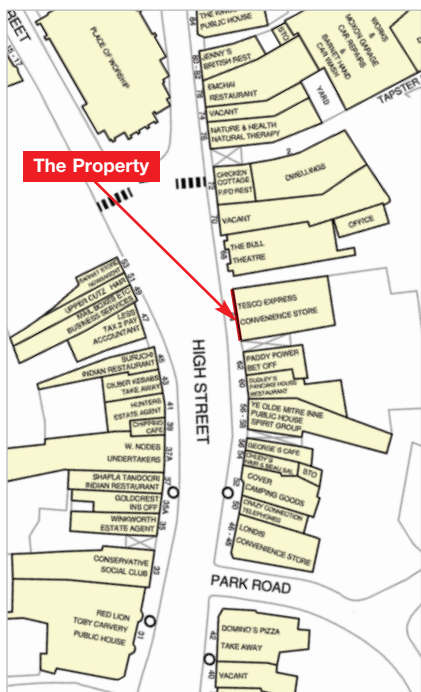


Barnet

64-66 High Street Hertfordshire EN5 5SJ

- **Attractive Freehold Shop and Office Investment**
- Majority let to Tesco Stores Limited on lease expiring 2023 with RPI increases
- 2013 RPI Rent Review not activated (1)
- Potential residential conversion of upper parts (all necessary consents being obtained)
- Total Current Rents Reserved
£94,100 pa



Tenure
Freehold.

Location

Barnet is a popular and wealthy suburb of North-West London located 10 miles from the city centre. Communications are good with Barnet Underground Station (Northern Line) providing easy access to Central London whilst the A1000 Great North Road leads to the M25 via the A111 to the north of the town.

The property, located within a conservation area, is situated on the north-eastern side of the High Street (A1000) opposite its junction with Wood Street and Barnet College. The immediate vicinity is mixed use with a large number of restaurants and other leisure uses such as The Bull Theatre (adjacent).

Description

The property, listed Grade II, is arranged on basement, ground and two upper floors to provide a ground floor convenience store with ancillary accommodation in the basement. The remainder of the upper parts provides three office suites. The upper parts and flat roof at rear may have some potential for conversion to residential, subject to all necessary consents being obtained.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement Ground	Tesco Stores Limited	Gross Frontage 12.80 m Net Frontage 10.40 m Shop and Built Depth 22.00 m Ground Floor 237.80 sq m Basement 116.80 sq m	(41' 11") (34' 2") (72' 2") (2,560 sq ft) (1,257 sq ft)	15 years from 25.04.2008 Rent review every 5th year linked to RPI (no collar or cap) FR & I by way of service charge plus management charge of up to 5% of the rent	£62,500 p.a. Rent Review 2013 (1)
Unit 2 Part First Floor	N J Lander	Part First Floor Offices 58.50 sq m	(630 sq ft)	Holding over under the terms of a lease which expired 23.10.2011 FR & I	£9,000 p.a. Holding Over (2)
Unit 3	Austin Turner & Company Limited	Part Second Floor Offices 77.90 sq m	(839 sq ft)	10 years from 20.09.2002 FR & I	£10,500 p.a. Holding Over
Unit 4	MHHP Law LLP	Part First Floor Offices 66.50 sq m Part Second Floor Offices 47.00 sq m	(716 sq ft) (506 sq ft)	5 years from 09.11.2012 FR & I subject to a Schedule of Condition	£12,100 p.a. Reversion 2017

(1) The rent review has not been activated. We calculate the change in the RPI to be 17.256% which we calculated would produce a rent of £73,285 per annum subject to agreeing with the lessees.

(2) Terms agreed subject to contract for a new lease for a term of 5 years at a commencing rent of £9,000 per annum rising by £450 per annum each year of the term.

Total £94,100 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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