



Tenure

Freehold.

Location

Barnet is a popular suburb of north London within the London Borough of Barnet some 11 miles north-west of Charing Cross. Communications are good, High Barnet Underground Station (Northern Line) provides access to Central London and the A1000 (Great North Road) links with the M25 to the north and the A406 (North Circular Road) to the south.

The property is well located on the east side of High Street, north of the junction with Moxon Street.

Occupiers close by include McDonald's and Robert Dyas, both adjacent, together with Shoe Zone, Toni & Guy, Lloyds TSB Bank and Superdrug amongst others.

Description

The property is arranged on ground and two upper floors. The ground floor provides a shop whilst the first floor provides staff and storage accommodation and the second floor is not used.

The property provides the following accommodation and dimensions:

Gross Frontage	7.40 m	(24' 4")
Net Frontage	6.25 m	(20' 6")
Shop Depth	17.20 m	(56' 5")
Built Depth	29.10 m	(95' 6")
First Floor (NIA)	64.90 sq m	(698.60 sq ft)
Second Floor (GIA)	51.80 sq m	(557.59 sq ft)

Tenancy

The entire property is at present let to SPECSAVERS OPTICAL SUPERSTORES LIMITED for a term of 10 years from 1st May 2010 at a current rent of £40,000 per annum, exclusive of rates. The lease provides for a rent review and tenant's option to break (1) at the fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Specsavers have over 500 staff based at their headquarters in Guernsey and around 26,000 nationwide. The company has more than 1,500 stores across the Channel Islands, UK, Ireland, the Netherlands, Scandinavia, Spain, Australia and New Zealand.

(Source: www.specsavers.co.uk)

For the year ended 29th February 2012, Specsavers Optical Superstores Ltd reported a turnover of £378.438m, a pre-tax profit of £21.265m, a net worth of £94.909m and Shareholders' Funds of £94.478m.

(Source: riskdisk.com 02.11.2012.)

VAT

VAT is not applicable to this lot.

Documents

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

Barnet

104 High Street Hertfordshire EN5 5XQ

- Freehold Shop Investment
- Let to Specsavers Optical Superstores Limited
- Lease expires 2020 (1)
- VAT is not applicable
- Current Rent Reserved

£40,000 pa

**SIX WEEK COMPLETION
AVAILABLE**

