



SITUATION

Occupying a prominent position in this fully occupied retail parade, amongst a variety of independent traders, all serving this residential area, enjoying excellent road access via the main London Road (A1081) and located approximately 1 1/2 miles south-east of St. Albans city centre.

St. Albans is an attractive, sought-after, historic city located some 25 miles north-west of central London and some 7 miles north of Watford, benefitting from excellent road links to the A1(M), M25, M1 & M10 motorways.

PROPERTY

The Building is arranged as follows:

- A **Triple Retail Unit** on the ground floor with a roller shutter door at the rear and a **Plant Room** on part first floor level.
- Separate front access via a communal balcony to **2 Self-Contained Flats (52a & 52b)** on the first floor.
- Separate rear access to **1 Self-Contained Flat (52c)** on the first floor.
- In addition the property includes **2 Parking Spaces**.

The parade benefits from free customer parking and the use of a service road at the rear for deliveries.



KEY

 The first floor is excluded from the area hatched blue

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VAT is NOT applicable to this Lot

FREEHOLD

Note: Video Tours of Flats 52b & 52c are available from the Auctioneers.

£53,400 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Joint Auctioneers

Collinson Hall
Tel: 01727 843 222 Ref: Jeff Rosen
Email: jeff.rosen@collinsonhall.co.uk

Vendor's Solicitors

Trethowans LLP
Tel: 01722 426 933 Ref: Jenni Wicheard
Email: jenni.wicheard@trethowans.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'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 52 (Triple Retail Unit)	Ground Floor Triple Retail Unit Gross Frontage 61'0" Internal Width 59'2" Shop & Built Depth 78'7" Sales Area Approx. 4,070 sq ft Store Area Approx. 180 sq ft 2 WCs Part First Floor Plant Room Area Approx. 600 sq ft Total Area Approx. 4,850 sq ft	J P McDougall & Co Limited (t/a Dulux Decorator Centre) (Having 240 branches)	10 years from 20th March 2017	£31,500	FRI (subject to a schedule of condition) Rent Review & Tenant's Break March 2022
No. 52a (First Floor Flat)	Not inspected	Individual	125 years from 1st January 2003	Peppercorn	FRI by way of service charge
No. 52b (First Floor Flat)	2 Bedrooms, Living Room/Kitchen, Bathroom/WC GIA Approx. 1,017 sq ft	3 Individuals	6 months from 15th January 2021 (In occupation for 8 years)	£10,200	AST £500 Rent Deposit held.
No. 52c (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC GIA Approx. 1,050 sq ft	2 Individuals	1 year from 30th August 2018	£11,700	AST. Holding over. £1,462.50 Rent Deposit held.
				Total: £53,400	