



SITUATION

In a local parade of shops serving a densely populated residential area, very close to **Watford Football Club** and an easy walk into the Town Centre with all the major multiple traders.

Watford is approximately 20 miles north of Central London with easy access to the motorway network via the M1 and M25.

PROPERTY

A terraced property comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the First Floor. In addition, there is vehicular access to a **Rear Yard** for off-street parking for up to 6 cars.

VAT is NOT payable in respect of this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Rear Yard	Gross Frontage 17'10" Internal Width 16'8" Shop Depth 27'11" Built Depth 48'0" 2 WCs Plus Rear Yard for parking	Coral Racing Ltd (Having approx. 1,600 branches)	16 years from 1st March 2011	£9,750	FRI by way of service charge Rent Reviews 2016 (greater of £11,168 pa or OMV) and 2021 (to minimum of 2.5% pa compound or OMV).
First Floor Flat	2 Rooms, Kitchen, Bathroom/WC	Essien Properties Ltd	125 years from 1st January 2010	£200	FRI by way of service charge Rent rises every 25 years



FREEHOLD

£9,950 per annum With Minimum Rental Uplifts

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
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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