



SITUATION

Located close to the junction with St. Margarets Avenue, less than 100 yards from Totteridge and Whetstone Underground Station (Northern Line), in this established local retail parade, only a short distance from the busy shopping facilities of High Road Whetstone which hosts such multiples as **Waitrose, Boots, Sushimania, Hob Salons** and **Costa Coffee**.

Totteridge is an affluent and sought-after north London suburb, located approx. 8 miles from central London.

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop with off street parking at the rear for 2 cars.**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'5"
Internal Width	14'7"
Shop & Built Depth	44'11"
Area	Approx. 625 sq ft
WC	

Plus 2 Parking Spaces

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **S. B. Barnett and O. H. G. Ross t/a Real Estates (having 2 branches – Visit: www.realestates-wsp.co.uk)** for a term of 15 years from 29th September 2021 at a current rent of **£18,500 per annum** exclusive.

Rent Reviews 29th September 2026 & 2031

Note 1: Although it was agreed in the Heads of Terms that there is a Tenant's Break at the end of the 5th year (29th September 2026), the lease only refers to a Tenant's Break in 2026 without specifying a day or month.

Note 2: No. 34 Totteridge Lane is also being offered for sale in this Auction – see Lot 2.

£18,500 per annum

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

Joint Auctioneers

Day and Bell Surveyors
Tel: 020 8445 3611 Ref: Alex Mason
Email: alex.mason@dayandbell.co.uk

Vendor's Solicitors

Kidd Rapinet LLP
Tel: 01494 611 020 Ref: Keith Dixon
Email: kdixon@kiddrapinet.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



Interior View

