

6 WEEK COMPLETION



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

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 2011.

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

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



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

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Bar/Restaurant & Basement	Ground Floor Gross Frontage 61'0" Bar/Restaurant Area Approx 840 sq ft Kitchen Area Approx 145 sq ft Ladies & Gents WCs Basement Lounge Area Approx 315 sq ft Store Areas Approx 395 sq ft	VACANT (There may be potential to convert to full or part residential use, subject to obtaining the necessary consents)			Previously let at £20,000 p.a.
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

TOTAL £54,780 plus Vacant Bar/Restuarant

VENDOR'S SOLICITORS
 J D Law LLP - Tel: 020 7438 0990
 Ref: D. Merson, Esq - Email: dmerson@jd-law.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 £600 (including VAT) upon exchange of contracts