



SITUATION

In the pedestrianised section of the town centre, opposite **Boots** and close to **Tesco Express, William Hill, Peacocks, Caffè Nero, Lloyds TSB, Specsavers** and **Clinton Cards**. Hoddesdon is a market town only 18 miles from Central London, 8 miles north of Enfield and conveniently situated for the M25 and M11.

PROPERTY

A substantial corner building comprising a **Ground Floor Shop with Basement Sales/Ancillary** plus separate side access to **2 Self-Contained Flats** above.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Gross Frontage 17'7" Internal Width 16'7" Shop & Built Depth 71'3" Sales Area Approx 1,100 sq.ft Basement Sales/Storage Area Approx 750 sq.ft WC Total Area Approx 1,850 sqft	S Barker, S Barker & J Barker (Electrical Goods) (Having 2 branches)	15 years from 10th December 2007	£27,750	FRI Rent Reviews 2012 & 2017. Tenant has been in occupation approx. 9 years
No 86A (First Floor Flat)	2 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 9th August 2010	£7,320	AST Holding over
No 86B (Second Floor Flat)	2 Rooms, Kitchen, Bathroom/WC	2 Individuals	6 months from 18th January 2011	£6,600	AST

TOTAL £41,670



View Opposite the Property

£41,670 per annum

The Surveyors dealing with this property are **JONATHAN ROSS AND NICHOLAS BORD**

VENDOR'S SOLICITORS
Ingram Winter Green - Tel: 020 7845 7400
Ref: M Compton Esq - Email: michaelcompton@iwg.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts