

Burnt Oak

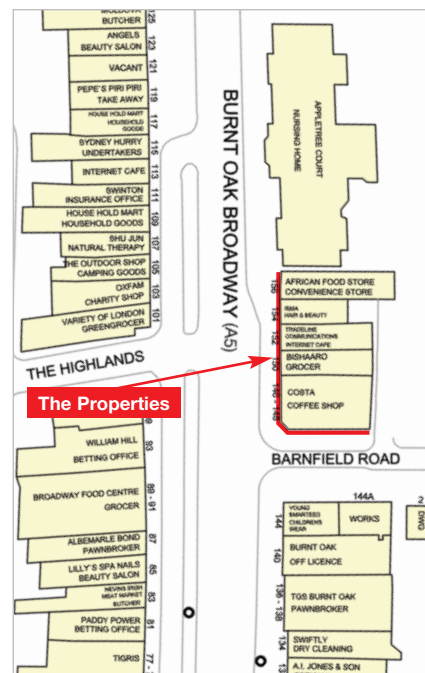
146-156 Burnt Oak Broadway (A5) Middlesex HA8 0AX

- **Freehold Shop, Office and Residential Investment**
- Comprising 5 shops with 8 flats, 2 maisonettes and office accommodation above
- To be offered as 5 separate lots
- Prominent corner position on Burnt Oak Broadway (A5)
- Located close to Burnt Oak Broadway Underground Station (Northern Line)
- No VAT applicable
- Total Current Rents Reserved
£170,234 pa

On the Instructions of T. Perkin & J. Barber of CBRE Ltd acting as Joint Fixed Charge Receivers



SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Burnt Oak is situated within the London Borough of Barnet, which is located some 10 miles north of central London. The town is located on the London Underground (Northern Line).
The properties occupy a corner position on the east side of Burnt Oak Broadway (A5) at its junction with Barnfield Road. Burnt Oak Broadway forms part of the A5, a main arterial route into Central London, which is some 7 miles to the south-east. The property is located some 0.2 miles west of Burnt Oak Underground Station (Northern Line).
Occupiers close by include Santander, Oxfam and William Hill (all opposite), as well as the local council offices.

Description
These five properties are arranged on ground and two upper floors to provide five ground floor shops, one of which is double fronted. The first and second floors comprise eight flats, two maisonettes and an office.

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allsoop.co.uk

Energy Performance Certificate
For EPC Rating please see website.

Planning
The first floor above 156 Burnt Oak Broadway may have potential for residential conversion subject to the existing lease and obtaining all the relevant consents. All enquiries should be referred to Barnet Council. www.barnet.gov.uk



Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
2	146/148	Collier Finance Limited (sublet) (t/a Costa Coffee)	Gross Frontage 11.71 m (38' 5") Built Depth 18.21 m (59' 9") Ground Floor 208.57 sq m (2,245 sq ft) First Floor 13 sq m (140 sq ft) First and Second Floor Residential – 4 x Two Bedroom Flats (1)	99 years from 24.06.1971 Rent review every 7th year	£39,600 p.a.	Rent Review 2020
3	150	S Muhammadi (t/a Bishaaro)	Gross Frontage 5.85 m (19' 2") Built Depth 20.06 m (65' 10") Ground Floor 96.52 sq m (1,039 sq ft)	15 years from 02.08.2000 Rent review every 4th year	£20,000 p.a.	Holding over
	150A	Individuals	First and Second Floor Maisonette – 4 Rooms, Kitchen, Bathroom (1)	Registered Tenancy	£7,854 p.a.	Re-registration due 2016
4	152	H Wasuge (t/a Tradeline Communications)	Gross Frontage 5.94 m (19' 6") Built Depth 20.16 m (62' 2") Ground Floor 94.20 sq m (1,014 sq ft)	19 years from 19.07.2000	£25,000 p.a.	Reversion 2019
	152A	Individual	2 Rooms, Kitchen, Bathroom (1)	Assured Shorthold Tenancy from 15.01.2013	£9,000 p.a.	Holding over
	152B	Individual	2 Rooms, Kitchen, Bathroom (1)	Assured Shorthold Tenancy from 22.03.2011	£9,000 p.a.	Holding over
5	154	Mr and Mrs Sheikh (t/a Isma Hair & Beauty)	Gross Frontage 5.61 m (18' 5") Built Depth 13.76 m (45' 2") Ground Floor 71.25 sq m (767 sq ft)	10 years from 25.07.2011 Rent review every 5th year	£15,000 p.a.	Rent Review 2016
	154A	Individuals	First Floor Flat – 2 Rooms, Kitchen, Bathroom (1)	Assured Shorthold Tenancy from 10.09.2013	£8,280 p.a.	Holding over
	154B	Individuals	Second Floor Flat – 2 Rooms, Kitchen, Bathroom (1)	Assured Shorthold Tenancy from 10.06.2011	£9,000 p.a.	Holding over
6	156	J Amanfo (t/a African Food Store)	Gross Frontage 4.19 m (13' 8") Built Depth 22.10 m (72' 6") Ground Floor 106.65 sq m (1,148 sq ft)	10 years from 29.11.2013 Rent review every 5th year	£15,000 p.a.	Rent Review 2018
	156A	G Mouktaris	First Floor Office 86.35 sq m (908 sq ft)	A term of years expiring 20.10.2015	£12,500 p.a.	Holding over
	156B		Second and Third Floor Maisonette – 4 Rooms, Kitchen, Bathroom			

(1) Not inspected by Allsop.

Total £170,234 p.a.