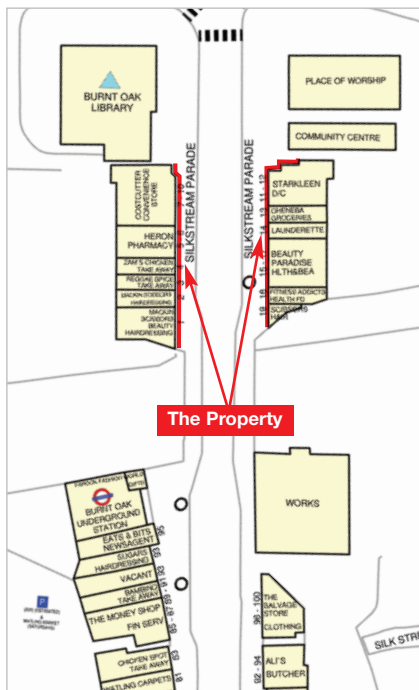


London HA8 **1-19 Silkstream** **Parade** **Watling Avenue** **Burnt Oak** **HA8 0EL**

- **Freehold Shop and Grount Rent Investment with Residential Development Opportunity Above**
 - Comprises eleven shops with ten ground rents
 - Planning consent for nine further residential units
 - Busy North London location adjacent to Burnt Oak Underground Station
 - Shop Rent Reviews from 2013
 - One Ground lease reverting 2029
 - Total Current Rents Reserved
- £166,613 pa**



Tenure
Freehold.

Location
Burnt Oak is situated within the London Borough of Barnet which is located some 10 miles north of central London. The town is located on the London Underground (Northern Line). The property is situated on both sides of Watling Avenue adjacent to Burnt Oak Underground Station. Occupiers close by include a wide range of local traders, a Saturday market on the station car park and national retailers including William Hill.

Description
The property is arranged on ground and two upper floors in part to provide eleven shop units, four of which are double units in two parades on opposite sides of the road.

VAT
VAT is not applicable to this lot.

Development
Consent has been granted on 11.01.2013 for the erection of 5 x 1 bedroom and 4 x 2 bedroom flats above 1-10 and 11-19 Silkstream Parade. Application H/00131/13. See www.barnet.gov.uk

Documents
The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate
For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1 & 2	Conneely t/a Hair Salon	Ground Floor 141.77 sq m (1,526 sq ft)	15 years from 19.06.2007 Rent reviews every 5th year	£17,750 p.a.	2012 Rent Review Outstanding
3	Douglas & Harrison t/a Take Away	Ground Floor 55.46 sq m (597 sq ft)	20 years from 29.09/1996 Rent reviews every 5th year	£11,250 p.a.	Rent Review 2016
4	Jegatheeswaran t/a Take Away	Ground Floor 82.77 sq m (891 sq ft)	15 years from 15/04/1998 Rent reviews every 4th year	£8,862 p.a.	Reversion 2013
5 & 6	Radiant Medicare Limited	Ground Floor 114.55 sq m (1,233 sq ft)	12 years from 17.07.2009 Rent reviews every 4th year	£18,750 p.a.	Rent Review 2013
7-10	Sen & Demirbas t/a Costcutter	Ground Floor 297 sq m (3,197 sq ft)	15 years from 14.08.2000 Rent reviews every 5th year	£38,500 p.a.	Rent Review 2015
11-12	Mohamed t/a Dry Cleaner and Nail Salon	Ground Floor 140.56 sq m (1,513 sq ft)	20 years from 23.10.1996	£18,000 p.a.	Reversion 2016
13	Amah t/a Grocery Store	Ground Floor 65.59 sq m (706 sq ft)	10 years from 25.03.2003	£8,250 p.a.	Reversion 2013
14	Mohamed t/a Laundrette	Ground Floor 56.2 sq m (605 sq ft)	5 years from 24.06.2005	£6,600 p.a.	Holding over
15-17	Afro Traders (UK) Limited t/a Cosmetics and Beauty Store	Ground Floor 173.63 sq m (1,869 sq ft)	10 years from 26.09.2008 Rent reviews every 5th year	£20,000 p.a.	Rent Review 2013
18	Menezes t/a Health Supplement Store	Ground Floor 56.3 sq m (606 sq ft)	10 years from 05.09.2010 Rent reviews every 5th year	£12,000 p.a.	Rent Review 2015
19	Aouissi t/a Hair Salon	Ground Floor 14.4 sq m (155 sq ft)	15 years from 15.03.2010 Rent reviews every 5th year	£6,200 p.a.	Rent Review 2015
Units 1a-17a inclusive	Nine Individuals	Ground, First and Part Second Floors	Nine similar leases expiring 24.12.2113	£450 (in total)	Reversions 2113
Schoolroom	Stewards Co Limited	School 140.74 sq m (1,515 sq ft)	99 years from 29.09.1930	£1 p.a.	Reversion 2029

NB. All leases are IR & I with a further service charge contribution.

Total £166,613 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.
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