

6 WEEK COMPLETION



## SITUATION

Located on the St Albans Road (A412) opposite the junction with Cromer Road amongst such multiples as **Santander**, **Tesco**, **Boots** and **William Hill** approximately 1 ½ miles from Watford Town Centre and the Harlequin Shopping Centre. The property is within easy walking distance of Watford Junction Station and benefits from good road links via the A41 to the M1 (Junction 5) and the M25 (Junction 19) motorways.

## PROPERTY

A substantial mid terraced property comprising a **Ground Floor Triple Shop (an ex Woolworths)** with **Cellar** and internal access and a lift to **Ancillary Storage** on the first floor. In addition there is separate side access for loading and off street parking for 2 cars.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**£36,000 per annum**

The Surveyors dealing with this property are  
**JOHN BARNETT** and **SOPHIE TAYLOR**

## ACCOMMODATION

### Ground Floor Triple Shop

|                |                    |
|----------------|--------------------|
| Gross Frontage | 55'6"              |
| Internal Width | 53'6"              |
| Shop Depth     | 86'0"              |
| Sales Area     | Approx 4,500 sq ft |

### First Floor

|       |                    |
|-------|--------------------|
| Area  | Approx 4,343 sq ft |
| 4 WCs |                    |

**Cellar** – Not inspected

### Total Area

**Approx 8,843 sq ft**

## TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Betel of Britain as a charity shop (having approx 15 branches)** (T/O for Y/E 31/12/2011 **£3.55m**, Pre-Tax Profit **£196,000** and Net Worth **£1.23m**) for a term of 10 years from 3rd February 2010 at a current rent of **£36,000 per annum** exclusive.

**Rent Review and Tenant's Break 2015**



**JOINT AUCTIONEERS**  
Williamson & Dace, 22 Cannon Hill, Southgate,  
London N14 6BY. Tel: 020 8886 4407 Ref: Ms Katherine Dace

**VENDOR'S SOLICITORS**  
Francis Read - Tel: 020 7499 4055  
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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