



SITUATION

Located close to the junction with St. Albans Road, just off the High Street and behind the former Bentley Showroom. The property is within easy reach of the multiple shopping facilities in the High Street and the Spires Shopping Centre.

High Barnet Underground Station (Northern Line) and Barnet College Wood Street Campus are both within easy walking distance.

Barnet lies approximately 10 north of central London, benefitting from excellent road access to the M25 (Junction 23) and the A1(M) (Junction 1).

PROPERTY

A semi-detached building comprising **Offices** planned on ground, first and second floors. In addition, the ground floor and uppers floors both have their own street entrance. The property **includes a forecourt for parking 2 cars** and benefits from uPVC double glazing and gas central heating.

ACCOMMODATION

Ground Floor Office

GIA Approx. 630 sq ft incl. WC

First Floor Office

GIA Approx. 565 sq ft incl. WC

Second Floor Office

GIA Approx. 630 sq ft incl. WC

Total GIA

Approx. 1,825 sq ft

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **M. B. Bennett t/a Michael B. Bennett Accountant** (see: www.mbbfcca.co.uk) for a term from 30th November 2011 to 31st January 2022 (excl. s.24–28 of L & T Act 1954) at a current rent of **£31,170 per annum** exclusive.

Note 1: The lessee has verbally advised that he would consider an early surrender of his lease at no cost, subject to agreeing a suitable date.

Note 2: Refer to Auctioneers to view Virtual Tour.

Note 3: Each floor is currently separately assessed for Business Rates. The individual Rateable Values are £8,500 (Ground), £8,500 (First) and £7,600 (Second).

PLANNING

Planning Permission (General Permitted Development) was granted on 2nd May 2019 by Barnet London Borough Council for 'Change of use from offices (Use Class B1a) to Residential (Use Class C3)' in conjunction with the adjoining building which is not included with this lot. Ref: 18/6398/PNO.

Plans for 3 × 2 Bed Flats and documentation available from Auctioneers.

**£31,170_{p.a.}
& PD for 3 × 2 Bed Flats**

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

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

Vendor's Solicitors

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