

LOT 15

125 High Street (including Carotino House, Bury Lane), Reserve Below  
Rickmansworth,  
Hertfordshire WD3 1AN £850,000



3 MONTH COMPLETION

**SITUATION**

Occupying an excellent trading position in this affluent town's principal retail thoroughfare, adjacent to **Nationwide** and **Specsavers** and amongst other such multiples as **Caffé Nero**, **Boots**, **WH Smith**, **Lloyds TSB**, **Card Factory**, **Superdrug**, **Post Office**, **Oxfam**, **Iceland**, **Thomas Cook** and many others.

Rickmansworth is a popular commuter town located some 18 miles north-west of central London and 4 miles south-west of Watford, and lies within easy reach of the M25 (Junctions 17 and 18) and the M1 (Junction 5).

**PROPERTY**

An attractive modern two storey mid terraced property comprising a **Ground Floor Shop** with **Self-Contained Offices** on the first floor accessed from the rear via Bury Lane. In addition, there is also a **Private Car Park** to the rear for up to 7 cars.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 23'5" Internal Width 21'3" narrowing to 14'0" Shop Depth 43'1" Built Depth 60'10" WC	<b>Clinton Cards (Essex) Ltd (T/O for Y/E 01/08/10 £336.9m, Pre-Tax Profit £12.2m and Net Worth £19.6m) (Holding Company – Clinton Cards plc having approx. 650 branches)</b>	25 years from 29th September 1990	£40,000	FRI
First Floor Offices Plus Private Car Park	Area Approx 1,300 sq ft (open plan high spec with glazed partitions) 2 WCs, Balcony	<b>AC (Wholesale) Ltd. (Coffee Sweets Distributor)</b>	5 years from 19th May 2008	£25,700	FRI subject to a Schedule of Condition Gas CH
<b>TOTAL</b>				<b>£65,700</b>	

**£65,700 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

**VENDOR'S SOLICITORS**

B D Laddie & Co. – Tel: 020 7963 8585  
Ref: H Freeman Esq – Email: h.freeman@bdladdie.co.uk

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

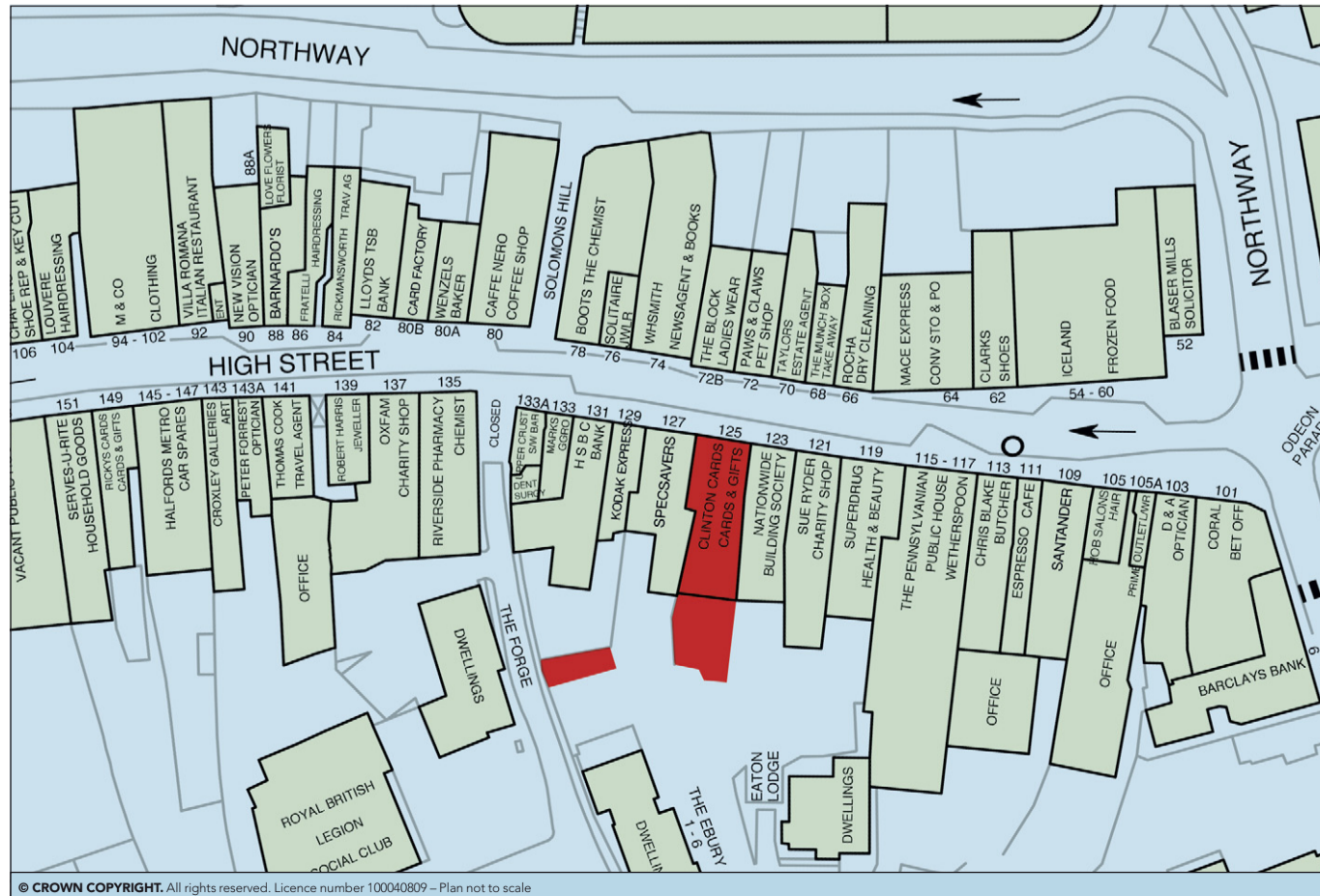


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View of Carotino House at rear of property



View from the Property



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