



SITUATION

Located close to the junction with Westpole Avenue in this well know shopping centre serving the surrounding affluent residential area. The property is adjacent to **Boots Opticians** and other nearby multiple retailers include **Ladbrokes, Prezzo, Medivet** and **TSB** as well as a host of well established local retailers and restaurants, with Cockfosters Underground Station (Piccadilly Line) being within close proximity. Cockfosters lies approx. 11 miles north of central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** (see **Note 1**) with separate rear access via a communal balcony to a **Self-Contained Flat** on the first and second floors.

Note 1: The lessee refurbished the shop in 2017 at a cost of approx. £200,000 to include 7 Tanning Cubicles, a Treatment Room and an Open Plan Salon area.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'10" Internal Width 18'6" Shop Depth 45'4" Incl. Kitchenette & WC	A. Hobel (Tanning, Hair & Beauty Salon)	15 years from 24th June 2020 (in occupation since 2005)	£25,000	FRI Rent Reviews 2025 and 5 yearly.
First & Second Floor Flat	Not inspected	3 Individuals	999 years from 14th September 1990	£1	FRI

Total: £25,001

£25,001 per annum

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



Vendor's Solicitors

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