



SITUATION

Located close to the junction with St Albans Road amongst a variety of restaurants and cafés as well as such multiple retailers as **Boots, Five Guys, Holland & Barrett, KFC, Ryman** and **The Spire's Shopping Centre**.

High Barnet Underground Station (Northern Line) and Barnet College Wood Street Campus are both within easy walking distance.

Barnet lies approx. 10 miles north of central London, benefitting from excellent road access to the M25 (Junction 23) and the A1(M) (Junction 1).

PROPERTY

A mid-terrace building comprising a **Ground Floor Former Restaurant (Class E Use)** with internal access to **Ancillary Accommodation** on the first floor.

There is a rear pedestrian walkway, (Nesbitts Alley) accessed from further along the High Street.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: Refer to the Auctioneers for the video tour of the property.

ACCOMMODATION

Ground Floor Former Restaurant

Gross Frontage	21'5"
Internal Width	19'8" (max)
Shop Depth	37'5"
Built Depth	60'8"
GIA	Approx. 943 sq ft
WC	

First Floor Ancillary

GIA	Approx. 400 sq ft
WC	

Total GIA **Approx. 1,343 sq ft**

DEVELOPMENT POTENTIAL

The Vendor has made a pre-application submission to the London Borough of Barnet to add an additional floor at second floor level and extend the property at rear first floor level to create the following – **see Proposed Floor Plans:**

- 1 × 646 sq ft Class E Retail Unit at front ground floor level.
- 1 × 678 sq ft 1 Bed Duplex Flat at rear ground and first floor levels.
- 1 × 441 sq ft Studio Flat at front first floor level.
- 1 × 506 sq ft 1 Bed Flat at second floor level.

Vacant Building with potential for Redevelopment

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

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'**

Vendor's Solicitors

Solomon Taylor & Shaw
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The Property



Rear of Property

