



SITUATION

Located close to the junction with Claverley Grove within this busy and popular retail thoroughfare diagonally opposite **KFC**, adjacent to **Sue Ryder** and amongst other multiple retailers including **Superdrug**, **Coral**, **Cootes Pharmacy**, **Oxfam** and **Tesco Superstore** and only a few minutes walk to Finchley Central Underground Station (Northern Line).

Finchley is a highly desirable north London suburb with excellent transportation, schools and recreational facilities being some 8 miles from central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** on the first and second floors. In addition, the property includes a rear Yard ([see Planning](#)) that can be accessed from Claverley Grove.

VAT is NOT applicable to this Lot

FREEHOLD

PLANNING

On 24th August 2022 Barnet London Borough Council granted Planning Permission for 'Single storey rear extension. New refuse store' (Ref: 222/3024/FUL).

Refer to Auctioneers for Plans and Documentation.

On completion of this development, the rent for the Ground Floor Shop increases to a minimum of £29,000 per annum – refer to Lease.



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

£27,700 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

Lease & More Law

Tel: 07956 448 910 Ref: Stuart Lawrence

Email: sl@leaseandmorelaw.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'



TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage	20'5"	Dove Dry Cleaners Limited	20 years from 11th July 2018	£27,500 (see Planning)	FRI Rent Reviews July 2023 and 5 yearly.
	Internal Width	18'9"				
	Shop Depth	48'4"				
	Built Depth	59'10"				
	WC					
First Floor Flat A	Not inspected		Individual	125 years from 1st January 1994	£100	FRI
Second Floor Flat B	Not inspected		3 Individuals	125 years from 1st January 1994	£100	FRI
					Total: £27,700	