



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 mid terrace building comprising **2 Self-Contained Flats**. In addition the property includes a **Garden** at the rear.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee | Term | Ann. Excl. Rental | Remarks |
|-------------------------------|----------------|-------------------|-----------------------------------|--|---|
| No. 13 (First Floor Flat) | Not inspected. | Individual | 99 years from 14th August 1970 | £12 | FRI Valuable Reversion in approx. 47 years. The lessee has served a s42 Notice offering £50,000 to extend the lease for a further 90 years at nil ground rent - refer to special conditions of sale. |
| No. 15 (Ground Floor Flat) | Not inspected. | Individual | 99 years from 24th June 1972 | £70 (rising to £140 in June 2022 & £280 in 2047) | FRI Valuable Reversion in approx. 49 years. |
| | | | | Total: £82 | |

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. 1-3 & 17-19) are also being offered for sale in this Auction – See Lots 27 & 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.

£82 p.a. with 2 Valuable Reversions

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'**