



SITUATION

Located close to the junction with Whitehouse Avenue in the heart of the town centre, amongst multiples such as **Lloyds Bank, Boots, KFC, Halifax, Papa John's, Coral, Betfred** and a host of other multiple and independent retailers.

Borehamwood is a popular commercial and residential area lying 11 miles north-west of central London, within easy reach of the M1 (Junction 4) and the M25 (Junction 23).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **4 Bed Self-Contained Flat** planned on part ground, first and second floors benefitting from uPVC windows, fitted wardrobes and laminate flooring.

The property includes a timber frame store and parking area at the rear and benefits from the use of a rear communal service road.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'11" Internal Width 19'1" Shop Depth 39'8" Built Depth 42'8" WC Plus Rear Store Area Approx. 450 sq ft	N. Lambrienos (Florist)	3 years from 1st July 2014 (excl. s24-28 of L & T Act 1954)	£12,000	FRI (subject to a schedule of condition). Holding over.
Part Ground, First & Second Floor Flat	4 Bedrooms, Lounge, Living Room, Kitchen, Bathroom/WC (GIA Approx. 1,150 sq ft)			VACANT	

View opposite the property



VAT is NOT applicable to this Lot

Total: £12,000 Plus Vacant 4 Bed Flat

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Vendor's Solicitors

Neves Solicitors LLP

Tel: 01582 715 234 Ref: Ian Simpson

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The Surveyors dealing with this property are **John Barnett** and **Joshua Platt**

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**