



## 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 a rear Lean-to extension (Tenant's improvement) plus off street parking at the rear for 1 car.**

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	15'5"
Internal Width	14'7"
Shop Depth	39'0"
Built Depth	55'4"
Area	Approx. 694 sq ft
WC	

**Plus 1 Parking Space**

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCY

The entire property is let on a full repairing and insuring lease to **D. Rashid t/a Ryan Dry Cleaners** for a term of 15 years from 25th March 2023 (**in occupation since 2013 – renewal of a previous lease**) at a current rent of **£19,500 per annum** exclusive.

**Rent Reviews March 2028 & 2033**

**Tenant's Break March 2028**

**Note: No. 32 Totteridge Lane is also being offered for sale in this Auction – see Lot 1.**

**£19,500** 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'**

