

6 WEEK COMPLETION



SITUATION

Located at the junction with Ridge Street amongst such multiples as **Santander, Tesco, Boots** and **William Hill** approximately 1 ½ miles from Watford Town Centre and the **intu Watford (Harlequin Shopping Centre)**. The property is within easy walking distance of Watford Junction Station and benefits from good road links via the A41 to the M1 (Junction 5) and the M25 (Junction 19) motorways.

PROPERTY

A prominent corner building comprising a **Ground Floor Shop** with separate side access to **2 Self-Contained Flats** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 271-273 (Ground Floor Shop)	Gross Frontage 23'11" Return Frontage 29'10" Shop Depth 37'1" Built Depth 40'1" WC	Mala Polska Ltd (Polish Grocer)	5 years from 22nd November 2012	£18,000	FRI Tenant's Break November 2015
Nos. 271a and 271b (First & Second Floor Flats)	2 Flats - Not inspected	Various	Each 99 years from 14th March 1988	£100	FRI Valuable Reversions in approx. 72 ¾ years
TOTAL				£18,100	

Note: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have reserved their rights of first refusal. Therefore, this Lot cannot be sold prior to the Auction.

£18,100 per annum

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

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