



**6 WEEK COMPLETION**

**SITUATION**

Occupying a prominent trading position within this established local parade only a minute's walk from Totteridge & Whetstone Station (Northern Line) and being close to the main A1000 High Road Whetstone, which lies midway between Barnet and Finchley.

Totteridge is one of the most affluent and sought after residential suburbs of North London, enjoying easy links to the M25 and M1 whilst being only 10 miles from the West End.

**PROPERTY**

A mid terrace property comprising a **Ground Floor Shop** with separate rear access via a shared balcony to a **Self-Contained Maisonette** on two upper floors. The property benefits from use of a rear service road and 1 car parking space.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**£18,000 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**

**ACCOMMODATION**

**No 70 – Ground Floor Shop**

Gross Frontage	20'0"
Internal Width	18'9"
Shop & Built Depth	29'6"
WC	

Rear Timber Shed Area Approx 120 sq ft

**No 82 – Self-Contained Maisonette**

4 Rooms, Kitchen, Bathroom, Separate WC

**TENANCY**

The entire property is let on a full repairing and insuring lease to Mr & Mrs S Vathanabaskaran as a News/Conf/Tob for a term of 20 years from 29th September 1996 at a current rent of **£18,000 per annum** exclusive.

**Rent Review 2012**

**Note 1: A £12,050 rent deposit is currently being held.**

**Note 2: We are informed that No 74 Totteridge Lane is let at £27,000 p.a. for the Shop only.**



**VENDOR'S AUCTIONEERS**  
Highview Estates 2/6 Scrutton Street, London EC2A 4RJ  
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**VENDOR'S SOLICITORS**  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts