



SITUATION

In this busy main road shopping centre close to Finchley Central Underground Station (Northern Line) and serving the densely populated surrounding residential area, approximately 8 miles north of Central London.

Nearby multiple traders include **Tesco Supermarket, Greggs, Costa, Waitrose, Barclays Bank** and many others.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear communal entrance to **2 Self-Contained Flats** on the first and second floors. The property benefits from access at the rear via a service road and includes a private **Parking Area** for 1 large or 2 small cars.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|-----------------------------|---|--|--------------------------------------|-----------------------|--|
| Ground Floor Shop | Gross Frontage 17'6" Internal Width 15'9" Shop Depth 58'6" Built Depth 70'6" WC | P. Bhatt t/a Rightway Food & Wine (Grocers, Newsagent, Off Licence) | 15 years from 27th November 2013 | £27,500 | FRI 2021 Rent Review not actioned. £6,875 Rent Deposit held. |
| First Floor Flat (No. 16a) | 3 Bedrooms, Kitchen/Lounge, Bathroom/WC with Gas Central Heating (GIA Approx. 675 sq ft) | Individual(s) | AST | £14,400 | £1,661 Rent Deposit held. |
| Second Floor Flat (No. 16b) | 2 Bedrooms, Kitchen/Diner, Lounge, Bathroom/WC (GIA Approx. 765 sq ft) | 2 Individuals | AST - 2 years from 17th October 2020 | £14,400 | £1,384 Rent Deposit held. |
| | | | | Total: £56,300 | |

£56,300 per annum

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Vendor's Solicitors

Taylor Wessing
Tel: 020 7300 7000 Ref: Keith Barnett
Email: k.barnett@taylorwessing.com

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'**

