

6 WEEK COMPLETION



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SITUATION

Occupying an extremely prominent position at the junction of Woodhouse Road in this affluent North London Suburb close to Friern Barnet Lane under 2 miles from the multiple shopping facilities of High Road, Finchley and Muswell Hill.

PROPERTY

An impressive building comprising a **Ground Floor Public House** with internal and separate side access to a **Large Manager's Flat** at first floor level.

ACCOMMODATION

Site Area Approx 6,200 sq ft

Ground Floor

- Pub Frontage 50'9
- Pub Width 46'3
- Pub Depth 32'9 (max)
- Built Depth 43'5 (max)
- Pub Area Approx 1,185 sq ft
- Kitchen Area Approx 1,185 sq ft
- Ladies & Gents WCs 2

Basement

Area Approx 1,185 sq ft

First Floor

5 Rooms

GLA

VAT is payable on 90% of the purchase price in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note: The property may be suitable for development / conversion subject to necessary consents. Planning permission for the conversion of the property into residential dwellings is currently under construction and the ground floor is currently vacant.



Rear of property

SOLD PRIOR

VENDOR'S SOLICITORS

S E Law Limited, 443c London Road, Davenham, Cheshire CW9 8HP
Tel: 01606 333539. Ref: Ms Susan Edwards

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