



SITUATION

Located close to the junction with Barnfield Road in this established shopping centre, amongst such multiples as **Costa Coffee, Poundland, Paddy Power, Ladbrokes, Merkur Slots, Oxfam, Poundstretcher, Coral** and a host of established traders being within close proximity of Burnt Oak Underground Station (Northern Line).

Burnt Oak is a popular north-west London suburb located approximately 9 miles from central London with good access to the M1 and M25 motorways.

PROPERTY

Forming part of a shopping parade comprising **3 Adjoining Buildings:**

- **No. 134: Ground Floor Shop** with separate front access to **2 Flats** (one of which is self-contained) on first and second floors.
- **No. 136: Ground Floor Shop** with separate front entrance to a **Self-Contained Office** on first and second floors.
- **No. 138: Ground Floor Shop** with separate front entrance to a **Self-Contained Flat** on first and second floors.

In addition:

- The property includes a **Large Self-Contained Single Storey Ground Floor Extension** which spans the entire rear of the property and is accessed from a rear service road.
- The ground floor shops of Nos. 136 and 138 intercommunicate.

[Refer to the Auctioneers for the video tours of the property.](#)

VAT is NOT applicable to this Lot

TENURE

Held under 3 Head Leases as follows:

- **No. 134:** Leasehold for a term of 99 years from 25th March 1926 expiring 24th March 2025 (**thus having approx. 8 months unexpired**) at a total fixed ground rent of £25 p.a.
- **No. 136:** Leasehold for a term of 99 years from 25th March 1926 expiring 24th March 2025 (**thus having approx. 8 months unexpired**) at a total fixed ground rent of £25 p.a.
- **No. 138:** Leasehold for a term of 99 years from 25th March 1926 expiring 24th March 2025 (**thus having approx. 8 months unexpired**) at a total fixed ground rent of £25 p.a.

£72,750 p.a. Plus
Vacant 1,084 sq ft Office

Joint Auctioneers

Mauder Taylor
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Vendor's Solicitors

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TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|----------|---|---|---|--|---|
| No. 134 | Ground Floor Shop Gross Frontage 19'3" Internal Width 15'0" widening at rear to 18'11" Shop Depth 38'2" Built Depth 50'5" WC First Floor Flat (Not Self-Contained) 3 Rooms, Kitchen, Shower/WC Second Floor Flat (Self-Contained) 2 Rooms, Kitchen, Bathroom, sep. WC | D. Mehta (Dry Cleaner) | From 12th October 2016 to 22nd March 2025 | £25,000 | FRI |
| No. 136 | Ground Floor Shop Gross Frontage 21'6" Internal Width 14'9" Shop Depth 30'8" Built Depth 40'8" First & Second Floor Office 5 Rooms, Kitchen, Shower/WC GIA Approx. 1,084 sq ft | Harvey & Thompson Limited t/a H&T Pawnbrokers (Having over 270 branches) (T/O for Y/E 31/12/2023 £219m, Pre-Tax Profit £27.4m and Shareholders' Funds £157.5m) | 10 years from 29th September 2004 | £15,750 | FRI Holding Over (See Note 3) |
| | | | | VACANT | |
| Nos. 138 | Ground Floor Shop Gross Frontage 19'10" Internal Width 16'0" widening at rear to 19'3" Shop Depth 37'2" Built Depth 40'8" WC Single Storey Ground Floor Extension at rear of Nos. 134, 136 & 138 Area Approx. 2,510 sq ft First & Second Floor Flat 5 Rooms, Kitchen, Bathroom/WC GIA Approx. 1,183 sq ft | Harvey & Thompson Limited t/a H&T Pawnbrokers (See Tenant Profile above) | 15 years from 8th April 2009 | £32,000 | FRI Holding Over (See Note 4) |
| | | | | Total: £72,750 plus Vacant 1,084 sq ft Office | |

Note 1: The Freeholders (London Borough of Barnet) have indicated they may consider selling the Freeholds of these properties to the Head Lessees – refer to the letters dated 26th January 2024 in the Legal Pack.

Note 2: There may be potential to redevelop the Rear Extension, subject to obtaining possession and the necessary consents.

Note 3: In respect of No. 136 (Ground Floor Shop), Harvey & Thompson Limited has served a section 26 Notice requesting a new 6 year lease from 10th December 2024 (with tenant's breaks after years 2 and 4) at a rent of £6,000 p.a.

Note 4: In respect of No. 138 (Ground Floor Shop and Rear Extension, but not the 1st & 2nd Floor Flat), Harvey & Thompson Limited has served a section 26 Notice requesting a new 6 year lease from 10th December 2024 (with tenant's breaks after years 2 and 4) at a rent of £6,000 p.a.

