



SITUATION

Located just off Three Cherry Trees Lane in the Barratt Homes Swallow Fields Development which comprises approx. 400 homes, opposite a **One-Stop Convenience Store** and being approx. 2½ miles from the Town centre.

Hemel Hempstead lies approx. 3 miles from St Albans and is close to the M1 (Junction 8) being approx. 25 miles north-west of central London.

PROPERTY

Built in 2018, the property forms part of a purpose built 4 storey building comprising a **Ground Floor Commercial Unit with D1 Use (see Note)** in shell condition which has frontages/entrances on both Ringlet Road and Three Cherry Trees Lane.

In addition, the property includes **4 Parking Spaces**.

Note: D1 Use (Non-residential Institutions) includes clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court and non-residential education and training centres.

ACCOMMODATION

Ground Floor Commercial Unit

GIA Approx. 1,990 sq ft

VAT is applicable to this Lot

The Three Cherry Trees Lane frontage



TENURE

Leasehold for a term of 199 years from 6th December 2018 at a peppercorn ground rent.

Offered with VACANT POSSESSION

Vacant 1,990 sq ft D1 Unit

Vendor's Solicitors

R. R. Sanghvi & Co

Tel: 020 8515 0490 Ref: Shamez Velji

Email: shamez@rrsanghvi.co.uk

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

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