



**SITUATION**

Located close to the junction with Station Road on this local parade adjacent to a **Ladbrokes** and opposite a new development of 36 luxury flats. Friern Barnet is situated 8 miles north of Central London and the property benefits from New Southgate Station being within a few hundred yards.

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

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** on the first, second and third floors.

**Note: New roof, painting and other works have recently been carried out to the exterior at the expense of the lessees of the flats.**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'6" Internal Width 16'9" Shop Depth 30'4" Built Depth 42'8" WC + exterior WC	<b>Eastern European Centre (Charity)</b>	10 years from 4th October 2012	£10,000	FRI <b>Rent Review 2017</b> <b>6 Month Rent Deposit held</b>
2 Flats (First, Second and Third Floors)	Not Inspected	2 Individuals	125 years from 29th September 1986	£50	FRI <b>This lease is for both flats.</b>
<b>TOTAL</b>				<b>£10,050</b>	

**£10,050 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

**VENDOR'S SOLICITORS**  
Ronald Fletcher Baker LLP - Tel: 020 7467 5762  
Ref: S. Lawrence Esq - Email: s.lawrence@rfllegal.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