

# London N12

## 777/783A High Road

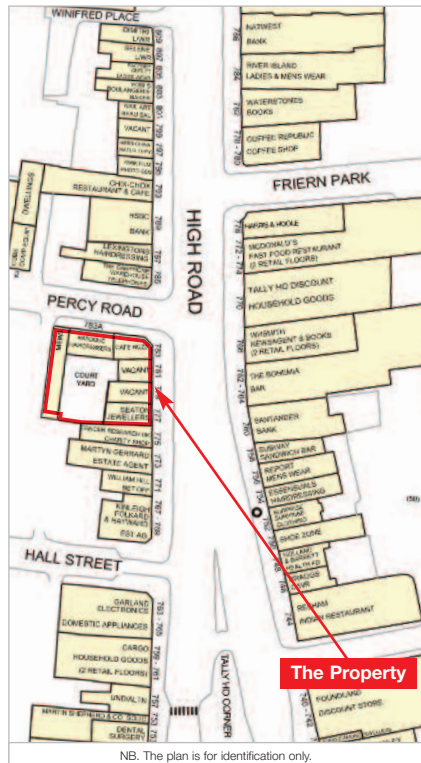
### Finchley

#### N12 8JY

- **Attractive Freehold Parade of Shops and Residential Investment**
- An unbroken parade comprising 5 shops, 5 flats and advertising hoarding
- Prominent corner position opposite McDonald's, W H Smith & Santander, close to Tally Ho Corner
- On the market for the first time in over 20 years
- Potential for a variety of asset management and development opportunities (1)
- No VAT applicable
- Shop Rent Reviews from 2014
- Total Current Rents and Licence Fees Reserved

**£189,160 pa**

**SIX WEEK COMPLETION AVAILABLE**



NB. The plan is for identification only.



**Tenure**  
Freehold.

### Location

North Finchley is within the London Borough of Barnet, some 8 miles north of central London. It is a popular and vibrant area which benefits from excellent transport links and road communications being 4 miles north-east of Junction 1 of the M1, 1 mile north of the North Circular A406 and 6 miles south-east of Junction 1 of the A1M. Woodside Park and West Finchley Underground stations also provide direct access into central London, as does the North Finchley bus interchange. All are located within 1 mile of the property.

The property is situated close to Tally Ho Corner in a prominent corner position on High Road at its junction with Percy Road and opposite McDonald's, W H Smith and Santander. Other occupiers close by include Harris & Hoole, Coffee Republic, Waterstones, River Island, HSBC, Boots and NatWest.

### Description

The property comprises a parade of 4 buildings and provides 5 ground floor and part basement shops (777 High Road also has ancillary accommodation on first and second floors), 5 flats and an advertising hoarding.

To the rear there is a mews terrace which is part vacant and is where Flat A (783 High Road) is situated and access to the self-contained residential upper floors is provided. There is also a central courtyard to the rear of 779 and 781 High Road which does not fall within any of the shop leases.

### Planning (1)

The first floor and rear of the property may be suitable for further residential development subject to all necessary consents being obtained. All enquiries should be referred to the Planning Department of Barnet Council. [www.barnet.gov.uk](http://www.barnet.gov.uk) Tel: 0208 359 2000.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
783 High Road	Helen Mouzouris (t/a Café Buzz)	Ground Floor 86.90 sq m (935 sq ft)	20 years from 24.06.1999 Rent review every 5th year. IR & I	£32,000 p.a. (£16,000 rent deposit held)	Rent Review June 2014
783A High Road	Denise Virginia Chandler (t/a Baroque Hairdressers)	Ground Floor 42.95 sq m (462 sq ft)	15 years from 06.09.2011 Rent review every 5th year IR & I	£10,750 p.a.	Rent Review September 2016
Flat A, 783 High Road	Individual	Studio Maisonette (3)	1 year Assured Shorthold Tenancy from 01.10.2013	£7,800 p.a.	Reversion September 2014
Flat B, 783 High Road	Individual	Two Bedroom Flat comprising Three Rooms, Kitchen and Bathroom	1 year Assured shorthold Tenancy from 15.11.2013 6 months TBO	£13,000 p.a.	Reversion November 2014
Flat C, 783 High Road	Individuals	Two Bedroom Flat comprising Three Rooms, Kitchen and Bathroom	2 year Assured Shorthold Tenancy from 21.03.2013	£12,360 p.a.	Reversion March 2015
781 High Road	Ganeswaran Velautham (Not in occupation)	Ground Floor (2) 59.75 sq m (643 sq ft)	15 years from 29.06.2001. Rent reviews every 5th year and final day of term. Effective FR & I	£27,650 p.a.	Rent Review June 2016
779 High Road	Ganeswaran Velautham (Not in occupation)	Ground Floor (2) 62.40 sq m (672 sq ft) Basement (2) 11.20 sq m (120 sq ft)	15 years from 18.07.2006 Rent reviews every 5th year. Effective FR & I	£30,000 p.a.	Rent Review July 2016
Flat A, 781 High Road	Barnet Council	3 Bedroom Maisonette comprising 4 Rooms, Kitchen and Bathroom	3 year Assured Shorthold Tenancy from 21.05.2012	£12,600 p.a.	Reversion May 2015
Flat A, 779 High Road	Barnet Council	3 Bedroom Maisonette comprising 4 Rooms, Kitchen and 2 Bathrooms	3 year Assured Shorthold Tenancy from 21.05.2012	£12,600 p.a.	Reversion May 2015
777 High Road	S Cohen (t/a Seaton Jewellers)	Ground Floor (3) 54.75 sq m (589 sq ft) First Floor (3) 54.95 sq m (591 sq ft) Second Floor (3) 40.35 sq m (434 sq ft)	10 years from 25.12.2005 Rent reviews every 5th year Effective FR & I	£28,000 p.a.	Reversion December 2015
Percy Road Ad Hoarding	Clichy Car Services	Advertising Hoarding	12 month licence from 25.12.2006. Tenant may break with 3 months' notice at any time	£2,400 p.a.	Holding Over
Mews Building and Courtyard	Vacant				

(2) Not inspected by Allsop. Area taken from [www.voa.gov.uk](http://www.voa.gov.uk)

(3) Not inspected by Allsop. Accommodation details provided by Vendor.

**Total £189,160 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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