

4 WEEK COMPLETION



SITUATION

Located in this densely populated residential area, lying to the east of Ware Road (A1170), approx. 1 mile from Rye House Railway Station and 1 ½ miles north of the Town Centre.

Hoddesdon is located approximately 18 miles from central London, 8 miles north of Enfield and conveniently situated for the M25 and M11.

PROPERTY

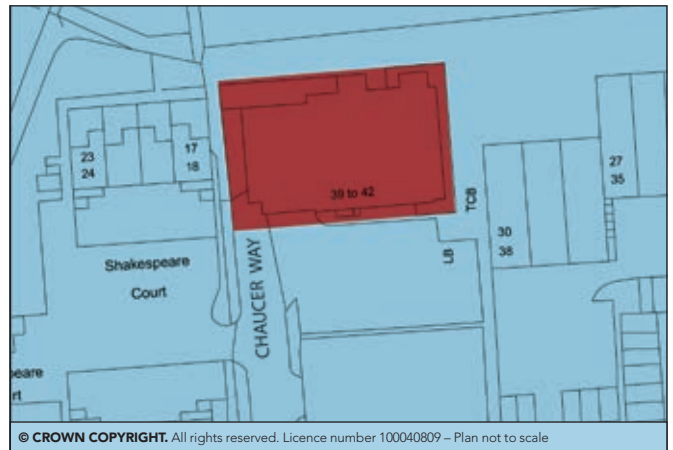
A substantial **Detached Building** comprising a **Gym** on ground and part first floor level together with **3 Self-Contained Flats** on part first and second floors. In addition, the property benefits from a small open area at the rear and good parking facilities at the front.

VAT is NOT payable in respect of this Lot

FREEHOLD

**£20,520 p.a. rising to
£32,520 in Oct 2016
Plus 2 Valuable
Reversions**

The Surveyors dealing with this property are
JONATHAN ROSS and **MATTHEW BERGER**





TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No.39 (Ground & Part First Floor Gym)	Ground Floor Area Approx. 4,300 sq ft First Floor Studio Changing Rooms and WC Staff Area Sunbeds Area Approx. 2,170 sq ft Total Area Approx. 6,470 sq ft	Pajuris Ltd (with 2 Personal Guarantors)	15 years from 21st October 2013	£12,000 (rising to £24,000 on 21st October 2016)	Effectively FRI Rent Reviews 2018 and 2023 There is a £10,000 Rent Deposit Held.
No. 40 (Part First & Second Floor Flat)	3 Rooms, Kitchen, Bathroom/WC (Not Inspected)	2 Individuals	1 year from 1st May 2012	£8,400	AST Holding over
No. 41 (Part First & Second Floor Flat)	3 Rooms, Kitchen, Bathroom/WC (Not Inspected)	Individuals	99 years from 25th December 1985	£60	FRI Valuable Reversion in approx 69 ½ years
No. 42 (Part First & Second Floor Flat)	3 Rooms, Kitchen, Bathroom/WC (Not Inspected)	Individuals	99 years from 25th December 1985	£60	FRI Valuable Reversion in approx 69 ½ years
TOTAL				£20,520 rising to £32,520 in October 2016	

Note: There may be future potential for conversion and change of use of the Gym to Residential, subject to obtaining the necessary consents.



JOINT AUCTIONEERS
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