

# LOT 29

## 115a Friern Barnet Road, Friern Barnet N11 3EU

### Freehold Vacant Shop with A3 Consent (previously used as a take-away) plus Advertising Hoarding

#### Location & Description

Forming part of a three storey corner property comprising a ground floor shop with A3 consent (previously used as a take-away) plus an advertising hoarding on the flank wall. The rear ground and first floors are arranged as two residential units. On the north side of the road at the junction with Carlton Road, within a local parade of shops just opposite the vast Princess Park Manor residential development. New Southgate mainline station is within ½ mile.

#### Accommodation (from Joint Auctioneers)

##### Ground Floor Shop

Area 800 sq ft (74.3 sq m)

Additional mezzanine storage 200 sq ft (18.5 sq m) – Restricted head height.

##### Offered VACANT

**Note:** Previously occupied by The Bombay Bicycle Club at a rent of £23,500 p.a.

##### Rear Ground/First Floor Residential

Held on a 150 year lease from 29.09.1986 at a fixed ground rent of £50 p.a.

**CONTACT: 020 8520 8383**

#### Joint Auctioneer

Paul Simon Seaton

Tel: 020 8826 4350

Ref: N Seaton Esq.



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**GUIDE PRICE: £190,000 - £200,000**