



SITUATION

Located at the junction with Castle Road in this well established trading position amongst such multiple retailers as **Greggs, British Heart Savers, Ladbrokes, Robert Dyas, Poundland, Aldi** and the **Arts Depot Theatre**.

North Finchley is a well known shopping retail centre serving the surrounding residential population of this popular suburb located approx. 8 miles north of central London.

PROPERTY

A terraced building comprising a **Ground Floor Shop** with rear access to a **Self-Contained Flat** on the first and second floors. In addition, there is rear private parking for up to 3 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 11'5" Internal Width 9'9" widening at rear to 10'2" Shop Depth 37'0" Built Depth 44'4" WC	M. Fejzie & V. Isufaj (Hairdresser)	15 years from 12th December 2014 (excl. s.24-28 of the L & T Act 1954)	£16,500	FRI (Minimum 50% contribution, subject to a schedule of condition relating to the shop only) Rent Review December 2024.
First and Second Floor Flat	Bedroom, Living Room, Kitchen, Bathroom/WC	Individual	1 year from 17th December 2022	£14,400	AST. £1,384.60 Rent Deposit held.
				Total: £30,900	

£30,900 per annum

The Surveyors dealing with this property are **John Barnett** and **Nathan Schindler**

Joint Auctioneers

Grovelands
Tel: 020 8731 9777 Ref: David Iny
Email: info@grovelands.net

Vendor's Solicitors

McCarthy Webb
Tel: 01323 400 530 Ref: Jayne McCarthy
Email: jayne.mccarthy@mccarthywebb.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'**



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