

# Lot 6

199/201 Shenley Road, Borehamwood,  
Hertfordshire WD6 1AT

\*Guide: £325,000

Gross Yield 8.9%

In same ownership for approx. 47 years  
6 week completion



## 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, adjacent to **Barclays** and **Domino's** and amongst such multiples as **McDonald's**, **Tesco Superstore**, **Iceland**, **Lloyds Bank**, **KFC**, **Boots Optician** 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).

## PROPERTY

A mid-terrace building comprising **2 Ground Floor Shops** with separate front access to **1 Commercial Unit** and **3 Self-Contained Flats** on the first and second floors. The property includes a **Yard** for parking approx. 4 cars at the rear.

**VAT is NOT applicable to this Lot**

**FREEHOLD**



**£28,850 p.a. Plus**  
**2 Valuable Reversions**

The Surveyors dealing with this property are  
**Jonathan Ross** and **Steven Grossman**

## Vendor's Solicitors

Thackray Williams LLP

Tel: 020 8290 0440 Ref: Penny Hall

Email: penny.hall@thackraywilliams.com

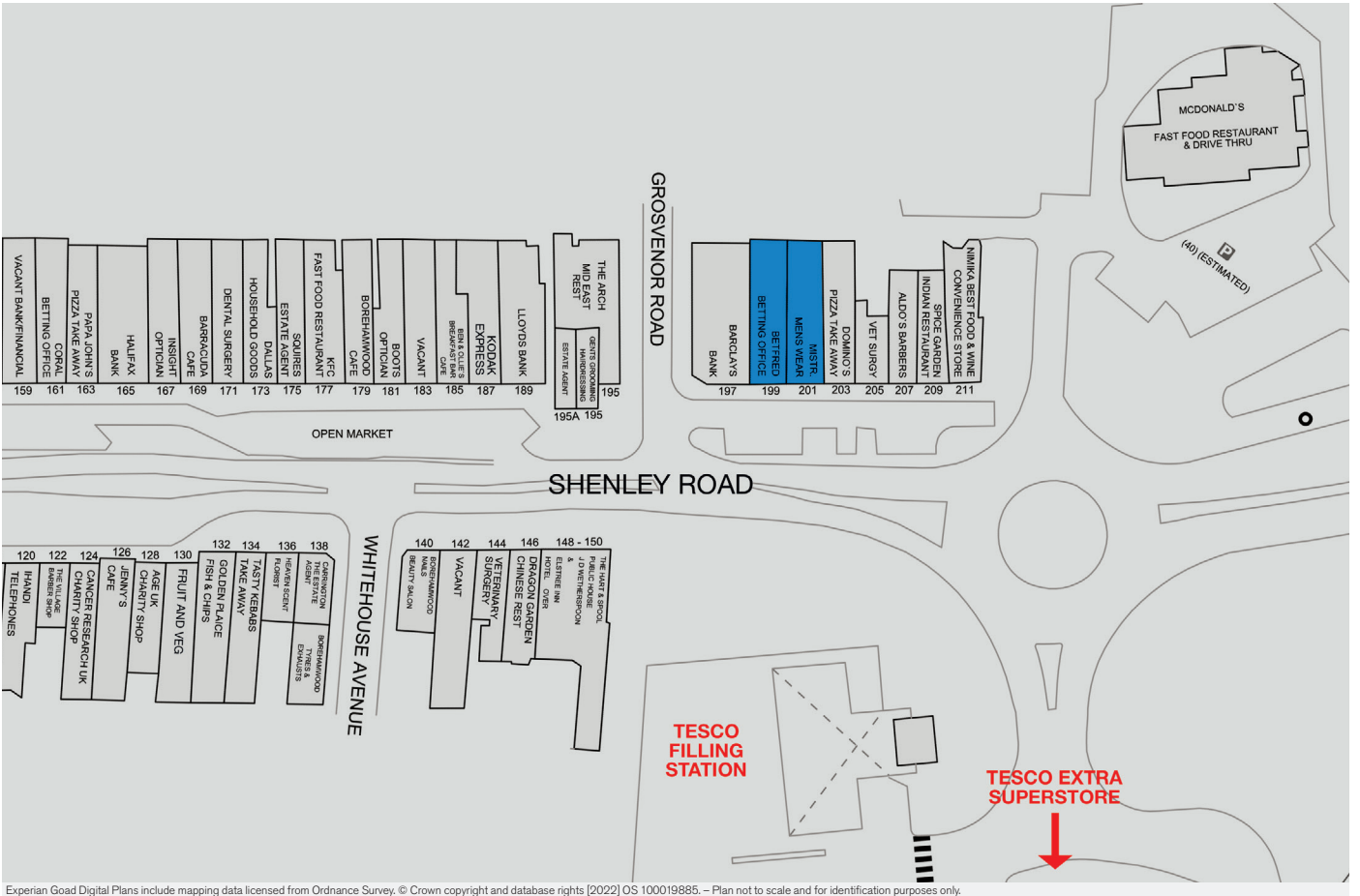
The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders'



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 199 (Ground Floor Shop)	Gross Frontage 20'3" Internal Width 19'3" Shop Depth 35'5" Built Depth 45'4" 3 WCs	<b>Done Brothers (Cash Betting) Limited</b> t/a <b>Betfred</b> (Having over 1,480 branches)	15 years from 25th December 2004 <b>(Holding over)</b>	£17,250	Repairing and Insuring – see Lease
No. 201 (Ground Floor Shop)	Gross Frontage 20'0" Built Depth 85'0" Area Approx. 1,531 sq ft <sup>1</sup>	<b>Urban Real Estate Limited</b> (Barbers & Menswear)	99 years from 25th March 1963	£450	Repairing and Insuring – see Lease <b>Rent Review 2026 capped at £500 p.a.</b> <b>Valuable Reversion in approx. 40 years.</b> <b>Underlet from 2012 at £19,000 p.a.</b>
Flat 1 (First Floor Commercial Unit)	2 Treatment Rooms Reception WC <b>GIA Approx. 550 sq ft</b>	<b>R Kent &amp; J Mason</b> t/a <b>Borehamwood Dental Practice</b>	5 years from 1st August 2009 <b>(Holding over – in occupation since 2007)</b>	£10,800	IRI plus 25% contribution to Common Part repairs – see Lease.
Flat 2 (First Floor Flat)	Believed to be 1 Bedroom, Living Room, Kitchen/Diner, Bathroom/WC – not inspected.	<b>Individual</b>	99 years from 25th December 1988	£200 <b>(rising to £400 p.a. in 2054)</b>	Repairing and Insuring – see Lease <b>Valuable Reversion in approx. 65 years.</b>
Flat 3 (Second Floor Flat)	Believed to be 1 Bedroom, Living Room, Kitchen/Diner, Bathroom/WC – not inspected.	<b>Individual</b>	99 years from 25th December 2006	£150 <b>(rising to £300 p.a. in 2039 &amp; to £600 p.a. in 2072)</b>	Repairing and Insuring – see Lease
Flat 4 (Second Floor Flat)	Believed to be 1 Bedroom, Living Room, Kitchen/Diner, Bathroom/WC – not inspected.	<b>2 Individuals</b>	189 years from 25th December 1992	Peppercorn	Repairing and Insuring – see Lease
				<b>Total: £28,850</b>	

<sup>1</sup> Not inspected by Barnett Ross. Area taken from VOA.



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