

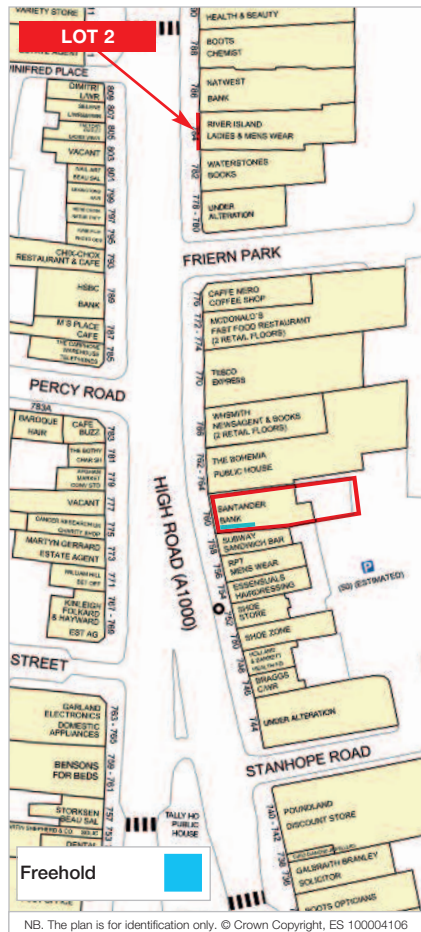
London N12

760 High Road

Finchley

N12 9QH

- **Virtual Freehold Bank and Office Investment**
- Comprising a total of 618.3 sq m (6,655 sq ft)
- Bank let to Santander UK plc on a lease expiring in 2020
- Potential for residential conversion and/or development subject to obtaining all relevant consents (1)
- Well located on High Road (A1000) within 0.5 miles of Woodside Park Underground Station
- No VAT applicable
- Total Current Gross Rents Reserved **£99,000 pa**



Tenure

Virtual Freehold and Part Freehold. Held on a 999 year lease from 29th September 1936 at a fixed ground rent of £1,500 per annum.

Location

Finchley is a prosperous and densely populated suburb located some 9 miles north of Central London. Road access is excellent, with the A1000 linking to Junction 24 of the M25 Motorway some 7 miles north, and to the North Circular Road (A406) 1 mile to the south.

The property is well located on the east side of High Road (A1000), which acts as the main thoroughfare and principal retail pitch of the area. Woodside Park Underground Station (Northern Line) lies some 0.5 miles west of the property.

Occupiers close by include Subway (adjacent), Cancer Research (opposite), Holland & Barrett, Tesco Express, Poundland, WH Smith, McDonald's, Caffè Nero, Waterstones, River Island, NatWest, Boots Chemist, Superdrug, Vodafone, Specsavers, Nationwide, Halifax, O2, HSBC, The Post Office and Greggs, amongst others. The Tally Ho public house (JD Wetherspoon) is also close by, and there is a public car park immediately to the rear of the property.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor banking hall with basement ancillary accommodation. The upper floors comprise self-contained offices which are accessed via an entrance fronting High Road.

Planning (1)

The upper floors may have potential for residential conversion and/or development subject to the existing leases and obtaining all the necessary consents. All enquiries should be made to Barnet London Borough Council. www.barnet.gov.uk

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion																						
Ground & Basement	Santander UK plc (2)	Ground Floor	142.5 sq m	(1,534 sq ft)	5 years from 08.05.2015 Rent review 25.03.2017 FR & I	£54,000 p.a.	Rent Review 2017																						
		Basement	137 sq m	(1,475 sq ft)				First Floor	Mr A Simons (t/a Simons Levine & Co Solicitors) (3)	First Floor	157.3 sq m	(1,693 sq ft)	10 years from 25.03.2008 Rent review every 5th year FR & I	£24,500 p.a.	Reversion 2018	Basement	13 sq m	(140 sq ft)	Second Floor	Beltec Ltd (4) (t/a BCS Consulting)	Second Floor	168.5 sq m	(1,813 sq ft)	10 years from 12.09.2014 Rent review every 5th year Tenant's break option on 5th anniversary subject to 6 months' notice FR & I	£20,500 p.a.	Rent Review 2019	Total		
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Second Floor	Beltec Ltd (4) (t/a BCS Consulting)	Second Floor	168.5 sq m	(1,813 sq ft)	10 years from 12.09.2014 Rent review every 5th year Tenant's break option on 5th anniversary subject to 6 months' notice FR & I	£20,500 p.a.	Rent Review 2019																						
Total			618.3 sq m	(6,655 sq ft)		Total £99,000 p.a.																							

(2) For the financial year ended 31st December 2015, Santander UK plc did not report a turnover. They reported a pre-tax profit of £1.345bn, shareholders' funds of £15.862bn and a net worth of £13.279bn (Source: Experian 08.11.2016)

(3) Simons Levine & Co Solicitors was established in 1984. Website Address: www.simonslevineandco.co.uk

(4) Beltec Ltd was established in 1996 and provides services relating to surveying, civil and structural engineering and party wall matters. Website Address: www.bsccconsulting.co.uk

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

Seller's Solicitor Stephen Compton, Comptons Solicitors LLP. Tel: 0207 482 9500 e-mail: sc@comptons.co.uk

