

# Lot 2, 251/251a & 251b East Barnet Road, East Barnet, London, EN4 8SS

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



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## Property Information

### Freehold London Retail and Residential Investment with Development Potential

- Comprises a Café, Indian Take-Away and a Flat
- Commercial leases expire in 2038 and 2029 (no breaks)
- Café tenant in occupation since 2006
- Lapsed Planning Permission to add further x2 bed flat on second floor
- Prominent Corner Location with nearby occupiers including Co-op, Costa, Aldi and numerous independent retailers and restaurants

**Lot**  
2

**Auction**  
12/Jul/2022

**Rent**  
£45,050 per Annum Exclusive

**Status**  
Available

**Sector**  
High Street Retail/Residential

**Auction Venue**  
Live Streamed Auction

### Location

**Miles** 2 miles south-west of Cockfosters, 3 miles north of Finchley Central

**Roads** A100, A406, M1, M25

**Rail** New Barnet Rail, High Barnet Tube (Northern Line)

**Air** Heathrow Airport

### Situation

The property is situated on East Barnet Road at its junction with Barons Gate and close to its junction with Cat Hill and Church Hill Road in a mixed commercial and residential area. Nearby occupiers include Co-op, Costa, Aldi and numerous independent retailers and restaurants.

### Tenure

Freehold.

### Description

The property comprises a café and Indian take-away restaurant arranged on the ground floor and a separately accessed 2/3 bed flat on the first floor, accessed from Barons Gate.

### VAT

VAT is not applicable to this lot.

### Planning

Planning Consent was obtained in 2015 to add a second floor 2 bed flat (Ref: 15/07699/FUL) Please contact: London Borough of Barnet - [www.barnet.gov.uk](http://www.barnet.gov.uk) - t: 020 8359 3000

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## Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
251 East Barnet Road	Ground	Café	62.99	(678)	M.DEGIRMAN (t/a Barnet Pride Café) (1)	Term of years from 25/12/1988 expiring on 24/12/2038	£18,000	25/12/2024 and at 4 yearly thereafter
251b East Barnet Road	Ground	Take-Away	29.45	(317)	S.RASHID (t/a Anuraag Tandoori Restaurant) (2)	10 years from 08/06/2019	£9,500 (3)	08/06/2024
251a East Barnet Road	First	2/3 bed flat	-	-	AN INDIVIDUAL (4)	Assured Tenancy at £1,350 pcm	£17,550	-
<b>Total Commercial Area</b>			<b>92.44</b>	<b>(995)</b>			<b>£45,050</b>	

(1) A Rent Deposit of £7,580 is held

(2) A Rent Deposit of £5,051.45 is held

(3) The contractual rent under the terms of the lease is £10,000 per annum. The tenant benefits from a small rent concession of £9,500 per annum whilst the tenant remains in occupation or until the rent review date in June 2024, whichever is earlier.

(4) Occupied within the same family since 1950



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## Contacts

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