

6 WEEK COMPLETION



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

Ground Floor Shop

| | |
|------------------|--------------------|
| Gross Frontage | 19'9" |
| Internal Width | 14'3" |
| widening to | 17'4" |
| Shop Depth | 80'1" |
| Built Depth | 100'6" |
| Sales/Store Area | Approx 1,575 sq ft |
| WC | |

First Floor Ancillary

| | |
|------|--------------------|
| Area | Approx 1,570 sq ft |
|------|--------------------|

Total Area

Approx 3,145 sq ft

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**

* Refer to Point 9 in the 'Notice to all Bidders' page



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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