

Lot 1

276/276a East Barnet Road,
East Barnet Village,
Hertfordshire EN4 8TD

***Guide: £600,000**
On behalf of Executors
In the same ownership since 1977



SITUATION

Occupying a prominent trading position in the main thoroughfare of this busy local village shopping centre, close to branches of **Co-op Supermarket, Costa Coffee** and a host of established local traders. East Barnet is a highly sought after north London suburb located between Whetstone and Cockfosters some 10 miles from central London.

PROPERTY

An end of terrace building comprising **2 Ground Floor Shops** with separate front access to a **Self-Contained Flat** at first floor level. The property benefits from a gated front drive-in access to a rear yard with parking for approximately 3 cars.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: The lessee of Unit 1 has erected a covered store building (9' x 25') behind his shop on part of the communal yard area.

Note 2: There is a 6 week completion.

Note 3: Refer to Auctioneers for the virtual tour of the first floor flat.



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£41,600 per annum

The Surveyors dealing with this property are
John Barnett and **Jonathan Ross**

Vendor's Solicitors

Maurice Hackenbroch & Co
Tel: 020 8958 4000 Ref: Maurice Hackenbroch
Email: mauricehackenbroch@gmail.com

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
Unit 1 – No. 276 (Ground Floor Shop)	Gross Frontage 22'3" Internal Width 21'6" Reducing at rear to 10'2" Shop & Built Depth 50'5" WC	A Kessen t/a Aroma Off-Licence & Household Goods	15 years from 17th November 2008	£14,000	FRI Rent Review 2018 – we are not aware if this has been actioned.
Unit 2 – No. 276 (Ground Floor Shop)	Gross Frontage 22'3" Internal Width 20'10" Reducing at rear to 10'8" Shop & Built Depth 50'5" WC	Cancer Research UK (having over 600 branches)	10 years from 29th September 2015	£15,000	FRI
No. 276a (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC & Roof Terrace (GIA Approx. 775 sq ft)	Individual	1 year from 5th October 2019	£12,600	AST. Holding Over. £1,211.53 Rent Deposit held.
				Total: £41,600	