140 High Street, Watford, Hertfordshire WD17 2EN

*Reserve below £500,000



SITUATION

Occupying a prominent trading position on the High Street, adjacent to a Maplin, opposite Pizza Express and amongst multiples such as Boots, Toni & Guy, Nando's, The Money Shop, Costa Coffee and many more being opposite the Intu Shopping Centre.

Watford is located some 17 miles north-west of central London and enjoys excellent road access via the M1 (Junction 5) and the M25 (Junction 19).

PROPERTY

A mid terraced building comprising a Ground Floor Shop with separate front access to Ancillary Storage at first floor level. In addition, the property benefits from a small rear yard and outbuilding.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Gro	bund	Floor	Shop	
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Total Area	Approx 3,145 sq ft
Area	Approx 1,570 sq ft
First Floor Ancillary	
WC	
Sales/Store Area	Approx 1,575 sq ft
Built Depth	100'6"
Shop Depth	80'1"
widening to	17'4"
Internal Width	14'3"
Gross Frontage	19'9"

100

TENANCY

The entire property is let on a full repairing and insuring lease to CEX Ltd (having 258 branches) (T/O for Y/E 30/6/13 £100.3m, Pre-Tax Profit £264,000 and Net Worth £705,000) for a term of 15 years from 1st September 2000 at a current rent of **£39,100 per annum** exclusive.

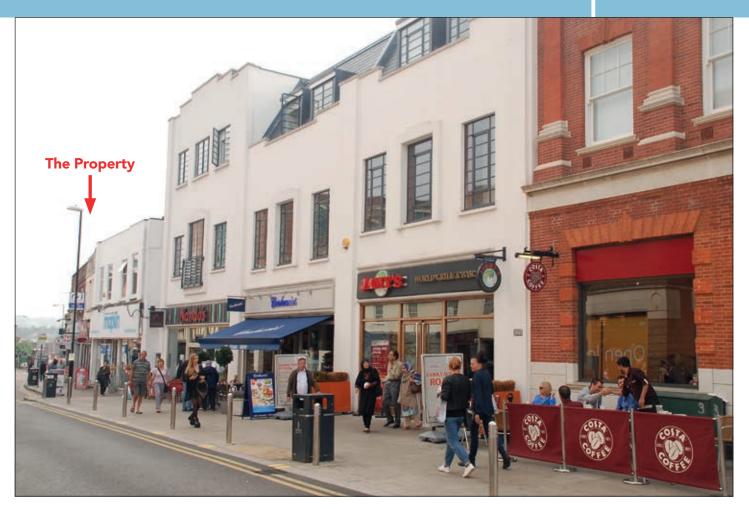
Note: The upper parts may be suitable for conversion to Residential, subject to obtaining possession and the necessary consents.

£39,100 per annum

The Surveyors dealing with this property are MATTHEW BERGER and NICHOLAS BORD

140 High Street, Watford, Hertfordshire WD17 2EN

LOT 27





VENDOR'S SOLICITORS Hancock Quins – Tel: 01923 650 884 Ref: Ms Linzi van Geene – Email: Ivangeene@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