

6 WEEK COMPLETION



SITUATION

Located close to the junction with Torrington Park in the heart of this well known busy north London shopping centre which includes **Sainsbury's, Boots, McDonald's, River Island, Starbucks, Costa, Waterstones, NatWest** and **HSBC**. The property is within close proximity to Woodside Park Underground Station (Northern Line). North Finchley is an affluent residential area with a number of large residential developments currently under construction nearby, being located only 8 miles north of central London.

PROPERTY

A late Victorian terraced building comprising a **Ground Floor Shop with trap door access to a Basement** and rear access to a **Self-Contained Flat** on the 2 upper floors.

VAT is payable in respect of this Lot

FREEHOLD

Note 1: There may be future potential to construct a rear 2 storey addition for extra Residential Use similar to the adjoining property (No. 816), subject to obtaining the necessary consents.

Note 2: The lessees are holding over and no s.25 or s.26 Notices have been served.

£36,000 per annum

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	21'0"
Internal Width	19'9"
Shop Depth	31'0"
Built Depth	57'0"
GIA	Approx 990 sq ft
2 WCs	

Basement 19'0" x 29'5" (6'1" height)

First and Second Floor Flat

First Floor	2 Rooms, Kitchen, Bathroom/WC
Second Floor	3 Bedrooms
GIA	Approx 1,495 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease to **Sequence (UK) Ltd (with over 290 offices) t/a Barnard Marcus (Guaranteed by Connells Ltd – T/O for Y/E 31/12/12 £254.1m, Pre Tax Profit £36.2m & Net Worth £18m)** for a term of 10 years from 21st October 2001 at a current rent of **£36,000 per annum** exclusive.

Note 3: The Flat is sub-let on a regulated tenancy to an individual.



JOINT AUCTIONEER
Cradick Retail – Tel: 01892 515001
Ref: B. Cradick Esq – Email: bcradick@cradick.co.uk
VENDOR'S SOLICITORS
Streeter Marshall – Tel: 020 8680 2638
Ref: J. Moore Esq – Email: jmoore@streetermarshall.com

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