

Lot 6, Everyman Cinema, Great North Road, Barnet, London, EN5 1AB

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



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Property Information

Central London Leisure Investment

- Prominent London Building
- Let to Everyman Media Group PLC on a lease expiring 2032
- Annual RPI Linked Rent Reviews (minimum of 1% and maximum of 5%)
- 5 Screen Cinema with 423 Seats
- Approximately 29,246 sq. ft. (2,717.04 sq. m.)
- Excellent Location in Popular North London Suburb
- Close to High Barnet Underground Station (Northern Line)

Lot 6 **Auction** 27th March 2025

Rent Gross: £216,509 per Annum **Status** Available

Sector Leisure, Cinema **Auction Venue** Live Streamed Auction

On the Instructions of a Major Fund

Location

Miles 11 miles north of Central London
Roads A108, A411, M25 (Junction 23 & 24), A1(M) (Junction 1)
Rail High Barnet Station (Northern Line), New Barnet Railway Station
Air City Airport, Heathrow Airport, Luton Airport, Stansted Airport

Situation

Barnet is a popular North London suburb and the commercial hub for the Borough of Barnet. The Great North Road provides access to the M25 (Junction 23), benefits from close proximity to High Barnet Underground (Northern Line) being 250 yards to the north and New Barnet Railway Station providing a direct service to Moorgate Station with an average journey time of 31 minutes. The property occupies a prominent position on Great North Road, at it's junction with Station Road and set back with an access road, Western Parade, directly in front of the property. The neighbouring area is a mix of commercial premises and residential dwellings with neighbouring occupiers including BP, M&S, Tesco Express and a multiple of local restaurants and retailers.

Tenure

Leasehold. For a term of 99 years from and including 25th December 1933 up to and including 24th December 2032 held from The Warden and Society of the Mystery or Art of the Leatherseller's of the City of London at an annual rent of £200.

Description

First opened in 1935, the Grade II listed cinema provides five unique cinema screens, multiple bars and a Spielburger restaurant which benefits from a separate self-contained entrance.

VAT

VAT is applicable to this lot.

Octopus Bridging Loan for Buyers

To be confirmed

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx. sq. m.	Floor Areas Approx. (sq. ft.)	Tenant	Term	Rent p.a.x.	Rent Review
Various	Cinema (5 screens)	2,717.04	(29,246) (3)	EVERYMAN MEDIA GROUP PLC, on assignment from, ODEON CINEMAS LIMITED (1)	A term of years from 30/08/2013 until 22/12/2032	£216,509	01/07/2025 and annually thereafter (2)
Total		2,717.04	(29,246)			£216,509	

- (1) Everyman Media Group PLC was founded in 2000 and operate from 49 cinemas across the UK.
- (2) The lease provides for annual RPI Linked rent reviews subject to a minimum of 1% and a maximum of 5%.
- (3) The floor areas stated have been provided by the Vendor.

