

POTENTIAL DEVELOPMENT OPPORTUNITY



SITUATION

Located at the junction with Lancaster Road in this highly sought after and predominantly residential area, being within close walking distance of New Barnet’s shops and Main Line Station.

New Barnet is a popular North London suburb located between High Barnet and Whetstone some 11 miles from central London.

PROPERTY

A detached two storey building with 135 feet of road frontage to Lancaster Road, comprising **Ground Floor Offices** with separate entrance to a **Martial Arts Gym/Fitness Studio** on part first floor plus a **Light Engineering and Office Unit** on the remainder of first floor level.

In addition the property includes a **Large Rear Car Park Area (46' x 50')** together with further parking for 2 cars at the front.

VAT is NOT applicable to this Lot

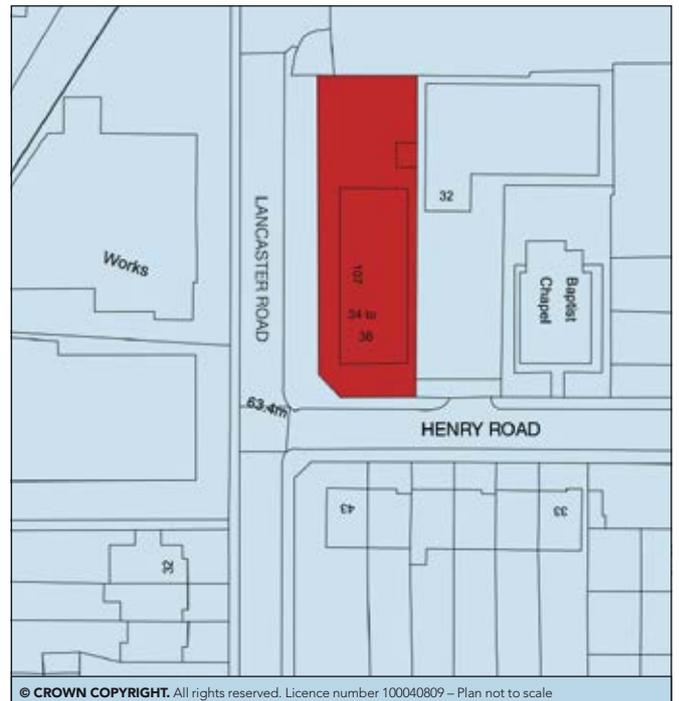
FREEHOLD

£14,000 p.a. Plus Vacant Office

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

Note 1: There may be potential to redevelop the property into a large residential scheme, given its size and location, subject to obtaining vacant possession and the necessary consents.

Note 2: 6 Week Completion.



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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 34–36 Henry Road Ground Floor Office	GIA Approx. 2,145 sq ft ¹	VACANT			
No. 107 Lancaster Road First Floor Workshop & Office	GIA Approx. 1,715 sq ft ¹	M.P. Vineis Ltd. (Light Engineering & Office)	2 Years from 1st August 2015	£9,000	IRI
No. 107a Lancaster Road First Floor Fitness Studio	GIA Approx. 600 sq ft ¹	P. Panah (Martial Arts Gym/ Fitness Studio)	3 Years from 24th May 2015	£5,000	IRI Mutual Break 2017 on 3 months notice. (Outside s.24–28 of L&T Act 1954).
Total Gross Int. Area 4,460 sq ft		TOTAL		£14,000 plus Vacant Office	
Total Gross Ext. Area 4,960 sq ft					

¹ Areas taken from VOA records

VENDOR'S SOLICITORS
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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