

6 WEEK COMPLETION



SITUATION

Located close to the junction with Bridge Road being 1 mile from Kings Langley Railway Station serving the surrounding residential area.

Kings Langley is a historic village located between Hemel Hempstead and Watford and benefiting from excellent road links via the A41 and M25 (Junction 20).

PROPERTY

An attractive building, detached at the front, comprising a **Ground Floor Shop** with separate side access to a **Self-Contained Flat** arranged over Part Ground and First Floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	24'9"
Internal Width	23'7"
Shop Depth	19'3"
External WC	

Part Ground & First Floor Flat

3 Rooms, Kitchen, Bathroom/WC

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note: The property benefits from A5 (Hot Food Takeaway) Use.

Vacant Shop & Flat

The Surveyors dealing with this property are **NICHOLAS BORD** and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS
Yugin & Partners – Tel: 020 8954 2410
Ref: K. Shah Esq – Email: ks@yuginlaw.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 £350 (including VAT) upon exchange of contracts