



SITUATION

Located in this prominent position, almost opposite the junction with Meadway and Queen Elizabeth's Girls' School and being less than 200 yards from High Barnet Underground Station (Northern Line). Barnet is a popular and sought after suburb which lies approx. 12 miles north of central London with easy access to the M25 (Junction 23).

ACCOMMODATION¹

Deep Ground Floor Shop (right side)

Gross Frontage	21'2"
Built Depth	98'3"
Area	Approx. 1,496 sq ft

First Floor Flat (right side)

2 Bedrooms, Living Room, Kitchen, Bathroom/WC	
Area	Approx. 635 sq ft

Ground Floor Takeaway (left side)

Gross Frontage	19'3" (incl. access door to rear)
Built Depth	42'3"
Area	Approx 560 sq ft

First Floor Office/Store (left side)

5 Rooms Area	Approx. 520 sq ft
--------------	-------------------

Total Area **Approx. 3,211 sq ft**

¹Not internally inspected by Barnett Ross. Areas taken from Vendor's floor plans.

PROPERTY

Two mid terraced buildings situated on a **Site Area of approx. 5,700 sq ft comprising:**

- **Deep Ground Floor Shop** (formerly a restaurant) with rear single storey extension and a **Self-Contained Flat** (in need of total refurbishment) on the first floor.
- **Ground Floor Take-Away** with a **Self-Contained Office/Store** on the first floor.
- **Rear Garden.**

The property includes a front entrance that leads to the rear as well as separate rear access from Bedford Avenue.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: The property has a variety of residential development opportunities including the following, all of which are subject to obtaining the necessary consents:

- **Convert the Self-Contained Office/Store into a Self-Contained Flat.**
- **Construct a second/third floor for Residential Use.**
- **Convert part of the existing rear single storey extension into Residential Use.**
- **Extend the rear of the property for Residential Use similar to adjoining property.**

Note 2: Floor Plans available from Auctioneers.

2 Vacant Freehold Buildings

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

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'**

Vendor's Solicitors

Freemans Solicitors
 Tel: 020 7935 3522 Ref: Howard Freeman
 Email: hf@freemanssolicitors.net





View from rear of property



© Crown copyright. All rights reserved. Licence number 100040809 – Plan not to scale and for identification purposes only.