

View of Upper Part



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 **Ground Floor Shop** with separate rear access via a service road to a gated parking area and a **completely refurbished Upper Part which was extended in 2014 with a new third floor** to comprise **6 Self-Contained Studio Flats (each with Shower/WC)** and a communal Kitchen on the first floor. Each flat has UPVC windows and gas central heating.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Shop	Gross Frontage 19'8" Internal Width 18'10" Shop & Built Depth 50'4" WC	Noah's Ark (Charity Shop having 3 branches)	From 7th September 2014 to 25th March 2024	£19,000	FRI Rent Review and Tenant's Break 2018. £4,250 Deposit Held
Parking	4 Spaces	Noah's Ark	10 years from 24th May 2013	£2,000	Rent Review and Tenant's Break 2018. Lease excl. from s.24-28 of L&T Act 1954
1st, 2nd & 3rd Floor Flats	6 Studio flats plus extra Kitchen (Plans available from Auctioneers)	Stef & Phillips (Letting Agents)	5 years from 28th August 2014	£46,800	Full Repairing Lease excl. from s.24-28 of L&T Act 1954 Sub-let to Hertsmere Council
TOTAL				£67,800	

£67,800 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

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