

Lot 1

119/121 High Street, Barnet,
Hertfordshire EN5 5UZ

***Guide: £1,000,000+**
In same ownership for approx. 30 years.
Freehold Investment with Vacant Upper Part



SITUATION

Occupying a prime trading position close to the junction with St Albans Road adjacent to **Holland & Barrett** and **British Heart Foundation** and the entrance to the **Spires Shopping Centre** and amongst such multiples as **Gail's**, **Rymans**, **Betfred**, **Greggs**, **Boots** and **Vision Express**.

High Barnet Underground Station (Northern Line) and Barnet College Wood Street Campus are both within easy walking distance. Barnet lies approximately 10 miles north of central London, benefitting from excellent road access to the M25 (Junction 23) and the A1(M) (Junction 1).

PROPERTY

A terraced building comprising **2 Ground Floor Shops** together with separate front access to **Self-Contained Offices** on the first and second floors – [see Note 4](#).

In addition, the property benefits from a right of way over the adjoining rear service area for loading/unloading – refer to Deed of Grant in the legal pack.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: There is a 6 week completion.

Note 2: Floor plans are available from the Auctioneers

Note 3: Refer to the Auctioneers for the virtual tour of the offices.



£35,000 p.a. Plus Vacant Shop & Offices

The Surveyors dealing with this property are
Steven Grossman and **John Barnett**

Vendor's Solicitors

Penningtons Manches Cooper LLP
Tel: 020 7457 3000 Ref: Martin Codd
Email: martin.codd@penningtonslaw.com

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
No. 119 (Shop)	Gross Frontage 14'8" Internal Width 13'3" widening to 18'9" Shop Depth 59'5" Built Depth 75'4" Sales/Store/Kitchen Area Approx. 1,055 sq ft 2 WCs				VACANT Previously let at £27,000 p.a.
No. 121 (Shop)	Gross Frontage 24'3" Internal Width 22'11" widening to 29'5" Shop Depth 60'0" Built Depth 75'4" Sales/2 Clinic Rooms/Store Area Approx. 1,830 sq ft WC	Health Matters London Ltd (a family run natural health store – visit: healthmatterslondon. co.uk)	5 years from 3rd December 2019 (Renewal of a previous lease – in occupation since 2009)	£35,000	FRI £8,764 Rent Deposit held.
First & Second Floor Offices	First Floor Offices GIA Approx. 1,455 sq ft Second Floor Offices GIA Approx. 1,380 sq ft incl. WCs Total GIA Approx. 2,835 sq ft				VACANT Note 4: There is potential for change of use from Offices to Residential along with creating additional accommodation in the existing pitched roof void and by extending at the rear, subject to obtaining the necessary consents.
				Total: £35,000 plus Vacant Shop & Vacant Offices	



The Property



Rear of Property

