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Auctioneers

Online Auction

Thursday 16th April 2026
commencing at 12pm

T: 020 8492 9449



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Meet the team.



John Barnett FRICS
Auctioneer and Director
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Rocco Kay
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Samantha Ross
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Order of Sale Thursday 16th April 2026

Commencing 12.00pm

Lot

1	27 Station Road	New Barnet	Hertfordshire
2	4 Cardwell Terrace	Holloway	London N7
3	2 Downend Road, Downend	Bristol	Avon
4	215 & 215a Kenton Road and Flats 35 & 36 Drayton Way, Kenton	Harrow	Middlesex
5	106 High Street	Stevenage	Hertfordshire
6	60 Godstone Road & 1A Station Approach, Hayes Lane	Kenley	Surrey
7	5/5a Queens Parade, The Hydneys	Eastbourne	East Sussex
8	7 Church Street	Lisson Grove	London NW8
9	80-82 Watling Avenue	Burnt Oak	Middlesex
10	72 Netherlands Road	New Barnet	Hertfordshire
11	192-194 High Street	Barnet	Hertfordshire
12	14 Heath Street	Hampstead	London NW3

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Contact John Barnett FRICS
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SITUATION

Located close to the junction with Mowbray Road in this highly sought after residential area, being just a short walk from **PureGym** as well as the shopping facilities in East Barnet Road which includes a **Sainbury's Supermarket**.

New Barnet Main Line Station (Great Northern) is less than 200 yards away and High Barnet Underground Station (Northern Line) is approx. 1 mile distant.

New Barnet is a popular north London suburb located between High Barnet and Whetstone some 11 miles from central London with easy access to the M25 (Junction 23).

PROPERTY

A semi-detached late Victorian 3 storey building comprising **Offices** on ground and part first floors with **Residential Accommodation** on part first and second floors.

In addition, there is a **Large Rear Garden** and communal front drive which provides **private parking for 3 cars**.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: There is a 6 week completion.

Note 2: Refer to the Auctioneers for the floor plans and video tour of the property.

ACCOMMODATION

Ground Floor Offices

Office 1	12'6" x 16'5"
Office 2	15'9" x 13'1"
Office 3	12'0" x 12'6"
Office 4	12'2" x 12'6"

WC

GIA

Approx. 924 sq ft

First Floor Offices & Residential

Office 1	12'0" x 8'2"
Office 2	12'2" x 6'7"
Kitchen	9'10" x 9'2"
Store Room	6'2" x 3'11"
Residential Room 1	12'6" x 16'5"
Residential Room 2	15'9" x 13'1"

GIA

Approx. 952 sq ft

Second Floor Residential

Bedroom 1	9'9" x 13'1"
Bedroom 2	16'5" x 13'1"
Bedroom 3	9'4" x 12'6"
Shower Room/WC	

GIA

Approx. 681 sq ft

**Total GIA
plus Loft Area**

**Approx. 2,557 sq ft
Approx. 524 sq ft**

Vacant Office/Residential Building with potential for Full Residential Conversion

Vendor's Solicitors

Seddons-GSC

Tel: 07900 605 184 Ref: Martina Ward

Email: martina.ward@seddons-gsc.com





SITUATION

Located off Parkhurst Road via Chambers Road, in a retail parade (where a number of the commercial units have been converted to residential use), within easy walking distance of the shopping and transport facilities on Holloway Road.

The property is conveniently located for Camden, Kentish Town, Islington and Arsenal's Emirates Stadium, being approximately 3 miles north of Central London.

PROPERTY

A mid terrace building in need of modernisation comprising a **Ground Floor Shop and Basement** with separate front access to a **Self-Contained Flat** on first and second floors.

