



SITUATION

Located in this densely populated residential area, lying to the east of Ware Road (A1170), approx. 1 mile from Rye House Railway Station and 1 1/2 miles north of the Town Centre.

Hoddesdon is located approximately 18 miles from central London, 8 miles north of Enfield and conveniently situated for the M25 and M11.

PROPERTY

A substantial **Detached Building** comprising:

- **Gym** planned on the entire ground floor (approx. 4,390 sq ft¹)
- **Part first floor with Planning for 4 Flats.**
- **3 Self-Contained Flats** on part first and second floor.

In addition, the property benefits from a small open area at the rear and good parking facilities at the front.

VAT is NOT applicable to this Lot

FREEHOLD



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£15,310 p.a. Plus Planning for 4 Flats

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Freemans Solicitors

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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 39 (Ground Floor Gym)	GIA Approx. 4,390 sq ft ¹ (excluding 3 stairwells)	Pajuris Ltd (Gym)	15 years from 1st September 2020 (in occupation for approx. 10 years)	£15,000	FRI Rent Reviews and Tenant's Breaks 2025 and 2030. £10,000 Rent Deposit held.
Part First Floor	GIA Approx. 2,788 sq ft ¹ (excluding 2 stairwells)	VACANT			
<p>Planning Permission was granted on 6th May 2020 by the Borough of Broxbourne for 'Change of use and alterations to Class D2 space (first floor) to form 4 No Apartments'. Planning Ref: 07/20/0249/F.</p> <p>Plans for the 3 x 1 Bed and 1 x 2 Bed Flats and Documentation available from Auctioneers.</p>					
No. 40 (Part First & Second Floor Flat)	3 Rooms, Kitchen, Bathroom/WC (Not Inspected)	Individual(s)	125 years from 24th June 2016	£250	FRI
No. 41 (Part First & Second Floor Flat)	3 Rooms, Kitchen, Bathroom/WC (Not Inspected)	Individual(s)	99 years from 25th December 1985	£60	FRI Valuable Reversion in approx. 64¼ years.
No. 42 (Part First & Second Floor Flat)	3 Rooms, Kitchen, Bathroom/WC (Not Inspected)	Individual(s)	189 years from 25th December 1985	£60	FRI
				Total:	
				£15,310 plus	
				Planning for 4 Flats	

¹Not inspected by Barnett Ross. Areas calculated from Vendor's floor plans.