



SITUATION

Located close to the junction with Cardinal Avenue in the heart of this well-known town centre amongst such multiples as **Iceland, Paddy Power, Holland & Barrett, Subway, KFC, Boots** and **Coral** 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

Forming part of a terrace building comprising **2 Ground Floor Shops**. In addition, **No. 120 includes Parking for at least 1 car** to the rear of the property accessed via a service road.

VAT is NOT applicable to this Lot

TENURE

- **No. 118: Leasehold for a term of 999 years from 24th March 1996 at a peppercorn ground rent.**
- **No. 120: Leasehold for a term of 999 years from 24th March 1996 at a peppercorn ground rent.**

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 118 (Ground Floor Shop)	Gross Frontage Internal Width Shop Depth Built Depth WC	Danut Butcher Limited (Eastern European Grocers having 2 branches)	25 years from 22nd September 2023	£25,000	FRI by way of service charge. Rent Reviews 2028 and 5 yearly. £12,500 Rent Deposit held.
No. 120 (Ground Floor Shop)	Gross Frontage Internal Width Shop Depth Built Depth WC	R. Aliakbar t/a iHandi (Phone & Computer repairers having 3 branches)	15 years from 6th August 2021 (In occupation since 2019)	£15,000 (see Note) (Rent rises to £18,000 in 2031)	FRI by way of service charge (subject to a schedule of condition).

Note: The rent for No. 120 is currently £12,000 p.a. rising to £15,000 p.a. on 6th August 2026, therefore the Vendor will top up this rent shortfall on completion.

Total: £40,000

View from Property



£40,000 p.a. (see Note)

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

Vendor's Solicitors

Stanmore Law Practice
Tel: 020 8420 7950 Ref: Stuart Turney
Email: sturney@slp.uk.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'**