# Lot 13

Nu-World, Peacock Court, Ringlet Road, Hemel Hempstead, Hertfordshire HP2 7DP

## \*Guide: £325,000 Gross Yield 9.2% 6 week completion



## 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** which has frontages/ entrances on both Ringlet Road and Three Cherry Trees Lane. In addition, the property includes **4 Parking Spaces**.

Note: We understand the tenant spent approx. £87,500 on fitting out the premises.

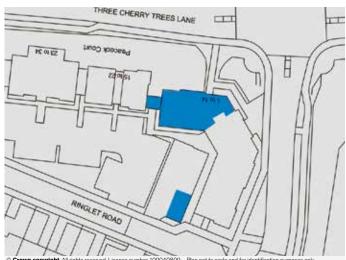
### ACCOMMODATION

Ground Floor Commercial Unit GIA Approx. 1,990 sq ft

#### VAT is applicable to this Lot

#### TENURE

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



## TENANCY

The property is let on a full repairing and insuring lease to **NU-World CIC (with 2 personal Guarantors) t/a Nu World (Preschool Play Centre with Cafe)** for a term of 10 years from 21st September 2020 at a current rent of **£30,000 per annum** exclusive.

> Vendor's Solicitors R. R. Sanghvi & Co

Tel: 020 8515 0490 Ref: Shamez Velji

Email: shamez@rrsanghvi.co.uk

Rent Review & Tenant's Break 2025

There is a £9,000 (incl. VAT) Rent Deposit held.



The Surveyors dealing with this property are **Nathan Schindler** and **Steven Grossman** 

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'