In addition, the property includes a **Large Garage** which is accessed via a rear service road and a **Rear Garden**.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage	20'0"
Shop Width	14'4" (max)
Shop Depth	27'1"
Built Depth	37'4"
GIA	Approx. 569 sq ft

Basement

GIA	Approx. 543 sq ft
-----	-------------------

First & Second Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom, sep. WC	
GIA	Approx. 1,046 sq ft

Total GIA **Approx. 2,158 sq ft**

Plus Garage 25'6" x 17'3" (GIA Approx. 440 sq ft)

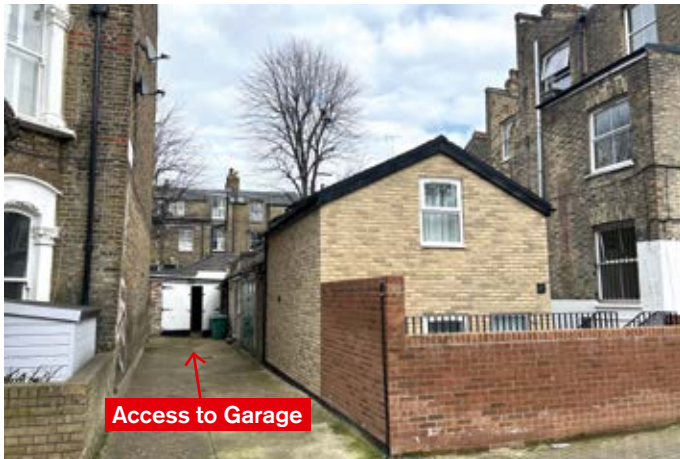
¹Areas supplied by Vendor.

Note 1: There is potential to convert the Shop and Basement and the Garage into Residential Use, similar to neighbouring properties, subject to obtaining the necessary consents.

Note 2: There is a 6 week completion.

Note 3: Refer to the Auctioneers for the floor plans and video tours of the property.





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Vacant Shop, Flat & Large Garage with potential for Residential Development

Vendor's Solicitors

HCR Law LLP

Tel: 01989 561 325 Ref: Lisa Adams

Email: ljadams@hcrllaw.com

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

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'**



SITUATION

Located close to the junction with North Street, adjacent to **Morrisons Daily**, near to **Sainsbury's Local** and **Co-op Food** and amongst a variety of independent traders.

The Co-op car park is located to the rear of the property.

Downend is a residential suburb that lies approx. 4½ miles north-east of Bristol City Centre, enjoying good access to the M4 (Junction 19) via the M32 (Junction 1).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to a **Flat** on the first floor (see Note 1).

In addition, the property includes some uPVC double glazing and a **Rear Yard** which can also be accessed via a service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	22'4"
Internal Width	21'11" max
Shop Depth	29'9"
Built Depth	54'8"
Incl. Rear Prep Kitchen, WC & External Store	

First Floor Flat

4 Rooms, Bathroom, sep. WC
(GIA of Flat Approx. 800 sq ft)

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: There may be potential to self-contain the flat by creating separate access at the rear of the property as per other properties in the parade, subject to obtaining the necessary consents.

Note 2: Refer to the Auctioneers for the internal and external video tours of the property.



Vacant Shop & Flat

The Surveyors dealing with this property are
Steven Grossman and **Rocco Kay**

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

Clintons
Tel: 020 8236 1050 Ref: James Nethercot
Email: jnethercot@clintons.co.uk



Lot 4

**215 & 215a Kenton Road and
35 & 36 Drayton Way, Kenton,
Harrow, Middlesex HA3 0HD**

***Guide: £450,000+**
In same ownership for over 60 years.
Restaurant & 2 Flats (1 let on AST & 1 on long lease).
Gross Yield 9.2%



SITUATION

Located close to the junction with Upton Gardens in the heart of this well-established retail thoroughfare nearby multiples such as **Coral, Medivet, RSPCA** and **St Luke's Hospice** and a wide variety of independent retailers, restaurants, cafés and take-aways.

The property is approximately 350 yards from Kenton Station (Bakerloo and Lioness Lines).

Harrow lies approximately 13 miles north-west of central London.

