



SITUATION

Located at the top of Elstree Hill North on the High Street, close to the junction with Watford Road in this affluent residential area.

Elstree lies midway between Stanmore and Borehamwood approximately 12 miles north-west of central London and benefits from good road links being within ½ mile to the M1 (Junction 4) and the A41.

PROPERTY

A Grade II* Listed Building erected in the 15th Century with many period features comprising a **Former Ground Floor Public House** with internal access to an **Upper Part previously used as a Large 3 Room Flat**.

The property benefits from a **Large Rear Car Park** with space for a minimum of **20 Cars** all sitting on a **Site of Approx. ¼ Acre**.

Note: The site has future development potential to be used either as a Restaurant, Offices or Residential, subject to obtaining the necessary consents.

VAT is payable in respect of this Lot

FREEHOLD offered with **FULL VACANT POSSESSION**

ACCOMMODATION

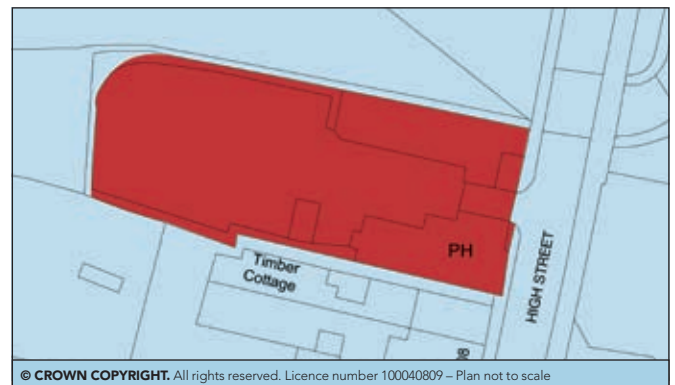
Ground Floor Pub

| | |
|--------------------|---------------------------|
| Gross Frontage | 40'10" |
| Internal Width | 38'8" (narrowing at rear) |
| Built Depth | 53'0" |
| Area | Approx 1,442 sq ft |
| Ladies & Gents WCs | |

First Floor

| | |
|---|------------------|
| 3 Rooms, Kitchen, Bathroom, Separate WC | |
| Area | Approx 844 sq ft |

Plus Large Rear Car Park



Vacant Former Public House & Upper Part

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

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



JOINT AUCTIONEERS
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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