



SITUATION

Occupying a prominent trading position in this highly sought-after area opposite **Costa** and amongst a host of multiple traders including **Waitrose, Ladbroke's, Barnardo's, Post Office, Boots, Sushimania, Hob Salons** and more.

Whetstone is an affluent North London suburb being 8 miles north of Central London with excellent transport links via Totteridge & Whetstone Underground Station (Northern Line) and Oakleigh Park Mainline Station.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to **5 Self-Contained Flats** on the first, second and third floors.

VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'1" Internal Width 16'1" Shop Depth 37'11" Built Depth 74'10" WC	Rahul Enterprises Limited t/a Subway (with Guarantor) (see Note)	15 years from 1st January 2022 (excl. s. 24-28 of L&T Act 1954)	£30,000	FRI by way of service charge. Rent Reviews 2027 and 2032. £15,000 + VAT Rent Deposit held.
Part First, Second & Third Floors	4 Flats - Not inspected	Museprime Properties Limited	125 years from 25th March 1989	£200 (doubling every 25 years)	FRI by way of service charge.
Part First Floor	1 Flat - Not inspected	Individual	24th June 1990 to 20th March 2204	Peppercorn	FRI by way of service charge.

Note: The tenant of the shop has requested an assignment of the Lease – see Legal Pack. We understand the proposed assignee is an existing Subway Franchisee already operating 2 branches.

Total: £30,200

£30,200 per annum

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

Vendor's Solicitors

Singletons Austin Ryder
Tel: 020 8363 0101 Ref: Robert Selwyn
Email: robert.selwyn@singletonsuk.com

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'**

View opposite



Interior view of Shop



