

6 WEEK COMPLETION



SITUATION

In the best shopping position within this popular town close to such multiples as **KFC, Coral, Greggs** and **Boots Opticians**.

Borehamwood links in with Elstree and has excellent road communications, being only 2 miles from the A1 with Central London 12 miles to the South.

PROPERTY

Part of a post-war terrace comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Maisonette** on the two upper floors with gas central heating (not tested) and some UPVC windows. In addition, the property benefits from use of a rear service road and parking for 1/2 cars.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'6"
Internal Width	16'3"
Shop Depth	41'6"
Built Depth	61'0"
WC	

First & Second Floor Maisonette

Previously 4 Rooms, Kitchen, Bathroom/WC
Current layout:
First Floor – 3 Rooms & Kitchen
Second Floor – 3 Rooms & Bathroom/WC

TENANCY

The entire property is let on a full repairing and insuring lease to A Tubay (Hardware & Household Goods) for a term of 25 years from 25 December 1986 at a current rent of **£22,680 per annum** exclusive.

Valuable Reversion December 2011

Note 1: There is a rent deposit of £11,340 held.

Note 2: The lessee also trades from the adjoining shop.

£22,680 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS

BSG LLP Tel: 020 8343 4411
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts