



SITUATION

Located on the St Albans Road (A412) opposite the junction with Cromer Road amongst such multiples as, **Tesco Express, Boots, Post Office** and **William Hill** approximately 1 ½ miles from Watford Town Centre and the **intu Shopping Centre**. The property is within easy walking distance of Watford Junction Station and benefits from good road links via the A41 to the M1 (Junction 5) and the M25 (Junction 19).

PROPERTY

A substantial mid terraced building comprising a **Ground Floor Triple Shop (an ex Woolworths) with Cellar** and internal access and a lift to **Ancillary Storage** on the first floor. In addition there is separate side access for loading and off street parking for 2 cars.

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Betel of Britain as a charity shop (having 20 branches) (T/O for Y/E 31/12/14 £5.045m, Pre-Tax Profit £477,617 and Shareholders' Funds £2.43m)** for a term of 10 years from 3rd February 2010 at a current rent of **£36,000 per annum** exclusive.

Note 1: The Tenant did not operate their February 2015 Break Clause.

Note 2: Planning Permission was granted by Watford Borough Council on 4th March 2015 (ref: 14/01757/FUL) for 'The redevelopment of the existing site to create 6 residential dwellings (use class C3, 2 no. 1-bed, 3 no. 2-bed, 1 no. 3-bed flats), retail premises at ground level. Demolition of the existing building with retention of the existing locally listed façade. A mansard roof is also proposed at second floor level, set back from the parapet of the façade'. **Planning Documentation available from Auctioneers.**

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

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

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Triple Shop

Gross Frontage	55'6"
Internal Width	53'6"
Shop Depth	86'0"
Sales Area Approx.	4,500 sq ft

First Floor

Area Approx.	4,343 sq ft
4 WCs	

Cellar - Not inspected

Total Area Approx	8,843 sq ft
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JOINT AUCTIONEERS
Williamson Dace Brown, 22 Canon Hill, Southgate,
London N14 6BY
Tel: 020 8886 4407 Ref: Ms Katherine Dace

VENDOR'S SOLICITORS
Thrings Solicitors - Tel: 020 7766 5600
Ref: Ms Anna Hirst - Email: ahirst@thrings.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