



SITUATION

Close to the junction with Ballards Lane in this busy and popular shopping location only a few minutes walk to Finchley Central Underground Station (Northern Line).

Finchley is a highly desirable north London suburb with excellent transportation, schools and recreational facilities being some 8 miles from central London.

PROPERTY

A single storey building comprising a brick-built **Electricity Sub-Station**.

ACCOMMODATION¹

Electricity Sub-Station

Built Width 13'7"

Built Depth 15'1"

¹Not internally inspected by Barnett Ross.

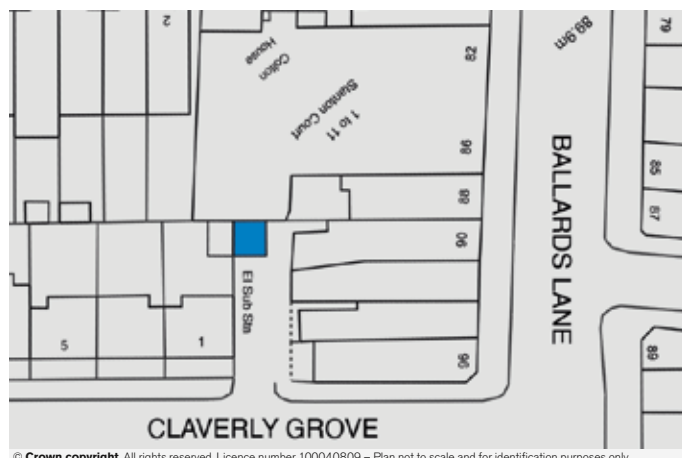
VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing lease to **UK Power Networks** for a term of 35 years from 29th September 1964 (**Holding Over**) at a peppercorn ground rent.

Note: There may be potential to convert the building for a variety of uses including as a storage unit, workshop or office, subject to obtaining possession and the necessary consents – refer to Auctioneers for the Vendor's Viability Report.



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Electricity Sub-Station with potential

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Vendor's Solicitors

Freeths LLP

Tel: 0345 634 2562 Ref: Mark Alexander

Email: mark.alexander@freeths.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'**