



SITUATION

Occupying a busy trading position in the main shopping area of the pedestrianised town centre, close to the **Marlowes Shopping Centre** and amongst such multiples as **William Hill, Nationwide, Santander, Cash Converter, Betfred** and many more.

Hemel Hempstead serves a large residential catchment area approximately 3 miles from St Albans and close to the M1 (Junction 8) only 24 miles north of London.

PROPERTY

Forming part of a modern parade comprising a **Ground Floor Shop** with internal access to a rear first floor **Office** plus separate front access to **2 Self-Contained Flats** at first floor front.

There is rear vehicular access with parking for 2 cars.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & First Floor Offices	Ground Floor Shop Gross Frontage 20'4" Internal Width 18'11" Shop Depth 50'10" First Floor Offices Area Approx 802 sq ft Kitchen/2 WC's	Swinton Group Ltd (Having over 500 branches) (T/O for Y/E 31/12/12 £301.5m, Pre-Tax Profit £28.8m and Net Worth £128m)	5 years from 25th March 2011	£26,450	FRI
First Floor Flat (No. 20)	3 Rooms, Kitchen, Bathroom/WC	Individual	99 years from 25th March 1992	£100	FRI Rent rises by £150 p.a. every 25 years Valuable Reversion in approx. 76 ¾ years
First Floor Flat (No. 21)	3 Rooms, Kitchen, Bathroom/WC	Individual	125 years from 15th November 1984	Peppercorn	FRI
TOTAL				£26,550	

£26,550 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS LEIGH**

VENDOR'S SOLICITORS
Hancock Quins - Tel: 01923 650884
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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 £500 (including VAT) upon exchange of contracts