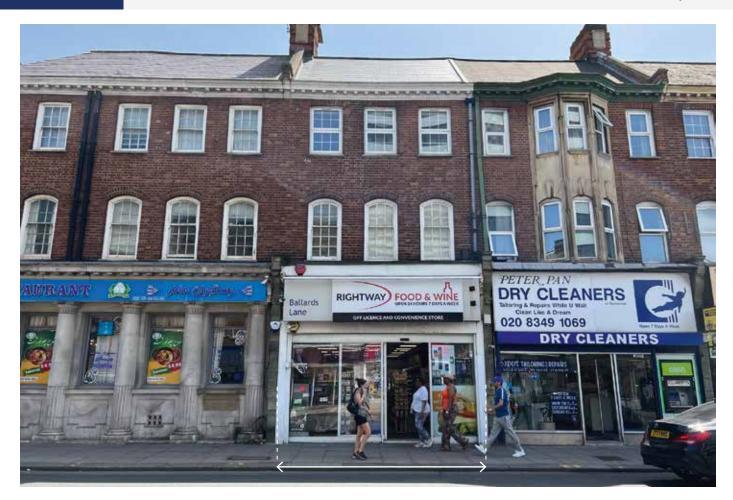
Lot 1

16 Ballards Lane, Finchley, London N3 2BG

*Guide: £925,000 In same family ownershop for approx. 40 years 6 week completion



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 Internal Width Shop Depth Built Depth WC	17'6" 15'9" 58'6" 70'6"	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



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

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

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'

