



SITUATION

Located on this established parade just a few yards from West Finchley Underground Station (Northern Line) and enjoys good road links via the North Circular Road just a short distance to the south.

West Finchley is a highly desirable north London suburb with excellent transportation, schools and recreational facilities, some 7 miles north of central London.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 233 (Ground Floor Shop)	Gross Frontage 20'1" Internal Width 20'0" Shop Depth 30'7" WC	Piani Ltd (with personal guarantor) (Pizzeria & Café)	16 years from 1st March 2016	£14,000	FRI Rent Reviews 2020 and 4 yearly
No. 233b (Rear Ground Floor Flat)	1 Bedroom, Living Room/Kitchen, Bathroom/WC	Individual	6 months from 16th November 2015	£10,800	AST. See Note. Notice to vacate has been served.
No. 233a (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	999 years from 24th June 1999	£200	FRI
TOTAL				£25,000	

Note: Planning consent was granted in 2008 for change of use of the rear ground floor (No. 233b) to B1 Offices. However, this part of the property has been used as a flat since 2003.

£25,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS LEIGH**

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

PROPERTY

A mid terrace building comprising a **Ground Floor Shop with A3 & A5 use** plus separate rear access to a **Self-Contained Flat** at first floor level and a further **Self-Contained Flat (see Note)** at rear ground floor level.

VAT is NOT payable in respect of this Lot

FREEHOLD

VENDOR'S SOLICITORS

Phil Solicitors - Tel: 020 8493 0917
Ref: A. Kuru - Email: info@philsolicitors.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