

**6 WEEK COMPLETION**



### SITUATION

Occupying a prominent main road position within an established local parade of shops less than 200 yards from New Barnet Station (Mainline) and serving the surrounding sought after residential area.

### PROPERTY

Forming part of a terraced parade of brick construction beneath a pitched slate roof comprising a **Ground Floor Shop** with separate rear courtyard access to a **Self-Contained Flat** at first and second floor level.

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

**FREEHOLD**

### TENANCIES & ACCOMMODATION

| Property                    | Accommodation                                                                               | Lessee & Trade | Term                      | Ann. Excl. Rental               | Remarks |
|-----------------------------|---------------------------------------------------------------------------------------------|----------------|---------------------------|---------------------------------|---------|
| Ground Floor Shop           | Gross Frontage 16'6"<br>Internal Width 14'0"<br>Shop Depth 26'7"<br>Built Depth 39'7"<br>WC | <b>VACANT</b>  |                           |                                 |         |
| First and Second Floor Flat | 5 Rooms, Kitchen, Utility Room, Bathroom/WC, Shower Room/WC                                 | Individual     | 1 year from 28th May 2013 | £13,200                         | AST     |
| <b>TOTAL</b>                |                                                                                             |                |                           | <b>£13,200 plus Vacant Shop</b> |         |

**£13,200 p.a. Plus Vacant Shop**

The Surveyors dealing with this property are  
**MATTHEW BERGER** and **NICHOLAS BORD**

### VENDOR'S SOLICITORS

Hancock Quins - Tel: 01923 650 884  
Ref: Ms Linzi van Geene - Email: lvangeene@hancockquins.co.uk

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 £500 (including VAT) upon exchange of contracts