VAT is NOT applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 215 & 215a (Ground Floor Restaurant)	Gross Frontage 18'0" Internal Width 16'8" Restaurant Depth 48'7" Built Depth 75'8" Restaurant Area Approx. 674 sq ft Kitchen Area Approx. 135 sq ft Prep. & Storage Approx. 225 sq ft 2 WCs Total Area Approx. 1,034 sq ft	Krishna Express Foods Ltd (with personal Guarantor) (Indian Restaurant & Bar – visit: theutsav.co.uk)	10 years from 29th September 2019	£25,000 (see Note 1)	FRI £10,000 Rent Deposit held. The Tenant did not exercise their 2024 Break.
35 Drayton Way (First Floor Flat)	Not inspected	Jaffa Properties Ltd	99 years from 25th December 1984	£100 (rising to £150 in 2050)	FRI Valuable Reversion in approx. 57½ years.
36 Drayton Way (Second Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 543 sq ft)	Individual	1 year from 10th March 2026	£16,440 (£1,370 pcm)	AST Mutual Rolling Break from 10th September 2026. £1,500 Rent Deposit held.
				Total: £41,540	

Note 1: The tenant is currently paying £20,000 p.a. with an agreed increase to £25,000 p.a. on 1st October 2026 and the Vendor will top up this rent shortfall on completion.

Note 2: There is a 6 week completion.

PROPERTY

A mid-terrace building comprising a **Ground Floor Restaurant (having approx. 40 covers)** with separate rear access via Drayton Way to **2 Self-Contained Flats** on first and second floors.

Refer to the Auctioneers for the video tour of Flat 36 Drayton Way.

FREEHOLD



The Property



Interior view of Restaurant

£41,540 per annum

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

Vendor's Solicitors

BBS Law

Tel: 020 8349 0321 Ref: Jeremy Manuel

Email: jeremymanuel@bbslaw.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'**



SITUATION

Occupying a prominent trading position in the heart of the old town centre, close to branches of **Costa Coffee, Morrisons Daily, Domino's, William Hill** and a host of established independent retailers, cafés and restaurants.

Stevenage is located just east of junctions 7 and 8 of the A1(M) between Letchworth Garden City and Welwyn Garden City, some 29 miles north of Central London.

PROPERTY

Comprising an attractive and substantial end of terrace Grade II Listed building comprising a **Ground Floor Commercial Unit and Basement** with separate rear access to **Retail, Office and Storage Accommodation** on first and second floor levels (see Note 4).

In addition the property includes a **Rear Yard**.

Refer to the Auctioneers for the floor plans of the property.

VAT is NOT applicable to this Lot

FREEHOLD



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£27,000 per annum

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

Vendor's Solicitors

Taylor Rose
Tel: 020 3551 8168 Ref: William Michael
Email: william.michael@taylor-rose.co.uk

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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor & Basement	Ground Floor Commercial Unit: Reception Area, 2 Treatment Rooms, 2 Offices, Kitchen, WC Gross Frontage 38'9" Internal Width 38'4" Built Depth 48'2" GIA Approx. 1,343 sq ft Basement: GIA Area Approx. 104 sq ft Total GIA Approx. 1,447 sq ft	H. Singh (t/a Aesthetics Life Medical Spa) (Visit: www.aesthetics.life)	10 years from 15th January 2021	£16,000	FRI (subject to a schedule of condition) Rent Review March 2026 (not yet actioned). Note 1: There is a £4,000 Rent Deposit held.
First and Second Floors	First Floor: Retail Space, Office & WC GIA Approx. 1,227 sq ft Second Floor: Storage GIA Approx. 859 sq ft Total GIA Approx. 2,086 sq ft	RDM (UK) Limited (t/a Infinity Motorcycle Clothing & Accessories) (Having 17 branches) (T/O for Y/E 31/12/2024 £25.3m, Pre-Tax Profit £549,000 and Shareholders' Funds £1.68m)	5 years from 1st March 2023 (renewal of a previous lease)	£11,000	IRI Note 2: The Tenant did not exercise their March 2026 Break Clause. Note 3: There is a £2,750 Rent Deposit held. Note 4: The Tenant also trades from the adjoining property (No. 104 – not included in this sale) which interconnects with No. 106 at first floor level.
Total Building GIA Approx 3,533 sq ft				Total: £27,000	

Note 5: There may be potential to convert the property to Residential Use, subject to obtaining possession and the necessary consents.



