



SITUATION

Located at the junction with Castle Road in this well established trading position, adjacent to **Argos** and **British Heart** and amongst such other multiple retailers as **Greggs**, **Clarks**, **Robert Dyas**, **Boots Opticians**, **Poundland** and many others.

North Finchley is a well known shopping retail centre serving the residential population of this popular suburb located approx. 8 miles north of central London.

PROPERTY

Forming part of a substantial mixed use building comprising a **Large Ground Floor Retail Unit**.

ACCOMMODATION

Ground Floor Retail Unit

Internal Width	29'5"
widening at rear to	50'4"
Shop Depth	99'11"
Built Depth	123'9"
Sales Area	Approx. 3,500 sq ft
Ancillary Area	Approx. 850 sq ft
WC	

Total Area **Approx. 4,350 sq ft**

VAT is applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.



TENANCY

The property is let on a full repairing and insuring lease to **Savers Health and Beauty Limited** (see [Tenant Profile](#)) for a term of 10 years from 7th November 2017 at a current rent of **£80,000 per annum** exclusive.

Rent Review and Tenant's Break November 2022

TENANT PROFILE

Savers Health & Beauty Ltd have over 400 branches and in the Y/E 30/12/17 reported a Turnover of £460.3m, a Pre-Tax Profit of £44.3m and Shareholders' Funds of £64.5m.

Savers Health & Beauty Ltd are part of the A S Watson Group which is the worlds' largest Health & Beauty Retail Group with over 14,000 stores worldwide. Founded in 1841 and based in Hong Kong, the group are majority owned by CK Hutchison Holdings. Visit: www.aswatson.com

***Reserve below £900,000**

Gross Yield 8.9%
6 week completion



Interior of Retail Unit



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Vendor's Solicitors

Freemans Solicitors

Tel: 020 7935 3522 Ref: Howard Freeman

Email: hf@freemanssolicitors.net

£80,000 per annum

The Surveyors dealing with this property are
Steven Grossman and Jonathan Ross

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneer an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page