

6 WEEK COMPLETION



SITUATION

Located at the junction with Dryfield Road in this well established local parade which also houses **William Hill, a Post Office and a Pharmacy**, midway between Burnt Oak and Mill Hill.

VAT is NOT payable in respect of this Lot

PROPERTY

An end of terrace building comprising a **Ground Floor Corner Shop** with separate side access to a **Self-Contained Flat** on the first and attic floors. In addition, the property benefits from vehicular access to a **Rear Yard (See Note)** accessed from Gold Lane.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Yard	<p>Ground Floor Shop</p> <p>Gross Frontage 19'9"</p> <p>Return Window Frontage 12'11"</p> <p>Internal Width 17'1"</p> <p>narrowing at rear to 13'5"</p> <p>Shop Depth 30'6"</p> <p>Built Depth 42'11"</p> <p>Store/Kitchen Area Approx 55 sq ft</p> <p>WC</p> <p>Plus Rear Yard (See Note)</p>	VACANT			<p>Note: Planning Permission was granted on 27th October 2011 by Barnet Council (under ref H/03147/11 for a 'single storey rear extension to existing shop at ground floor' which would be constructed in the Rear Yard and add a further 500 sq. ft. to the shop. Copy plans available from Auctioneers.</p>
First & Attic Floor Flat	Not inspected		2 Individuals	125 years from 1st June 2011	£100

Vacant Shop

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS

Bude Nathan Iwanier - Tel: 020 8458 5656
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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 £600 (including VAT) upon exchange of contracts