

**MINIMUM 8 YEARS UNEXPIRED
TO BARCLAYS BANK PLC**



SITUATION

Located at the junction with Grosvenor Road within the main retail thoroughfare of this very busy shopping centre, directly opposite a **24hr Tesco Extra**, adjacent to **Ladbrokes** and amongst such multiple retailers as **Lloyds TSB, Boots Opticians, Greggs, Wetherspoons, Cancer Research, Santander, McDonalds, Halifax, Coral** and many others. Borehamwood links in with Elstree and has excellent road communications, being only 2 miles from the A1 with Central London 12 miles to the South.

PROPERTY

A substantial corner building comprising a **Ground Floor Banking Hall with Basement Storage and internal access to First Floor Offices**. In addition, there is separate side access to **Self-Contained Office Accommodation** on the Second Floor. The property benefits from **7 Car Parking Spaces** to the rear.

VAT is NOT payable in respect of this Lot

FREEHOLD

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Banking Hall, Basement Storage & First Floor Offices	Ground Floor Banking Hall Gross Frontage 34'9" Return Window Frontage 49'3" Internal Width 32'3" Bank Depth 52'11" Built Depth 80'6" Banking Hall Area Approx 2,350 sq ft Basement Store Area Approx 765 sq ft First Floor Office/Staff Area Approx 2,000 sq ft Ladies & Gents WC's Total Area Approx 5,115 sq ft Plus 5 car parking spaces	Barclays Bank Plc (having approx. 1,700 branches) (T/O for Y/E 31/12/12 £34.3 bn, Pre-Tax Profit £99 m and Net Worth £52.1 bn)	20 years from 14th June 2006	£50,000	FRI by way of service charge (subject to a schedule of condition) Rent Reviews 2016 and 2021 Tenant's Break 2021
Second Floor Offices	Office Accommodation – Not inspected Plus 2 car parking spaces	Individual	125 years from 25th December 2004	Peppercorn	FRI
TOTAL				£50,000	

£50,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**



View Along Shenley Road

VENDOR'S SOLICITORS
Hancock Quins - Tel: 01923 650 884
Ref: Ms Linzi Van Geene - Email: lvangeene@hancockquins.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 £500 (including VAT) upon exchange of contracts