(GROSS YIELD APPROX 11%)



## **SITUATION**

Located at the junction with Loates Lane in this mixed residential and commercial area close to the Central Ring Road (Beechen Grove) and both the Harlequin Shopping Centre and Watford Junction Mainline Station.

Watford lies approximately 20 miles to the north-west of central London with easy access via the M1 (Junction 5) and the A41.

VAT is payable in respect of this Lot

**FREEHOLD** 

## £54,780 p.a. Plus Vacant Bar/Restaurant

The Surveyors dealing with this property are STEVEN GROSSMAN and JONATHAN ROSS

## **PROPERTY**

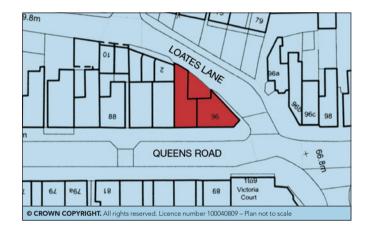
A corner building comprising a Ground Floor Bar/ Restaurant with Basement and separate access to **Residential Accommodation** on the first and second floors as follows:

No. 94B: 4 Rooms, Kitchen, 2 x Shower Room/WC, Separate WC

No. 96A: 5 Rooms, Kitchen, Shower Room/WC, Separate Shower Room, Separate WC.

The Residential Accommodation currently forms a **9 Room HMO**. The HMO Licenses are held for 5 years from 8th April

The property includes a fire alarm and emergency lighting system as well as gas central heating.



Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Bar/Restaurant & Basement	Ground Floor Gross Frontage Bar/Restaurant Area Approx 840 sq ft Kitchen Area Ladies & Gents WCs Basement Lounge Area Store Areas Approx 315 sq ft Approx 395 sq ft	qft qft (There may be qft subje	VACANT  (There may be potential to convert to full or part residental use, subject to obtaining the necessary consents)		
No. 94B (First Floor)	Room 1	Individual	6 months from 9th November 2012	£5,100	AST Holding over £250 deposit held
No. 94B (First Floor)	Room 2	Individual	6 months from 2nd December 2011	£6,960	AST Holding over £250 deposit held
No. 94B (Second Floor)	Room 3 (incl. hand basin)	Individual	1 year from 30th May 2012	£5,760	AST Holding over £250 deposit held
No. 94B (Second Floor)	Room 4	Individual	1 year from 4th January 2013	£6,240	AST 2 month mutual break £250 deposit held
No. 96A (First Floor)	Room 1 (incl. kitchenette)	Individual	6 months from 7th May 2013	£6,720	AST £250 deposit held
No. 96A (First Floor)	Room 2 (incl. kitchenette)	Individual	6 months from 4th January 2012	£6,960	AST Holding over £250 deposit held
No. 96A (Second Floor)	Room 3 (incl. hand basin)	Individual	1 year from 24th June 2013	£4,800	AST £400 deposit held
No. 96A (Second Floor)	Room 4	Individual	6 months from 23rd August 2012	£6,240	AST Holding over £250 deposit held
No. 96A (Second Floor)	Room 5	Individual	1 year from 25th June 2013	£6,000	AST £250 deposit held

**TOTAL RESIDENTIAL GIA INCL COMMON PARTS APPROX** 1,990 SQ FT

£54,780 plus **TOTAL** Vacant Bar/ Restuarant