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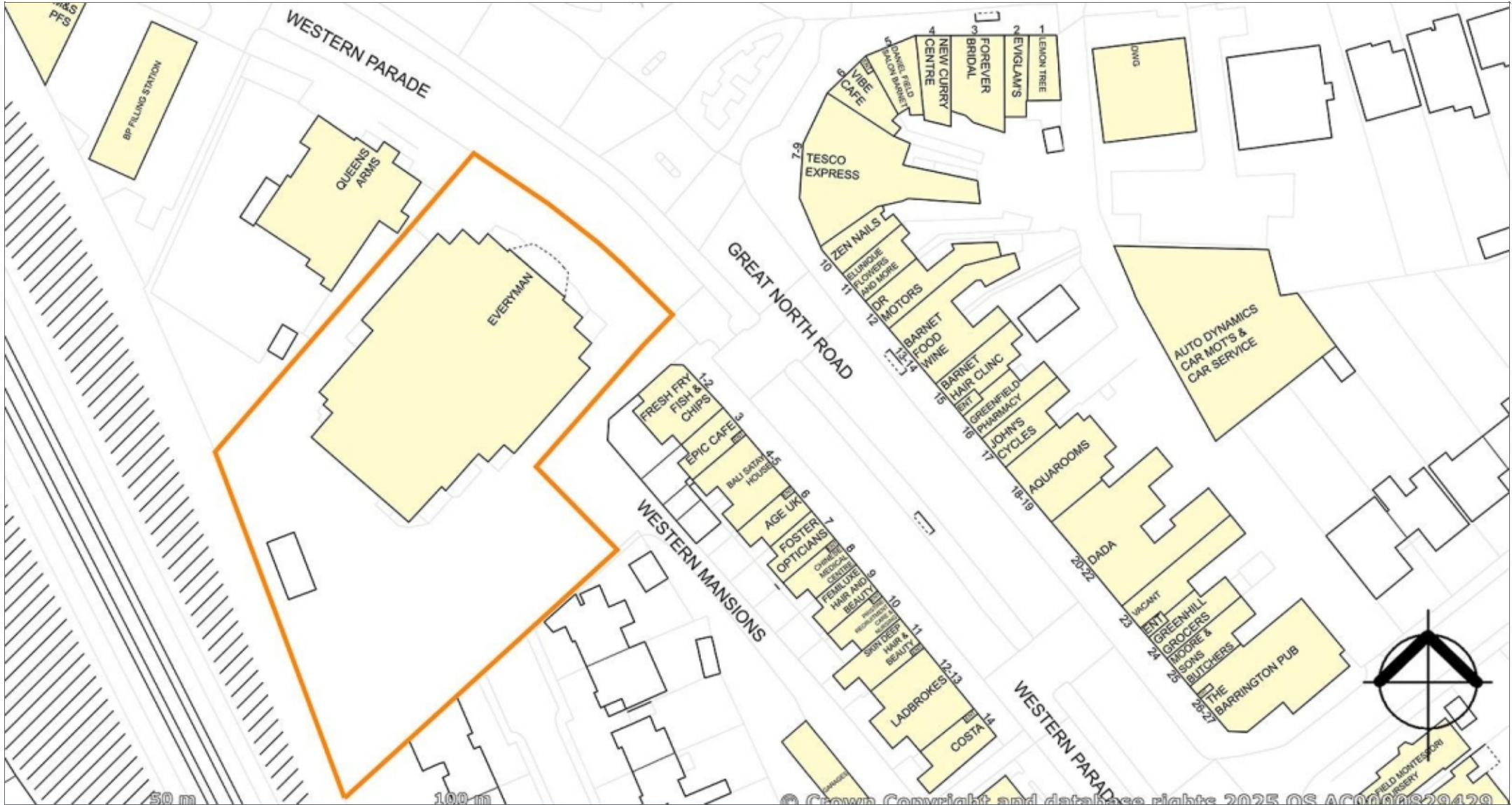
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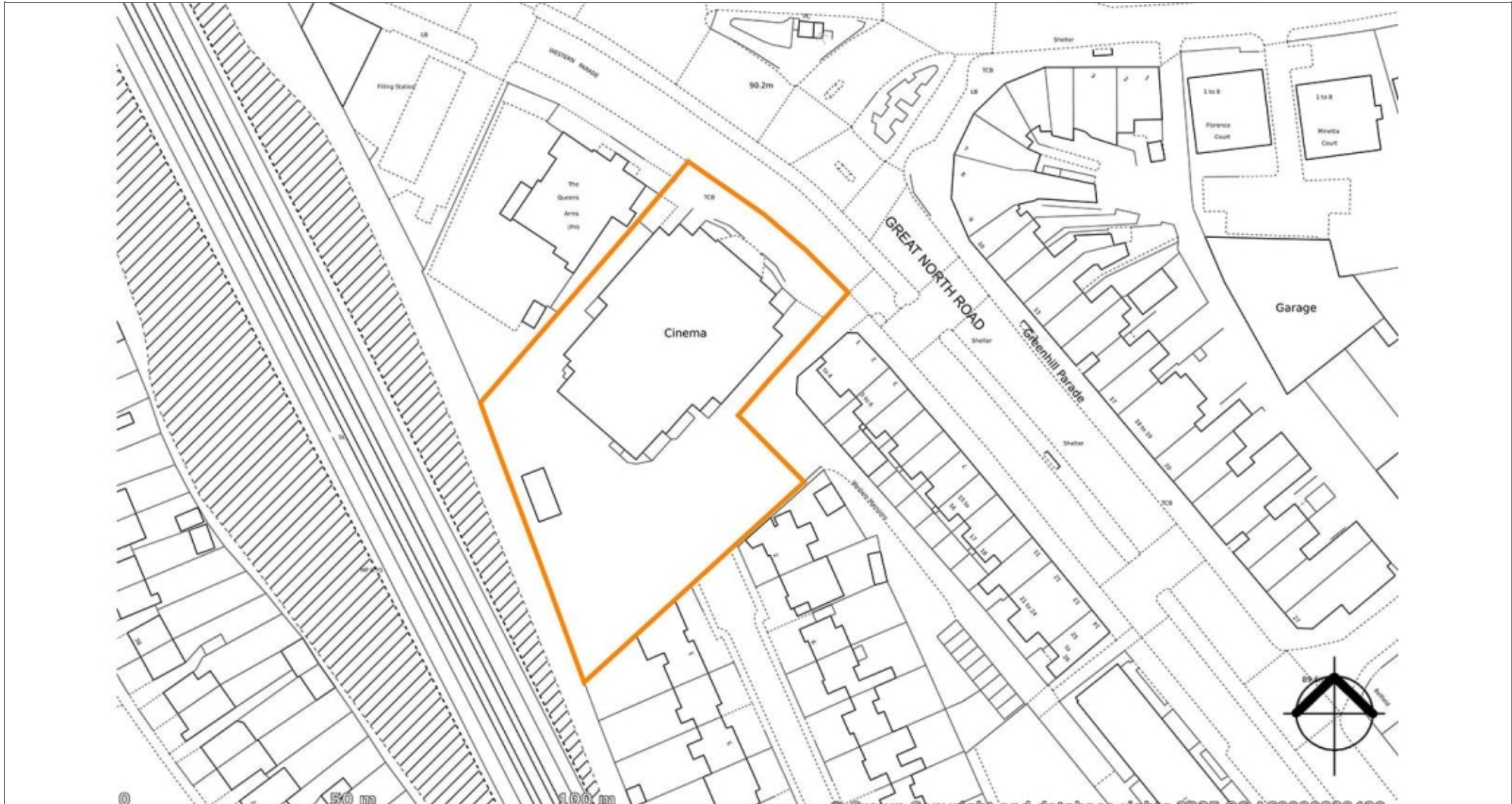
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