Lot 3

128 Ballards Lane, Finchley, London N3 2PA

***Guide: £1,100,000+**
By order of Executors
In same family ownership for approx. 38 years
6 week completion



SITUATION

Located at the junction with Long Lane within this busy and popular retail thoroughfare amongst such multiple retailers as **Superdrug**, **Dexters**, **Coral**, **Cootes Pharmacy**, **Oxfam**, **Tesco Superstore** and **KFC** and only a few minutes walk to Finchley Central Underground Station (Northern Line).

Finchley is a highly desirable north London suburb with excellent transportation, schools and recreational facilities being some 8 miles from central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Take-Away** and **Rear External Store** together with separate front access to **2 Self-Contained Flats** planned on the first and second floors each with uPVC, gas central heating, entryphone and rear fire escape.

In addition, the property benefits from use of a rear service road.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: The property includes a loft which may be suitable for conversion to provide additional residential accommodation, subject to obtaining possession and the necessary consents.

Note 2: Refer to Auctioneers for the Floor Plans and the Video Tour of the flats.

£82,800 per annum

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

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'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Take-Away & Rear External Store	**Ground Floor Take-Away** Gross Frontage 25'5" Internal Width 19'4" (max) narrowing at rear to 16'9" Shop Depth 43'8" Built Depth 53'11" WC **Plus Rear External Store**	**Exultant Limited** **(see Tenant Profile)**	20 years from 10th February 2014	£36,000 (Agreed at 2024 Rent Review)	FRI **Rent Review 2029.** **There is a £30,000 Rent Deposit held.**
First Floor Flat (No. 128a)	**Fully refurbished in 2025:** 3 Bedrooms, Living Room, Kitchen, Bathroom/WC **(GIA Approx. 794 sq ft[1])**	**2 Individuals**	Periodic Tenancy	£21,600 (£1,800pcm)	**£2,075** **Rent Deposit held.**
Second Floor Flat (No. 128b)	**Fully refurbished in 2021:** 2 Bedrooms (one with ensuite Shower Room), Living Room, Kitchen, Bathroom/WC **(GIA Approx. 807 sq ft[1])**	**2 Individuals**	Periodic Tenancy	£25,200 (£2,100pcm)	**£2,192** **Rent Deposit held.**
[1]Areas taken from floor plans provided by Principal Plans.				**Total: £82,800**	

TENANT PROFILE

Exultant Limited currently operate 37 Pizza Hut locations and for Y/E 31.07.25 they reported a T/O of £15.01m, Pre-Tax Profits of £469,636 and Shareholders' Funds of £3.3m.

Exultant Limited is a subsidiary of Exultant Holdings Limited who operate in excess of 70 sites across the UK under several leading franchise brands and is the largest Pizza Hut Delivery franchisee in the country, operating 43 locations. They have traded Pizza Hut sites for more than 21 years and are widely recognised as one of the strongest operators within the network, having been awarded Franchisee of the Year on multiple occasions.

For Y/E 31.07.25, Exultant Holdings Limited reported a T/O of £34.8m, Pre-Tax Profits of £775,182 and Shareholders' Funds of £2.9m.