Lot 6

60 Godstone Road &
1A Station Approach, Hayes Lane,
Kenley, Surrey CR8 5AA

***Guide: £525,000+**

In the same ownership for over 26 years.
Approx. 13 years unexpired to
Co-operative Group Food (with Break in 2034).



SITUATION

Occupying a prominent corner position on the main Godstone Road (A22) at the junction with Hayes Lane, amongst a host of independent retailers all serving the surrounding suburb of Kenley.

The A22 provides a direct road link between Purley and the M25 (Junction 6) and Kenley Station (Southern) is located just a few yards behind the property.

Kenley is situated approx. 13 miles south of Central London and approx. 3 miles south of Croydon.

PROPERTY

Forming part of a substantial purpose-built block comprising a **Ground Floor Convenience Store** with a **Front Car Park for 5 cars**. In addition, the property includes a **Ground Floor Shop** at 1a Station Approach, Hayes Lane.

ACCOMMODATION

Ground Floor Convenience Store

Gross Frontage	54'6"
Internal Width	51'6"
narrowing at rear to	21'8"
Shop Depth	47'5"
Built Depth	62'10"
Area	Approx. 2,500 sq ft
WC	

Ground Floor Shop (1a Station Approach)

Gross Frontage	12'0"
Internal Width	10'11"
Shop Depth	27'11"
Built Depth	34'11"
WC	

VAT is applicable to this Lot

TENURE

Leasehold for a term of 125 years from 1st March 1999 (thus having approx. 98 years unexpired) at a fixed ground rent of £0.05p per annum.

TENANCY

The property is let on a full repairing and insuring lease to **Co-operative Group Food Limited t/a Kenley's Co-op (T/O for Y/E 04/01/2025 £8.5bn, Pre-Tax Profit £257m and Shareholders' Funds £1.58bn)** for a term of 40 years (by way of a reversionary lease) from 1st March 1999 at a current rent of **£42,000 per annum exclusive (rent agreed in 2024) rising to £44,000 per annum in 2029.**

Rent Review and Tenant's Break 2034

Note 1: The Co-operative Group Food Limited sublet the Shop at 1a Station Approach to a hairdresser.

Note 2: The property is also known as 58 Godstone Road, Kenley, Surrey.

Note 3: There is a 6 week completion.

£42,000 per annum

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

Vendor's Solicitors

Gordons LLP
Tel: 0333 987 5500 Ref: Brogan Ward
Email: brogan.ward@gordonsllp.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'**



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SITUATION

Located close to the junction with Lottbridge Drive within this established retail parade amongst a host of independent traders being approx. 3 miles north of the town centre. Eastbourne is one of the main south coast seaside resort towns enjoying excellent road links with the A27 and the A22 London Road and being approx. 20 miles east of Brighton and approx. 14 miles west of Hastings.

PROPERTY

Forming part of a retail parade comprising a **Ground Floor Corner Shop benefitting from two frontages** together with separate rear access via a communal balcony to a **Self-Contained Flat** on the first floor.

In addition, the property includes a **Garage**.

VAT is NOT applicable to this Lot

FREEHOLD

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

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop (No. 5) & Garage	Ground Floor Shop¹ Gross Frontage 25'6" Built Depth 29'6" WC Area Approx. 611 sq ft ¹ Plus Garage	S. Mcadam (Barbers)	5 years from 27th April 2022	£6,000	FRI
First Floor Flat (No. 5a)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC Area Approx. 635 sq ft ²	Individual	6 months from 15th January 2011 (Holding over)	£6,600	AST £650 Rent Deposit held.
				Total: £12,600	

¹Not inspected by Barnett Ross. Area taken from VOA.

