



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Public House	211 sq m (2,271 sq ft)	BIGGER PEACH LIMITED	Approximately 19 years and 7 months from 24/04/2013	£45,000	25/12/2017 and five yearly (24/12/2032)
Basement	Ancillary	73.40 sq m (790 sq ft)	with personal guarantee t/a The Butchers Arms			
First	Kitchen/Ancillary/ Residential	64.28 sq m (692 sq ft)				
First/Second	Residential	39.20 sq m (422 sq ft)				
Total		387.88 sq m (4,175 sq ft)			£45,000	

Key Details

- Entirely let to **Bigger Peach Limited** (with personal guarantee) t/a **The Butchers Arms** until 2032 (no breaks)
- **Public house with 2 bedroom maisonette on first and second floors**
- **Prominent High Street location opposite The Spires Shopping Centre in popular North London suburb**
- **Nearby occupiers include Sainsbury's, Boots, Starbucks, Holland & Barrett and Thomas Cook**
- **Important December 2017 rent review**

Location

Miles: 11.4 miles north of Central London
Roads: A108, A411, M25 (Junction 23 & 24), A1(M) (Junction 1)
Rail: High Barnet Station (Northern Line)
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 High Street provides access to the M25 (Junction 23) and also benefits from close proximity to High Barnet Underground Station (Northern Line). The property occupies a prime position on High Street opposite The Spires Shopping Centre, which houses occupiers including Costa Coffee, WH Smith, Dorothy Perkins and Waterstones. Other nearby occupiers include Boots, Starbucks and Holland & Barrett.

Description

The property comprises a ground floor public house with basement WCs and part first floor kitchen, office and staff accommodation. The remainder of the first floor and second floor comprises a two bedroom maisonette. The property also benefits from a rear garden. Last year a refurbishment programme was carried out by the tenant.

Tenure

Freehold.

VAT

VAT is applicable to this lot.



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Acuitus
 Gwen Thomas
 +44 (0)20 7034 4857
 gwen.thomas@acuitus.co.uk

Acuitus
 Georgina Roberts
 +44 (0)20 7034 4863
 georgina.roberts@acuitus.co.uk

Seller's Solicitors: Seddons Solicitors
 Thomas White
 +44 (0)20 7725 8045
 thomas.white@seddons.co.uk