



**SITUATION**

Located close to the junction with Hatfield Road, amongst a variety of well established traders serving the surrounding residential area.

St. Albans is an attractive and historic city located some 25 miles north-west of central London, 7 miles north of Watford and benefiting from excellent communications being within easy reach of the A1(M), M25, M1 & M10 motorways, as well as having regular rail services to both the North and South.

**PROPERTY**

A substantial corner building comprising a **Double Ground Floor Restaurant** with separate rear access to **3 Self-Contained Flats** at first and second floor levels. In addition, there is a **Rear Studio** and **Advertising Hoarding** on the flank wall.

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

**FREEHOLD**

**£73,770 per annum**

The Surveyors dealing with this property are **NICHOLAS BORD** and **JONATHAN ROSS**



**VENDOR'S SOLICITORS**  
Sherrards Solicitors – Tel: 01727 832 830  
Ref: G. Lunnon Esq – Email: gpl@sherrards.com

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

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

View along Stanhope Road



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Double Ground Floor Restaurant	Gross Frontage 38'10" Internal Width 37'3" Shop and Built Depth 55'10" Sales Area Approx. 1,770 sq.ft Kitchen Area Approx. 315 sq.ft <b>Basement</b> Store Area Approx. 112 sq ft 2 WC's	<b>T. Hussain (Indian Restaurant)</b>	15 years from 9th November 2009	£30,000	FRI <b>Rent Reviews 2012 (Outstanding – Landlord quoted £44,000 p.a. – Tenant requested £37,000 p.a. – Recently went to Arbitration &amp; awaiting decision).</b>
First Floor Flat (5 Ninedells Place)	3 Rooms, Kitchen, Bathroom/WC <sup>1</sup>	<b>Individual</b>	6 months from 1st April 2015	£12,600	AST <b>£1,900 Rent Deposit held</b>
First & Second Floor Flat (6 Ninedells Place)	2 Rooms, Kitchen/Diner Bathroom/WC, separate WC	<b>Individual</b>	6 months from 1st May 2015	£11,400	AST <b>(see Note 1)</b>
First & Second Floor Flat (7 Ninedells Place)	Bedroom with En-Suite Bathroom/WC, Kitchen/Living, separate WC	<b>Individual</b>	6 months from 1st April 2015	£10,800	AST <b>(see Note 1)</b>
Rear Ground Floor Studio (68A)	Bedroom/Living Area, Box Room, Kitchen, Shower Room/WC	<b>Individual</b>	6 months from 1st April 2015	£8,400	AST <b>£700 Rent Deposit held.</b> Recently decorated
Advertising Hoarding		<b>JC Decaux</b>	10 years from 1st February 2014	£570	
<b>TOTAL</b>				<b>£73,770</b>	

<sup>1</sup>Not inspected by Barnett Ross

**Note 1: An Enforcement Notice was served on the freeholder prior to 2005 requiring certain roof works to be carried out to Flat 7 Ninedells Place. (Copy correspondence available from the Auctioneers).**