



SITUATION

Located close to the junction with Woodside Park Road, directly opposite **Sainsbury's Supermarket** and amongst such multiples as **Merkur Slots, Lloyds Bank, Paddy Power, Barnardo's, William Hill** and **Barclays** as well as a host of independent retailers.

North Finchley is a well known shopping retail centre serving the surrounding residential population of this popular suburb located approx. 8 miles north of central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Pizza Restaurant/ Take-Away** with separate front entrance to **2 Self-Contained Flats** on the first and second floors.

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

ACCOMMODATION

Ground Floor Restaurant/Pizza Take-Away

Gross Frontage	19'0"
Internal Width	14'0"
Restaurant Depth	39'6"
Built Depth	55'6"
Area	Approx. 758 sq ft ¹
External Store Area	Approx. 141 sq ft ¹
WC	

First Floor Flat

2 Bedrooms, Living Room, Kitchen, Shower/WC
(GIA Approx. 706 sq. ft.)

Second Floor Flat

2 Bedrooms, Living Room, Kitchen, Shower/WC
(GIA Approx. 845 sq. ft.)

¹Areas taken from VOA.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **U. Ozdemir as a Wood Fired Pizza Restaurant/Take-Away** for a term of 20 years from 25th December 2019 at a current rent of **£56,000 per annum** exclusive.

Rent Reviews 2029 and 2034

£9,500 Rent Deposit held.

Note 1: The tenant has advised that the flats are occupied by family members and staff.

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

£56,000 per annum

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

Joint Auctioneers

Day & Bell Surveyors
Tel: 020 8445 3611 Ref: Omur Payne
Email: omur.payne@dayandbell.co.uk

Vendor's Solicitors

Lee Pomeranc Solicitors
Tel: 020 8201 6299 Ref: Michael Lee
Email: michaellee@leepomeranc.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'**





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