

FREEHOLD INVESTMENT (COMPRISING 2 VACANT FLATS & SHOP) FOR SALE



HIGH STREET, BARNET, HERTS EN5

- Location:** Situated on High Street Barnet opposite St Johns Church and a short distance from Moxon Street. The nearest Station is High Barnet (Northern Line).
- Description:** Comprising a shop with two residential flats above (2 x 1 beds) arranged over 3 floors. The flats are currently undergoing refurbishment and are vacant, but have planning consent to create 3 x 1 bed flats (1 per floor).
- The flats were previously let at £19,800 pa together. The shop is currently let on a 20 year Lease with 4 yearly rent reviews from 24th March 2010 at £16,500 pa to two individuals in their own names with a 3 month rent deposit. They are currently trading as a part Milkshake Bar and part Phone Shop as the premises have been divided into two.
- Terms:** £635,000 is sought for the Freehold interest.

Areas:

<u>Shop</u>	872 sq ft
Frontage	17'1"
Average Width	16'3"
Depth	28'7"
Basement	168 sq ft

First Floor	1 bed flat
2 nd and 3 rd Floors	1 bed flat - duplex

Viewing:

By Appointment only
Via Claridges Commercial – 0845 205 0007