

6 WEEK COMPLETION



SITUATION

Located between Furzehill Road and Elstree Way in this well established local shopping parade, close to a **NISA Local**, **Londis** and a **Post Office**.

Borehamwood lies approximately 13 miles north west of Central London and is close to Elstree, Radlett and Barnet and benefits from excellent road links with the A1 Barnet by-pass and the M25 (Junction 23).

PROPERTY

A mid terrace property comprising a **Ground Floor Shop** with separate front entrance via a side communal stairway to a **Self-Contained Flat** on first and second floors. In addition, the property benefits use of a rear service road from Arundel Drive to the subject property.

VAT is NOT payable in respect of this Lot

FREEHOLD

£14,300 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **SOPHIE TAYLOR**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'10"
Internal Width	18'4"
Shop Depth	44'0'
Built Depth	77'3"
Sales Area	Approx 810 sq ft
2 WCs	

First & Second Floor Flat

5 Rooms, Kitchen, Bathroom/WC

TENANCY

The entire property is let on a full repairing and insuring lease to **Ladbrokes Betting & Gaming Ltd (having approx. 2,200 branches) (T/O for Y/E 31 Dec 2011 £694m, Pre-Tax Profit £111.9m and Net Worth £885.6m)** for a term of 15 years from 25th March 2004 at a current rent of **£14,300 per annum** exclusive.

Rent Review & Tenant's Break 2014

Note 1: The lessees have been in occupation for approx. 20 years.

Note 2: The flat is currently occupied by an employee on an AST.

VENDOR'S SOLICITORS
BACI Solicitors LLP - Tel: 020 8349 7680
Ref: D. Conway Esq - Email: d.conway@baciasolicitors.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 £350 (including VAT) upon exchange of contracts