



SITUATION

Located on the St Albans Road (A412) opposite a **BMW & Mini Car Showroom** and amongst other such multiples as **Papa Johns, William Hill** and **Kwik Fit** being approximately 1½ miles from Watford Town Centre and the **intu Shopping Centre**. The property is within easy walking distance to the Dome Roundabout where there is both a **Sainsbury's** and **Asda Superstore**. Watford North Station (West Midland Trains) is within ½ a mile of the property and there are strong road links via the A41 to the M1 (Junction 5) and the M25 (Junction 19).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** on the first and second floors. In addition, the property benefits from use of a rear service road and there is a front lay-by area for loading.

VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'3" Internal Width 16'6" Shop Depth 29'0" Built Depth 39'10" WC	Assured Business and Property Consultancy Limited (Domestic Appliances)	15 years from 10th March 2017	£11,000	FRI Rent Reviews 2022 and 2027
First & Second Floor Flat	Not inspected	Individual(s)	125 years from 14th October 2016	£250	FRI Rent rises by £50 every 25 years.
TOTAL				£11,250	

£11,250 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS

Metcalfe Copeman & Pettefar - Tel: 01733 865 880
Ref: Ms Jacqui Hesketh - Email: jacqui.hesketh@mcp-law.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 £750 (including VAT) upon exchange of contracts