

6 WEEK COMPLETION



**SITUATION**

Occupying a desirable position in the heart of this busy parade amongst a variety of restaurants, cafes and established shops including **HSBC, Waitrose, Boots, Santander** and **Pizza Express**. Totteridge and Whetstone Station (Northern Line) and Oakleigh Park Mainline Station are both in walking distance.

Whetstone is an affluent and sought after residential suburb of North London, enjoying easy links to the M25, M1 and A406 (North Circular Road) whilst being only 10 miles from the West End.

**PROPERTY**

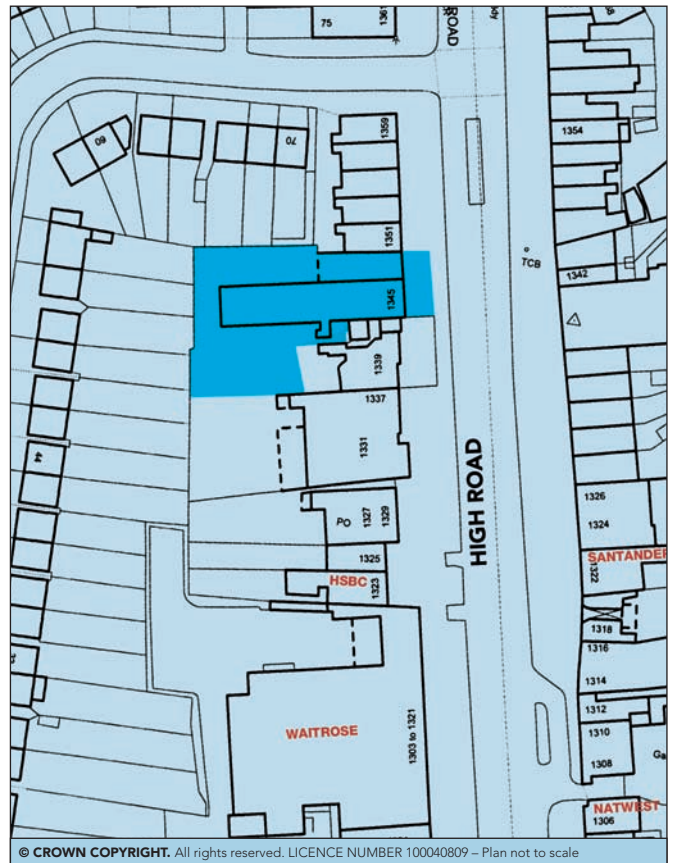
A mid terrace **Office Building** built circa 1980's arranged over Ground, First and Second floors with car parking for 20 cars. The property benefits from communal WC facilities on each floor, suspended ceilings, air conditioning units, gas central heating, perimeter trunking and a passenger lift.

**VAT is payable in respect of this Lot**

**FREEHOLD**

**8,110 sq.ft Office Building producing £119,855.50 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **GREG CORIN**



**VENDOR'S SOLICITORS**

Osmond Gaunt & Rose, Winston House, 349 Regents Park Road, London N3 1DH, Tel: 020 8349 0321. Ref: S Goldberg Esq

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 £250 (including VAT) upon exchange of contracts

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View from Property



Rear of Property

**TENANCIES & ACCOMMODATION:**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Offices	Area Approx. 2,120 sq.ft Plus 5 parking spaces	<b>Michael B. Bennett (Accountants)</b>	10 years from 24th September 2007	£31,800	FRI by way of service charge ( <b>See Note</b> ) <b>Rent Review and Tenant's Break 2012</b>
First Floor Front Offices	Area Approx. 1,960 sq.ft Plus 3 parking spaces	<b>Jeffersons Management Services Ltd (Property Services)</b>	5 years from 16th June 2008	£27,274.50	FRI by way of service charge <b>(See Note)</b>
First Floor Rear Offices	Area Approx. 1,450 sq.ft Plus 2 parking spaces	<b>J B International Consultants Ltd (Advanced IT Training)</b>	5 years from 29th January 2010 (Renewal of a previous lease – in occupation since 2001)	£21,225	FRI by way of service charge capped at £6 psf with an annual RPI plus 2% increase. <b>Tenants Break 2012</b>
Second Floor Front Offices	Area Approx. 1,380 sq.ft Plus 3 parking spaces	<b>Thompson &amp; Bryan Ltd (Insurance Services) (Operating from 9 branches in major cities throughout the UK)</b>	10 years from 24th June 2006	£22,736	FRI by way of service charge <b>Rent Review 2011</b>
Second Floor Rear Offices	Area Approx. 1,200 sq.ft Plus 2 parking spaces	<b>Turnhold Properties Ltd (Property Development Company)</b>	10 years from 8th October 1999	£16,820	FRI by way of service charge <b>Holding Over</b>

**TOTAL NET AREA  
APPROX  
8,110 SQ. FT**

**TOTAL**

**£119,855.50**

**Note: The ground floor and first floor front office lessees currently benefit from service charge caps, but on the sale of the Freehold these will alter to full service charge recovery.**