

Lot 14

203/203a Woodhouse Road,
Friern Barnet, London N12 9AY

***Guide: £350,000**
In same ownership for over 45 years
6 week completion



SITUATION

Located close to the junction with Horsham Avenue in this well established parade, opposite a **Co-Op** and near to a **Lloyds Pharmacy** and **Post Office** as well as a host of local retailers, all serving the surrounding residential area.

Friern Barnet lies midway between Whetstone and Muswell Hill and being approx. ¼ mile to New Southgate Rail Station and the North Circular Road (A406).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access via Horsham Avenue to a **Self-Contained Flat** on the first floor with uPVC double glazing and gas central heating together with hatch access to a Loft. In addition, the property includes a **Rear Yard**.

VAT is NOT applicable to this Lot

FREEHOLD

Note: Refer to Auctioneers for the Virtual Tour of the flat.



£12,250 p.a.
Plus Vacant Flat

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

Joint Auctioneers

Austin Chambers & Co, 191 Woodhouse Road,
London N12 9AY Tel: 020 8368 6282
Ref: Irving Singer Email: irving@austinchambers.co.uk

Vendor's Solicitors

Wilkinson & Butler
Tel: 01480 219 229 Ref: David Camwell
Email: law@wbsols.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'6" Internal Width 16'5" narrowing at rear to 8'3" Shop Depth 45'2" Built Depth 58'8" WC	Kali Abu-Bakar (Dry Cleaners) (The shop has traded as a Dry Cleaners since at least 1981)	15 years from 22nd August 2012	£12,250	FRI Rent Review 2022 There is a £7,656 Rent Deposit held.
First Floor Flat & Loft	First Floor Flat 2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 780 sq ft plus hatch access to Loft)			VACANT	Vendor's ERV approx. £16,200 p.a. (£1,350 pcm).
				Total: £12,250 plus Vacant Flat	