²Not inspected by Barnett Ross. Area taken from EPC.

£12,600 per annum

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

Vendor's Solicitors

Bower Bailey
Tel: 01865 311 133 Ref: Robert Eden
Email: reden@bowerbailey.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 of Shop



Entrance to Flat 5A



Garage





SITUATION

Located close to the junction with Lisson Grove in this well-known retail thoroughfare, famous for its antiques retailers and just a few doors from **Alfies Indoor Antique Market**. There is also a street market a few hundred yards further along Church Street (Mondays to Saturdays) and the area is well served by public transport with Marylebone Station less than 1/2 mile south-east together with numerous bus routes that run along Lisson Grove.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop and Basement** with a rear courtyard. In addition, there is separate front access to a **Self-Contained Flat** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement Plus Rear Courtyard	Ground Floor Shop Gross Frontage 18'0" Internal Width 12'3" (max) Shop Depth 26'4" Built Depth 36'10" WC Basement Area Approx. 350 sq ft Plus Vault	U. Ali (t/a Ciglo – cigars, coffee & bakes)	10 years from 29th January 2025 (excl. s24-28 of L & T Act 1954)	£27,000	FRI by way of service charge. Rent Review and Tenant's Break 2029. £6,750 Rent Deposit held.
First & Second Floor Flat	Not inspected	Individual(s)	125 years from 28th November 1997	Peppercorn	FRI by way of service charge. Valuable Reversion in approx. 72 years.
				Total:£27,000	

£27,000 per annum

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

Vendor's Solicitors

YVA
 Tel: 020 8445 9898 Ref: Nick Kephalas
 Email: nk@yvasolicitors.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'**

Interior View of Shop





SITUATION

Located close to the junction with Barnfield Road within the popular retail thoroughfare, amongst such multiple retailers as **Tesco Express**, **Co-operative Funeralcare**, **Wenzel's** and **All Aboard** along with a host of independent traders.

Burnt Oak Underground Station (Northern Line) is diagonally opposite, Burnt Oak is a popular north-west London suburb located approx. 9 miles from central London with good access to the M1 and M25 motorways.

PROPERTY

A mid terrace building comprising:

- **2 Ground Floor Shops**
- A **Commercial Unit** at the rear (which also forms the basement at the front) **plus a Gated Yard**, currently used a car repairers, accessed from Market Lane.
- Separate front access to a **Self-Contained Flat** (sold-off).

VAT is NOT applicable to this Lot

FREEHOLD



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**£52,200 p.a. rising to
£55,200 p.a. in 2028**

Joint Auctioneers

Petermans
Tel: 020 8958 5040 Ref: Howard Peterman
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Vendor's Solicitors

SBP Law
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Email: michael@sbplaw.co.uk

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

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***Refer to points 9 and 10 in the 'Notice to all Bidders'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 80 (Ground Floor Shop)	Gross Frontage 13'4" Internal Width 11'8" widening at rear to 15'2" Shop Depth 28'2" Built Depth 32'8" WC	H. M. Disu (t/a De Blessing Hair Salon)	10 years from March 2026 (renewal of a previous lease – in occupation since 2016)	£19,000 (rising to £20,000 p.a. in March 2028)	FRI Rent Review 2031. £3,375 Rent Deposit held.
No. 82 (Ground Floor Shop)	Gross Frontage 13'6" Internal Width 12'6" Shop Depth 28'2" Built Depth 32'8" WC	J. Marah (t/a Kori Hair Salon)	10 years from 24th March 2026 (renewal of a previous lease – in occupation since 2015)	£19,000 (rising to £20,000 p.a. in March 2028)	FRI Rent Review 2031. £6,500 Rent Deposit held.
Rear Commercial Unit & Gated Yard	Commercial Unit (under No. 80) 18'6" x 13'1" Commercial Unit (under No. 82) 20'4" x 13'1" Plus Gated Yard (part covered) Area Approx. 1,200 sq ft	H. Singh (Car Repairers)	10 years from March 2026 (in occupation since 2019)	£14,000 (rising to £15,000 p.a. in 2028)	FRI Rent Review 2031. £3,500 Rent Deposit held.
First Floor Flat	Not inspected	2 Individuals	999 years from 28th April 2006	£200	FRI
				Total: £52,200 (rising to £55,200 p.a. in 2028)	





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SITUATION

Located at the junction with Holyrood Road in this highly sought after residential area which lies approximately 1/3 mile from Oakleigh Park Main Line Station and 1 1/2 miles from High Barnet Underground Station (Northern Line).

