



SITUATION

Located close to the junction with Burnt Oak Broadway within this popular retail thoroughfare, amongst such multiple retailers as **Ladbrokes** and **Subway** along with a host of independent traders. Burnt Oak Underground Station (Northern Line) is within close proximity.

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

PROPERTY

A mid terraced building comprising a **Double Ground Floor Shop** with **Ancillary Accommodation** on the first and second floors.

In addition, the property includes a forecourt and a goods lift that serves between ground and first floors. Also, there is rear access via Back Lane.

VAT is applicable to this Lot

ACCOMMODATION

Ground Floor Shop

Gross Frontage	39'0"
Internal Width	36'2"
Shop Depth	65'10"
Built Depth	76'7"
Sales/Store Area	Approx. 2,590 sq ft ¹

First Floor Ancillary

Area	Approx. 2,042 sq ft ¹
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Second Floor Ancillary

Area	Approx. 615 sq ft ¹
WCs	

Total Area

Approx. 5,247 sq ft¹

¹Areas taken from VOA.

TENURE

Leasehold for a term of 99 years from 25th March 1926 expiring 24th March 2025 (thus having approx. 6 months unexpired) at a fixed ground rent of £40 p.a.

TENANCY

The entire property is let on a full repairing and insuring lease to **Savers Health and Beauty Limited (having over 500 branches) (T/O for Y/E 30/12/03 £754.8m, Pre-Tax Profit £61.3m and Shareholders' Funds £142m)** for a term from 5th June 2023 to 23rd March 2025 at a current rent of **£65,000 per annum** exclusive.

Note: The Freeholders (London Borough of Barnet) have indicated in a letter dated 1st December 2023 that they may consider selling the Freehold of this property.



£65,000 per annum

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

Vendor's Solicitors

BPE Solicitors

Tel: 01242 224 433 Ref: Nicky Corner

Email: nicky.corner@bpe.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**