



## SITUATION

Located close to the junction with Grosvenor Road in the heart of this well-known town centre serving this sought after residential area including Elstree and amongst such multiples as **Iceland, Lloyds Bank, KFC, Boots** and **Coral** and a host of other multiple and independent retailers.

Borehamwood and Elstree is famous for its film making industry and 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).

## TENANCIES & ACCOMMODATION

| Property                      | Accommodation  | Lessee & Trade  | Term                             | Ann. Excl. Rental     | Remarks   |
|-------------------------------|--|---|----------------------------------|-----------------------|---|
| Ground Floor Shop & Rear Yard | Gross Frontage 19'0"<br>Internal Width 18'0"<br>Shop Depth 45'8"<br>Built Depth 47'0"<br>Area Approx. 816 sq ft <sup>1</sup><br>Outbuilding with Store Room & WC<br><b>Plus Gated Rear Yard for parking 4/5 cars</b> | <b>Norwood Schools Ltd (Charity Shop having 4 branches)</b> | 5 years from 17th February 2018  | £22,000               | Repairing & Insuring – Law Society Lease<br><b>Rent Review Feb 2021 (No action yet taken)</b><br><b>Note: The tenant did not operate their February 2021 Break.</b> |
| First & Second Floor Flat     | Not inspected  | <b>Individual(s)</b>  | 125 years from 21st October 2004 | £100                  | FRI<br><b>Rent doubles every 25 years.</b>  |
|                               |  |   |                                  | <b>Total: £22,100</b> |   |

<sup>1</sup>Area taken from VOA.

## PROPERTY

An attractive mid-terrace 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 includes a **Gated Rear Yard for parking 4/5 cars** accessed via a communal service road.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£22,100** per annum

The Surveyors dealing with this property are  
**John Barnett** and **Steven Grossman**

## Vendor's Solicitors

Taylor Wessing  
Tel: 020 7300 7000 Ref: Keith Barnett  
Email: k.barnett@taylorwessing.com

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'**