New Barnet is a popular north London suburb located between High Barnet and Whetstone some 11 miles from central London with easy access to the M25 (Junction 23).

PROPERTY

Situated on a wide corner plot comprising a **3 Bed Semi-Detached House** on ground and first floors. The property includes uPVC double glazing, gas central heating and **a wide Front and Rear Garden** which provides for potential development – see 'PLANNING' section.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Lounge	15'2"	×	12'8"
Dining Room	12'9"	×	10'4"
Kitchen	17'0"	×	8'0"
Lean-to Workshop	11'6"	×	10'0"
2 Store Rooms			

First Floor

Bedroom 1	15'10"	×	12'3"
Bedroom 2	12'6"	×	10'6"
Bedroom 3	8'3"	×	6'5"
Bathroom	8'2"	×	5'7"
Separate WC			

Total GIA Approx. 1,106 sq ft plus Lean-to Workshop

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

PLANNING

- Certificate of Lawful Use or Development was granted on 19th May 2017 by the London Borough of Barnet for 'Part single, part two storey rear extension. Roof extension involving hip to gable, rear dormer window, 3no. rooflights to front and new window to side elevation to facilitate a loft conversion.' Ref: 16/7143/192.
[This Certificate would facilitate the conversion of the property to a 6 bed house.](#)
- Planning Permission was granted on 28th August 2019 (now lapsed) by the London Borough of Barnet for 'Part single, part two storey side and rear extensions.' Ref: 19/2946/HSE.
[This Permission would facilitate the conversion of the property to a 5 bed house.](#)

Refer to the Auctioneers for all Planning documentation.

Note 1: There may be potential to create off-street parking, subject to obtaining the necessary consents.

Note 2: Refer to the Auctioneers for the video tour of the property.

Vacant 3 Bed House

The Surveyors dealing with this property are
Steven Grossman and Rocco Kay

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

Taylor Rose
Tel: 020 3551 8168 Ref: William Michael
Email: William.michael@taylor-rose.co.uk

View from Rear Garden



Floor plans not to scale and for identification purposes only.



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:**

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**

Vendor's Solicitors

Solomon Taylor & Shaw
Tel: 020 7431 1912 Ref: Gary Phillips
Email: gary@solts.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'**



The Property



Rear of Property



SITUATION

Occupying a prominent trading position within the heart of Hampstead Village between Perrin's Court and Oriel Place, close to the junction with Hampstead High Street and Hampstead Underground Station (Northern Line).

Nearby multiples include **Tesco Express** and **Boots Optician**, together with a number of well-known Estate Agents and a host of local Restaurants and speciality Retailers.

Hampstead is one of the most desirable residential suburbs of North London enjoying access to the recreational areas of Hampstead Heath and is located between Golders Green and Swiss Cottage under 5 miles north of Central London.

PROPERTY

A mid-terrace **Commercial Building** arranged on ground, first and second floors.

ACCOMMODATION

Ground Floor Shop/Office

GIA Approx. 215 sq ft incl. WC

First Floor Office

GIA Approx. 190 sq ft

Second Floor Office

GIA Approx. 183 sq ft

Total GIA Approx. 588 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

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

Vacant Commercial Building

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

Vendor's Solicitors

Solomon Taylor & Shaw
Tel: 020 7431 1912 Ref: Gary Phillips
Email: gary@solts.co.uk

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***Refer to points 9 and 10 in the 'Notice to all Bidders'**



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