

**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**

Comprising **13 Lock-Up Garages** located in 2 adjacent courtyards.

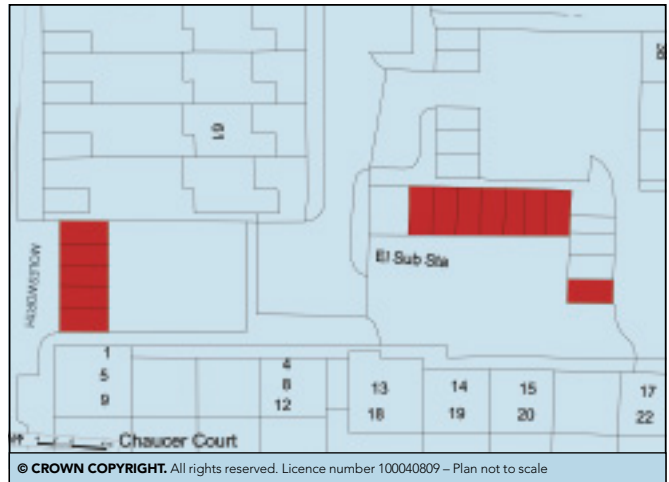
**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Lessee	Term	Ann. Excl. Rental	Remarks
12 Garages	Various	Monthly Licences	£4,500	Each garage is let at either £360 p.a or £420 p.a
1 Garage	<b>VACANT</b>			

<b>TOTAL</b>	<b>£4,500 plus 1 Vacant Garage</b>
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**£4,500 p.a. Plus  
1 Vacant Garage**

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

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

**JOINT AUCTIONEERS**  
 Brasier Freeth LLP, Wentworth Lodge, Great North Road,  
 Welwyn Garden City, Hertfordshire AL8 7SR  
 Tel: 01707 392 080 Ref: S. Scarisbrick Esq  
**VENDOR'S SOLICITORS**  
 Birketts LLP - Tel: 01245 211 211  
 Ref: T. Ford Esq - Email: terry-ford@birketts.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