



SITUATION

Located opposite the junction with Friends Avenue in a mixed commercial and residential area being within close proximity to Theobalds Grove Station and approximately ¼ mile south of a Tesco Metro Supermarket. Cheshunt is located approximately 4 miles north of Enfield and benefits from excellent road links via the M25 (Junction 25) and the A10.

PROPERTY

3 Self-Contained Office Buildings with Part Ground Floor Bank comprising:

Bristol & West House:

A Bank on the ground floor and Offices on the first and second floors with a lift and gas central heating.

Hampton House:

2 Self-Contained Office Suites on the ground and first floors with gas central heating.

Asset House:

A Self-Contained Office Building planned on ground, first and second floors with gas central heating.

Bristol & West House and Hampton House intercommunicate and the property includes 33 marked car parking spaces, the majority of which are located at the rear.



VAT is payable in respect of this Lot

FREEHOLD

£100,575 per annum

The Surveyors dealing with this property are JOHN BARNETT and STEVEN GROSSMAN



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Bristol & West House	Ground Floor Bank Area Approx 1,895 sq ft Plus 6 car spaces	Bristol & West plc t/a Britannia Building Society (Part of the Co-operative Bank)	15 years from 25th March 2004	£20,000	FRI by way of service charge Rent Review 2014
	First Floor Offices Area Approx 2,170 sq ft Plus 7 car spaces	Alexander Ash & Company Ltd (Accountants)	5 years from 29th September 2009	£18,000	FRI by way of service charge
	First Floor Kitchen Area Approx 106 sq ft	Securitas Security Services (UK) Ltd	5 years from 29th September 2009	£15,575	FRI by way of service charge Tenant did not operate 2012 Break
	Second Floor Offices Area Approx 1,304 sq ft Total Area Approx 1,410 sq ft Plus 4 car spaces				
Hampton House	Self Contained Ground Floor Offices Area Approx 1,910 sq ft Plus 5 car spaces	Curo Care Ltd	5 years from 29th September 2009 (Note: Vacating 28th September 2013)	£20,000	FRI by way of service charge
	Self Contained First Floor Offices Area Approx 1,695 sq ft Plus 5 car spaces	Hilton Community Services Ltd (Support services to adults with learning difficulties)	5 years from 29th September 2009	£17,000	FRI by way of service charge Tenant did not operate 2012 Break
Asset House	Self Contained Office Building Comprising: Ground Floor Offices Area Approx 480 sq ft First Floor Offices Area Approx 480 sq ft Second Floor Offices Area Approx 235 sq ft Total Area Approx 1,195 sq ft Plus 4 car spaces	Battledore Ltd (Building Services)	10 years from 12th October 2009	£10,000	FRI by way of service charge (subject to a schedule of condition). Service charge (incl. gas & electricity) capped for first 5 years at £4,216 p.a. in years 1 & 2 rising by RPI in years 3, 4 & 5 plus insurance. Rent Review 2014. Annual Tenant's Breaks in October each year. £2,875 Rent Deposit held.
TOTAL AREA APPROX 10,275 SQ FT			TOTAL	£100,575	

Note: In the Auctioneers opinion, the property has future potential for residential conversion/ redevelopment.

LAND COMMERCIAL

JOINT AUCTIONEERS

Land Commercial – Tel: 020 8498 8080

Ref: L. Diamant Esq – Email: lewis@landcommercial.co.uk

VEVENDOR'S SOLICITORS

Cubism Law – Tel: 020 7831 0101

Ref: D. Ward Esq – Email: duncan.ward@cubismlaw.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