

## DEVELOPMENT OPPORTUNITY - VACANT POSSESSION AVAILABLE APRIL 2015



### SITUATION

Located close to the corner of Cornwall Avenue within this busy and popular shopping centre amongst such multiples as **Superdrug, Tesco, Morrisons, Nationwide, William Hill, Anglian, Subway** and **Coral** and only a few minutes' walk from Finchley Central Underground Station (Northern Line). Finchley is a highly desirable north London suburb with excellent transportation, schools and recreational facilities, some 8 miles from central London.

### PROPERTY

A mid terraced building comprising a **Ground Floor Shop** extending to a rear **Workshop**.

There is rear service access for unloading via Wentworth Park .

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	20'2"
Internal Width	19'4"
Shop Depth	41'3"
Built Depth	63'6"
Sales Area	Approx 800 sq ft
Workshop Area	Approx 415 sq ft
WC	



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

### FREEHOLD

### PLANNING

Planning consent was granted on the 29th August 2014 for the construction of new first and second floor to contain 2 self-contained flats plus alterations to the front and rear ground floor elevations.

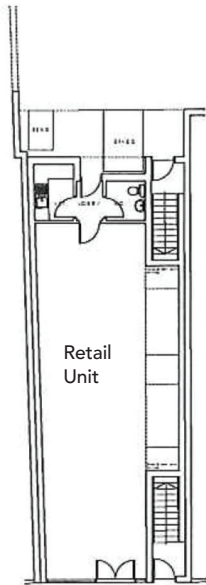
Each flat is 2 bed/2 bath – sizes are approx. 825 sq ft & 710 sq ft – each will have front and rear access.

Copy consent available from the Auctioneers.

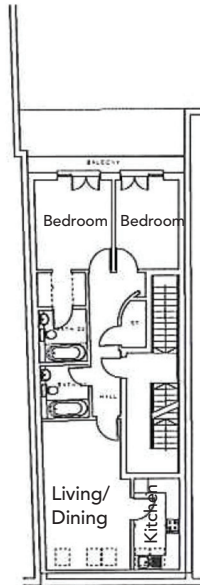
## Development Opportunity

The Surveyors dealing with this property are  
**JONATHAN ROSS** and **STEVEN GROSSMAN**

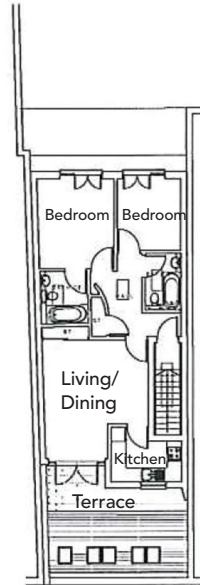
\* Refer to Point 9 in the 'Notice to all Bidders' page



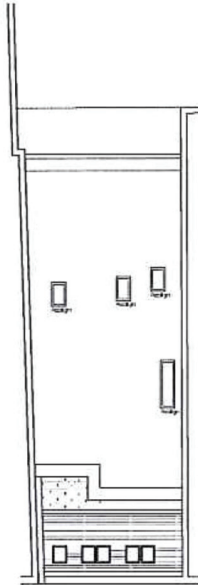
GROUND FLOOR  
Retail @ 87m<sup>2</sup>



FIRST FLOOR  
2 Bedroom @ 77m<sup>2</sup>



SECOND FLOOR  
2 Bedroom @ 66m<sup>2</sup>



ROOF PLAN



FRONT ELEVATION



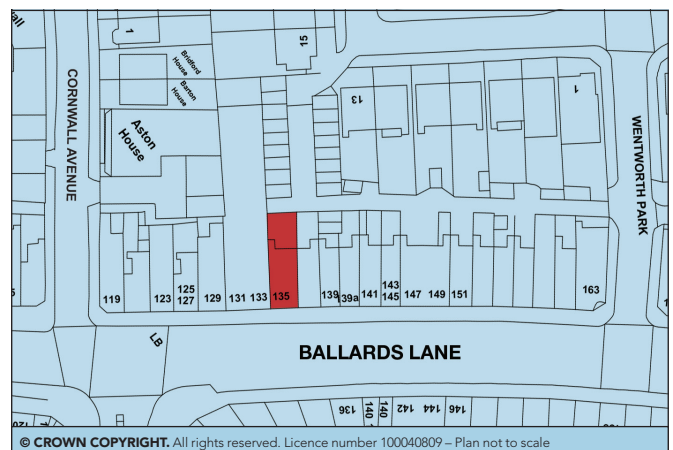
REAR ELEVATION

#### Proposed Plans

#### TENANCY

The entire property is let on a licence to **Mistry Trading Ltd t/a Geomoto (Scooter Sales)** for a term from the 1st September 2014 until 30th April 2015 (**no renewal rights**) at a current licence fee of **£20,000 per annum** exclusive (annualised).

**Note: 6 WEEK COMPLETION**



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#### VENDOR'S SOLICITORS

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Ref: V. Parikh Esq - Email: vijay.parikh@haroldbenjamin.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