

6 WEEK COMPLETION



SITUATION

Located close to the junction with Wharf Road and fronting a newly built residential development which enjoys excellent road links to the A41 and the M25 (Junction 20) and approx 1 mile from Kings Langley Rail Station.

PROPERTY

Forming part of an attractive property comprising a **Ground Floor Shop** with separate side access for loading.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'6"
Internal Width	19'2" widening at the rear
Shop Depth	24'7"
Built Depth	29'9"
WC	

VAT is payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 1st January 2007 at a peppercorn

TENANCY

The property is let on a full repairing and insuring lease to **Limes Local Limited as a Convenience Store/Off Licence** for a term of 10 years from 2nd October 2009 at a current rent of **£10,500 per annum** exclusive.

Rent Review 2014

£10,500 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS

Michael Simkins LLP – Tel: 020 7874 5600
Ref: S Charkham Esq – Email: sam.charkham@simkins.com

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