

## London N3

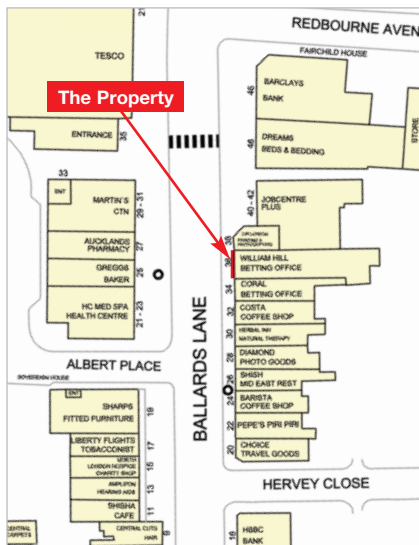
### 36 Ballards Lane Finchley N3 2BJ

- **Freehold Shop and Residential Investment**
- Comprising a shop and two self-contained flats let on Assured Shorthold Tenancies
- Shop let to William Hill Organization Ltd on a lease expiring in 2021
- Well located 185 metres from Finchley Central Underground Station (Northern Line)
- No VAT applicable
- Total Current Rents Reserved  
**£57,080 pa**

On the Instructions of T. Perkin & J. Barber of CBRE Ltd acting as Joint Fixed Charge Receivers

**CBRE**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Finchley is a well established North London suburb located approximately 8 miles north of Central London. There are good communications, as the area is served by Finchley Central Underground Station (Northern Line) and the A406 North Circular Road is some 1 mile to the south. The property is well located on the east side of Ballards Lane, close to the junction with Hervey Close and 185 metres from Finchley Central Underground Station (Northern Line). Other occupiers close by include Barclays Bank, Coral and Costa Coffee, with Greggs, Martins and Tesco opposite.

#### Description

The property is arranged on ground and two upper floors to provide a ground floor betting office with two self-contained flats above, access to which is via the rear off Hervey Close.

#### VAT

VAT is not applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
36 – Ground Floor	William Hill Organization Limited (1)	Gross Frontage	6.6 m	(21' 08")	15 years from 29.09.2006 Rent review every 5th year (2)	£35,000 p.a.	Rent Review 2016
		Net Frontage	6.1 m	(20' 0")			
		Shop Depth	31.35 m	(102' 10")			
		Built Depth	34.35 m	(112' 08")			
36A – First Floor	Individual	First Floor Flat – 2 Rooms, Kitchen, Bathroom			Assured Shorthold Tenancy commencing 17.10.2011	£11,040 p.a.	Holding over
36B – Second Floor	Individual	Second Floor Flat – 2 Rooms, Kitchen, Bathroom			Assured Shorthold Tenancy commencing 31.01.2015	£11,040 p.a.	Holding over

(1) No. of branches: 2,300. Website Address: [www.williamhillplc.com](http://www.williamhillplc.com)

(2) The lease contains a tenant's option to break on 29th June 2016 on serving 6 months' notice, which has not been exercised.

**Total £57,080 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

**Seller's Solicitor** Austin Judson, Walker Morris. Tel: 0113 283 2656 e-mail: [austin.judson@walkermorris.co.uk](mailto:austin.judson@walkermorris.co.uk)