



SITUATION

Located close to the junction with Bells Hill in this sought-after residential area, within easy walking distance of the excellent Retail and Leisure facilities of Barnet town centre, and High Barnet Underground Station (Northern Line).

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

PROPERTY

A double fronted end of terrace building comprising **2 Self-Contained Flats**.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 1 (First Floor Flat)	Not inspected.	Individual	99 years from 24th June 1972	£60 (rising to £120 in June 2022 & £240 in 2047)	FRI Valuable Reversion in approx. 49 years.
No. 3 (Ground Floor Flat)	Not inspected.	Individuals	189 years from 24th June 1972	£210 (rising to £460 in 2042 and then by £250 p.a. every 25 years thereafter)	FRI A premium of £29,000 was paid in 2017 to extend the lease.
				Total: £270	

Note 1: The Lessee of No. 17 West End Lane paid a premium of £55,028 in 2019 to extend the Lease.

Note 2: The Freehold of two neighbouring properties (Nos. 13-15 & 17-19) are also being offered for sale in this Auction – See Lots 28 & 29.

Note 3: 37 West End Lane comprising a ground floor 2 Bed Flat sold for £350,000 in January 2021 (Source: Rightmove and Zoopla).

Note 4: The Freeholder manages and insures the property.

Note 5: In accordance with s.5B of the Landlord & Tenant Act 1987, notices have been served on the Lessees and they have not reserved their rights of first refusal. Therefore this lot cannot be sold prior to the auction.

£270 p.a. with 1 Valuable Reversion

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

Bude Nathan Iwanier

Tel: 020 8458 5656 Ref: Vivian Vernick

Email: vvernick@bnllaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**