



## SITUATION

Located close to the junction with Bridge Lane in this popular retail thoroughfare and nearby such multiple retailers as **M&S Food, Holland & Barrett, Boots, WHSmith, Waitrose** and **Costa Coffee** as well as being amongst a variety of local established traders all serving this affluent residential north-west London suburb.

Temple Fortune lies midway between Golders Green and Finchley Central and benefits from good public transport links with Golders Green Bus and Underground (Northern Line) Stations being less than ¾ mile distant.

## PROPERTY

A mid terrace building comprising **3 Ground Floor Shops** with separate rear access to **2 Self-Contained Flats** on the first and second floors. In addition, [see Note 1](#).

**VAT is applicable to this Lot**

## FREEHOLD

**Note 1: Planning Permission was granted on 3rd June 2014 (now lapsed) by Barnet London Borough Council for 'Roof extension to comprise of 1 no. 2 bedroom flat'. Ref: F/01476/14.**

**Plans and Documentation are available from Auctioneers.**

**Note 2: In accordance with s.5B of the Landlord and Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the auction.**



**£60,200** per annum

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

## Vendor's Solicitors

Asserson

Tel: 020 7173 1920 Ref: Joshua Felberg

Email: [joshua.felberg@asserson.co.uk](mailto:joshua.felberg@asserson.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'**



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Shop No. 14	<b>Ground Floor Shop</b> Internal Width 11'2" (max) Shop & Built Depth 29'1" WC <b>Mezzanine Floor</b> Area Approx. 150 sq ft (with part restricted head height)	<b>Prestige Men's Grooming Ltd (with personal guarantor) (Barbers)</b>	10 years from 18th December 2013	£18,000	Repairing and Insuring by way of service charge (subject to a schedule of condition). Holding over. <b>£18,000 Rent Deposit held.</b>
Shop No. 14a	<b>Ground Floor Shop</b> Internal Width 9'8" (max) Shop Depth 30'2" Built Depth 35'10" <b>Mezzanine Floor</b> Area Approx. 95 sq ft WC	<b>Temptation Gifts (UK) Ltd (Jewellery, Gifts &amp; Interiors)</b>	10 years from 11th May 2021 <b>(Renewal of a previous lease)</b>	£19,000 (currently paying £18,000 p.a. until 11th May 2024)	FRI by way of service charge. <b>Rent Review and Tenant's Break May 2026.</b>
Shop No. 15	<b>Ground Floor Shop</b> Internal Width 12'7" Shop Depth 29'11" Built Depth 38'2" <b>Mezzanine Floor</b> Area Approx. 90 sq ft Kitchen & WC	<b>Alan Goldin Estates Limited (Estate Agents)</b>	10 years from 13th October 2021 <b>(Renewal of a previous lease)</b>	£23,000	FRI by way of service charge. <b>Rent Review and Tenant's Break October 2026.</b>
Flat 14	Not inspected – believed to be 4 Rooms, Kitchen, Bathroom/WC	<b>Trustees of Ormiston Trust</b>	125 years from 25th March 1990 <b>(see Note 3)</b>	£100 (Doubling every 25 years)	FRI by way of service charge.
Flat 15	Not inspected – believed to be 4 Rooms, Kitchen, Bathroom/WC	<b>Individual(s)</b>	125 years from 25th March 1990	£100 (Doubling every 25 years)	FRI by way of service charge.
<b>Note 3: The lease for flat 14 is in the process of being amended for a new term of 189 years from 25th March 1990 at a peppercorn ground rent - refer to the special conditions of sale in legal pack.</b>				<b>Total: £60,200</b>	



View From Property

