



SITUATION

Located close to the junction with St Albans Road amongst a variety of restaurants and cafés as well as such multiple retailers as **Boots, Sainsbury's Local, Holland & Barret, KFC, Ryman** and **The Spire's Shopping Centre**.

High Barnet Underground Station (Northern Line) and Barnet College Wood Street Campus are both within easy walking distance.

Barnet lies approx. 10 miles north of central London, benefitting from excellent road access to the M25 (Junction 23) and the A1(M) (Junction 1).

PROPERTY

An attractive mid terraced building comprising a **Ground Floor Restaurant** and **Basement Store** together with internal and separate rear access from Nesbitts Alley to **Ancillary Accommodation on the first and second floors** (Floor Plans available from the Auctioneers).

ACCOMMODATION

Ground Floor Restaurant

Gross Frontage	29'11"
Internal Width	29'2" (max) narrowing at rear.
Built Depth	61'8"
GIA	Approx. 1,700 sq ft incl. WC

Basement Store

GIA	Approx. 175 sq ft
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First Floor Ancillary

GIA	Approx. 1,000 sq ft incl. WCs
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Second Floor Ancillary

GIA	Approx. 380 sq ft incl. WC & Shower
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Total GIA	Approx. 3,255 sq ft
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VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: The Vendor has applied to the London Borough of Barnet for Permitted Development to convert the first and second floors to 2 x 1 Bed Flats – refer to legal pack for documentation.

Note 2: Refer to Auctioneers for virtual tour of the property.

Vacant Building with Potential Residential Development

The Surveyors dealing with this property are **Steven Grossman** and **Elliott Greene**

Vendor's Solicitors

Macrory Ward
Tel: 020 8440 3258 Ref: Martina Ward
Email: martina@macroryward.co.uk

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

