



SITUATION

Located approx. 100 yards from the junction with Cat Hill and East Barnet Road within this well-established parade, near to **Ladbrokes** and **Costa** as well as a host of independent retailers.

East Barnet is a highly sought after north London suburb located between Whetstone and Cockfosters some 10 miles from central London.

VAT is NOT applicable to this Lot

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** on the first and second floors.

In addition, the property includes the use of a rear service road allowing vehicular access for unloading via a secure roller-shutter door.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 14'6" Internal Width 13'11" Shop Depth 33'5" Built Depth 61'9" WC			VACANT	Note: The shop is currently let at £14,000 p.a. but the tenant will be vacating on 31st October 2026 which is prior to completion.
First & Second Floor Flat	Not inspected	Individual(s)	189 years from 25th March 1983	Peppercorn	FRI

Vacant Shop

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

Vendor's Solicitors

Wason Male & Wagland LLP
Tel: 01707 664 888 Ref: Gulcan Surun
Email: gulcan@wmw-solicitors.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'**

