



SITUATION

Located close to the junction with Station Road in the heart of this well-known High Street, amongst multiples such as **Costa Coffee, Starbucks, Caffe Nero, NatWest, WH Smith, Boots, Wenzel's** and a host of independent retailers all serving this affluent residential area and close to Rickmansworth Station (National Rail).

Rickmansworth is a popular commuter town located some 18 miles north-west of central London and 4 miles south-west of Watford enjoying excellent access to the M25 (Junctions 17 & 18) and the M1 (Junction 5).

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'0" Internal Width 14'4" Shop Depth 25'9" Built Depth 39'0" WC	Jerry J Nolan (t/a Nolans) (Locksmith)	10 years from 25th March 2017 (excl. s.24-28 of L&T Act 1954) (In occupation for 25 years)	£20,000	FRI Rent Review March 2022 (Outstanding – Landlord has not quoted a figure) There is a £5,000 Rent Deposit held.
Part Ground & First Floor Flat	2 Bedrooms, Living Room, Kitchen, Shower/WC with Gas C.H. Area Approx. 664 sq ft			VACANT	

Total: £20,000 plus Vacant Flat

£20,000 p.a. plus Vacant 2 Bed Flat

The Surveyors dealing with this property are **John Barnett** and **Nathan Schindler**

Vendor's Solicitors

Anthony Louca Solicitors
Tel: 020 7723 9889 Ref: Anthony Argyrou
Email: anthony@anthonylouca.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'**

