



## SITUATION

Located on the St Albans Road (A412) opposite the London Square Development which is currently under construction and will comprise 72 apartments and amongst other such multiples as **Papa Johns**, **William Hill**, **McDonald's** and **Kwik Fit**. In addition, Watford Town Centre, which includes the **Atria Shopping Centre**, is approx. 1 1/2 miles distant.

Watford North Station (West Midland Trains) is within 1/2 a mile of the property and there are good road links via the A41 to the M1 (Junction 5) and the M25 (Junction 19).

VAT is applicable to this Lot

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'3" Internal Width 16'4" Shop Depth 28'7" Built Depth 38'7" WC	<b>Paws Pals Limited (with personal guarantor) (Bubble Tea and Dog Groomers)</b>	15 years from 10th March 2017	£11,000	FRI <b>Rent Review 2027.</b>
First & Second Floor Flat	Not inspected	<b>Individual(s)</b>	125 years from 14th October 2016	£250	FRI <b>Rent rises by £50 every 25 years.</b>
				<b>Total: £11,250</b>	

## PROPERTY

A mid terraced 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 rear hardstanding area for parking 1 car accessed via a side service road and there is a front lay-by area for loading.

## FREEHOLD

**Note: The Freehold of No. 482 includes some land to the rear of No. 480 and the Freeholder of No. 480 has the right to park one private motor vehicle on this land.**

**£11,250** per annum

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

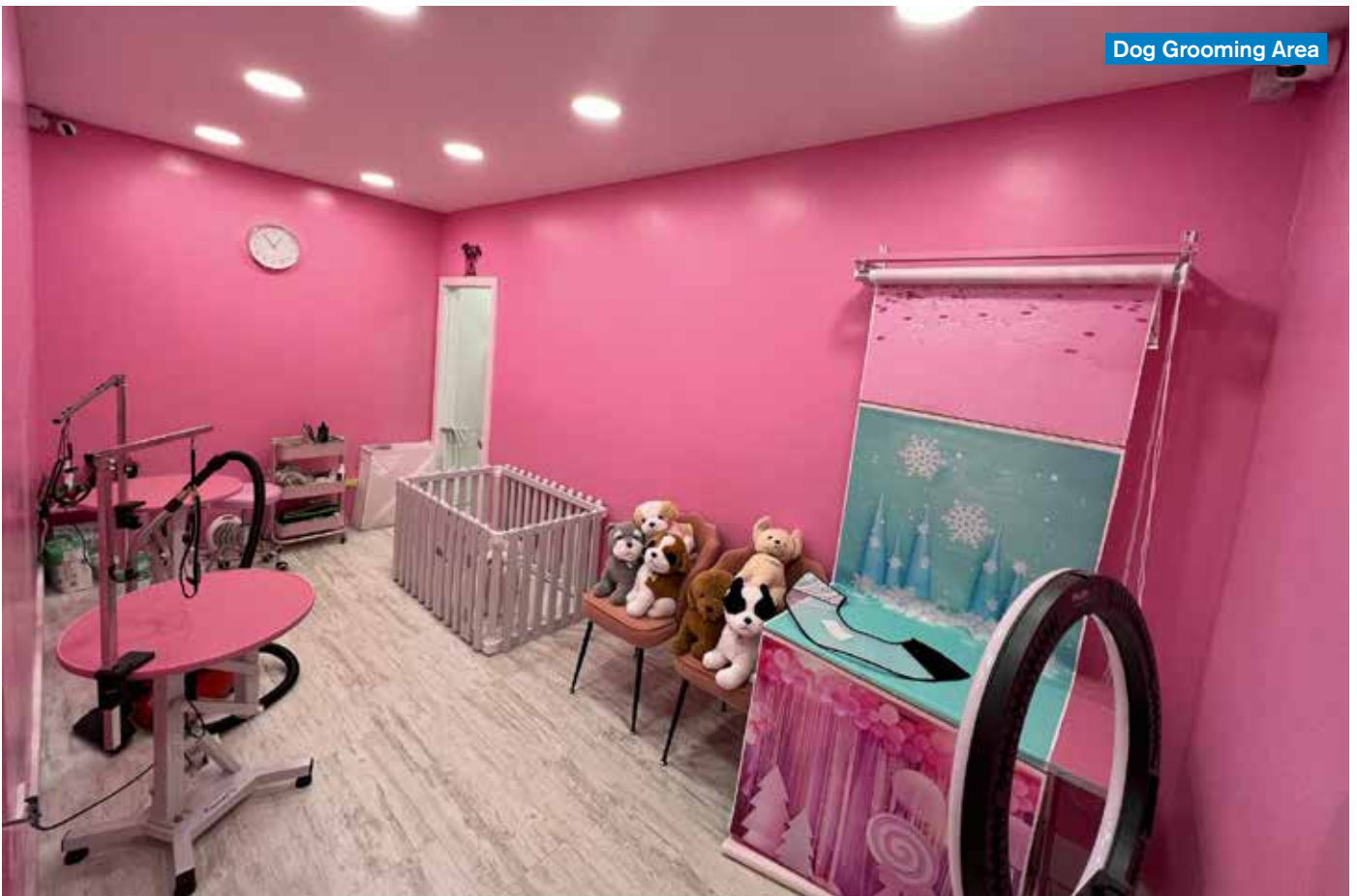
## Vendor's Solicitors

Edwards Duthie Shamash  
Tel: 020 8514 9008 Ref: Michael Bonehill  
Email: mjb@edwardsduthieshamash.co.uk

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'



Bubble Tea Area



Dog Grooming Area