

Lot 3

90 High Street, Barnet,
Hertfordshire EN5 5SN

***Guide: £325,000+**

Gross Yield 9.6%
Shop & 4 Flats (1 × AST & 3 sold-off)
6 week completion



SITUATION

Located close to the junction with Moxon Street, near to the Spires Shopping centre and amongst such multiples as **McDonald's**, **Specsavers**, **Boots**, **Wenzels**, **Iceland**, **Greggs** and **Barclays Bank**. High Barnet Underground Station (Northern Line) and Barnet College Wood Street Campus are both within easy walking distance. Barnet lies approximately 10 miles north of central London, benefitting from excellent road access to the M25 (Junction 23) and the A1(M) (Junction 1).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with trap door access to a **Basement** together with separate rear access via a front passageway to **4 Self-Contained Flats** on the first, second and third floors. In addition, the property includes a **Rear Yard**.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: In accordance with s5B of the Landlord & 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.



£31,300 per annum

The Surveyors dealing with this property are
Steven Grossman and **Jonathan Ross**

Vendor's Solicitors

Lease & More Law

Tel: 07956 448 910 Ref: Stuart Lawrence

Email: sl@leaseandmorelaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including 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
No. 90 (Shop & Basement)	Ground Floor Shop Gross Frontage 19'0" Internal Width 15'8" (max) Shop & Built Depth 49'4" WC Basement Not inspected	Harrow Café Limited (Café – see Note 2)	10 years from 16th October 2024	£21,500	FRI by way of service charge. Rent Review 2029. £10,750 Rent Deposit held.
No. 90b (Rear First Floor Flat)	Studio Room incl. Kitchen, Bathroom/WC (The flat benefits from uPVC double glazing and an entryphone)	Individual	1 year from 11th July 2024	£9,600	AST £923.07 Rent Deposit held.
No. 90a (Front First Floor Flat)	Not inspected	Individual(s)	125 years from 24th June 2016	£100 (Doubling every 25 years)	FRI by way of service charge. .
No. 90c (Second Floor Flat)	Not inspected	Individual(s)	125 years from 24th June 2016	£100 (Doubling every 25 years)	FRI by way of service charge. .
No. 90d (Third Floor Flat)	Not inspected	Individual(s)	125 years from 24th June 2016	Peppercorn	FRI by way of service charge.
				Total: £31,300	

Note 2: The tenant of the café has advised he also operates a take-away kiosk in Harrow, Middlesex.

