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FREEHOLD INVESTMENT (COMPRISING 2 FLATS & SHOP) ALL INCOME PRODUCING 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 which has been divided into two shop units, but let under one tenancy and producing £16,500 pa (one is trading as a mobile phone shop and the other a milkshake bar), plus there are two newly refurbished one bedroom flats (one is directly above the shop and the other is duplex), which are let and producing a total rental of £20,400 pa (see tenancy schedule below).

The premises actually have consent to create 3 x 1 bedroom flats and this option is available for creation at a later date.

<u>Areas:</u>	<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

Tenancies: The ground floor shop premises are let on one Lease for a term of 20 years with 4 yearly rent reviews from March 2010 at £16,500 pa. The residential accommodation is let on two Assured Shorthold Tenancies, one producing £800 per calendar month and the other producing £900 per calendar month (£20,400 pa). Total income £36,900 pa.

Terms: Offers in the region of £525,000 are sought for the freehold interest.

Viewing: **By Appointment only**
Via Claridges Commercial – 0845 205 0007