

**6 WEEK COMPLETION**



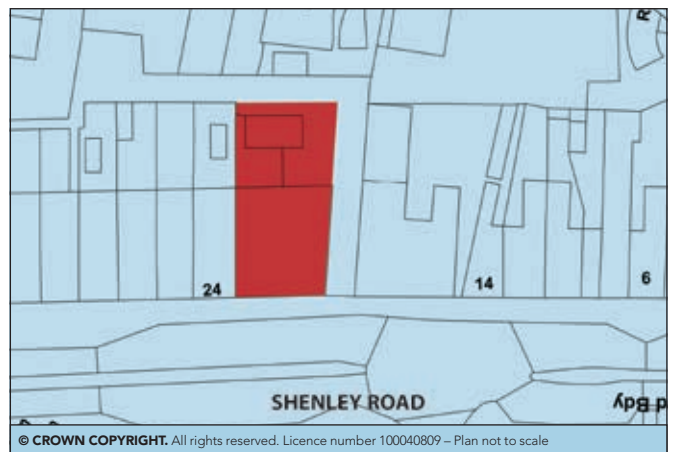
**SITUATION**

On the south side of Shenley Road within 250 yards of Elstree & Borehamwood Station (22 minutes to King's Cross) within this established shopping centre including such multiples as **Pizza Hut** and **Starbucks** with **Borehamwood Shopping Park** just a short walk away.

Borehamwood/Elstree is well-known for its film-making connections and is a popular office centre only 11 miles north-west of central London and within easy reach of the M1 (Junction 4).

**PROPERTY**

A corner **Double Restaurant/Pub (recently refurbished)** with separate rear access to **2 Self-Contained Flats** on the upper two floors and both benefitting from UPVC windows and Gas Central Heating. In addition, there is a rear single storey **Detached Store** as well as parking for 5/6 cars.



**£87,000 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

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

View from the Property



### ACCOMMODATION

#### Ground Floor Double Restaurant/Pub

Gross Frontage	40'3"
Internal Width	39'5"
Shop Depth	52'7"
Built Depth	56'0"
Area	Approx 1,935 sq ft <sup>1</sup>

(<sup>1</sup> Area taken from V.O.A.)

3 WCs

#### First & Second Floor Flats

No. 20a - 3 Rooms, Kitchen, Bathroom/WC

No. 22a - 4 Rooms, Kitchen, Bathroom/WC

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

### TENANCY

The entire property is let on a full repairing and insuring lease to **Spirit Pub Company (Trent) Limited (Ultimate holding company Spirit Pub Company Plc having over 1,200 pubs nationwide)** for a term of 30 years and 3 days from 25th December 1992 at a current rent of **£87,000 per annum exclusive**.

#### Rent Review 2017

**Note 1: The entire property is sublet to Yellow Taverns Ltd at £87,000 p.a. for full term (less 7 days).**

**Note 2: In the future the flats could be extended into the roof space as No.24 Shenley Road (see Lot 17).**

#### VENDOR'S SOLICITORS

Ingram Winter Green LLP - Tel: 020 7845 7400  
Ref: M. Compton Esq - Email: michaelcompton@iwg.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