



SITUATION

Occupying a prominent trading position close to the junction with Victoria Road within this mixed commercial and residential area and amongst a number of multiple retailers including **Boots, Co-op Food, Age UK, Medivet, William Hill** and a **Post Office**. The property is also approximately 1/2 mile from 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.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop (with Mezzanine Storage) and Basement** with additional **Rear Store** and separate rear access to a **Self-Contained Flat** on the first floor. There is also a part constructed single storey rear extension.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 19'11" Internal Width 18'5" Shop Depth 31'4" Built Depth 55'10" Rear Store* Area Approx 285 sq ft Mezzanine Store Area Approx 40 sq ft Basement (5'11" max head height) Area Approx 290 sq ft		VACANT		Previously let at £16,000 p.a
First Floor Flat	3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 28th June 2012	£9,600	AST Holding over In occupation for approx 4 years
				TOTAL	£9,600 plus Vacant Shop

*Not inspected by Barnett Ross

£9,600 p.a. plus Vacant Shop

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

Note: There may be potential to construct additional flats at the rear as per the adjoining property, subject to obtaining the necessary consents.

VENDOR'S SOLICITORS
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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