject to gaining the necessary consents.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & 2 Car Parking Spaces	Ground Floor Shop Gross Frontage 15'10" Internal Width 12'8" Shop Depth 40'8" Built Depth 73'4" Sales Area Approx. 570 sq ft Store Area Approx. 465 sq ft Total Area Approx. 1,035 sq ft Plus WC & Kitchenette	Willow Retail Limited (Charity Shop having 5 branches)	10 years from 15th April 2015	£32,000	FRI Rent Review and Tenant's Break April 2020. £16,000 Rent Deposit held.
First & Second Floor Flat	2 Bedrooms, Living Room, Kitchen, Study, Bathroom/WC (GIA Approx. 900 sq ft)	2 Individuals	1 year from 1st November 2018	£15,600	AST £1,800 Rent Deposit held.
				Total: £47,600	

***Reserve below £700,000**

By order of Executors
6 week completion

[View Opposite](#)



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885. Plan not to scale and for identification purposes only.

Vendor's Solicitors

Neves Solicitors LLP

Tel: 01582 715 234 Ref: Ian Simpson

Email: ian.simpson@nevesllp.co.uk

£47,600 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

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

The successful Buyer will be liable to pay the Auctioneer an administration fee of £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**