

LOTS 42 & 43

94B & 96A Queens Road,
Watford,
Hertfordshire WD17 2LA

To be Offered as
2 Separate Lots
6 WEEK COMPLETION

Photograph taken June 2013



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.

VAT is NOT payable in respect of these Lots

TENURE

Each Leasehold for a term of 999 years from completion at a peppercorn ground rent.

TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee	Term	Ann. Rental*	Remarks
Lot 42 Reserve below £215,000	No. 94B Queens Road	Room 1 - First Floor		VACANT		Vendor's ERV £6,000 p.a.
		Room 2 - First Floor	Individual	6 months from 2nd December 2011	£6,960	AST - Holding over £250 deposit held
		Room 3 - Second Floor	Individual	1 year from 19th October 2013	£6,000	AST £250 deposit held
		Room 4 - Second Floor	Individual	1 year from 4th January 2013	£6,240	AST - Holding over. 2 month mutual break £250 deposit held
		GIA Approx 875 sq ft		TOTAL	£19,200 Plus Vacant Room	
Lot 43 Reserve below £260,000	No. 96A Queens Road	Room 1 - First Floor (incl. kitchenette)	Individual	6 months from 7th May 2013	£6,720	AST - Holding over £250 deposit held
		Room 2 - First Floor (incl. kitchenette)	Individual	6 months from 4th January 2012	£6,960	AST - Holding over £250 deposit held
		Room 3 - Second Floor		VACANT		Vendor's ERV £5,220 p.a.
		Room 4 - Second Floor	Individual	6 months from 23rd August 2012	£6,240	AST - Holding over £250 deposit held
		Room 5 - Second Floor	Individual	1 year from 1st December 2013	£6,000	AST £250 deposit held
		GIA Approx 1,110 sq ft		TOTAL	£25,920 Plus Vacant Room	

*Rents inclusive of gas, electricity, water rates and Council Tax

The Surveyors dealing with these properties are
STEVEN GROSSMAN and **JONATHAN ROSS**

VENDOR'S SOLICITORS

J D Law LLP - Tel: 020 7438 0990

Ref: A. Clissold, Esq - Email: aclissold@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 £500 (including VAT) per lot upon exchange of contracts