



SITUATION

In the main shopping area of the pedestrianised town centre which is within close proximity to the Marlowes Shopping Centre and amongst many multiple traders including **Santander, Subway, Betfred, Greggs, Nationwide, Timpson, Superdrug, WH Smith and Ladbrokes.**

Hemel Hempstead serves a large residential catchment area approximately 3 miles from St Albans and 24 miles north of Central London and enjoys good road links via the A414 to the M1 (Junction 8) and the A41 to the M25 (Junction 20).

PROPERTY

Forming part of a post-war development comprising a **Ground Floor Shop** with rear first floor **Mezzanine and Ancillary** and having rear vehicular access by way of a service road to 2 car parking spaces. In addition there are **2 Unmodernised Self-Contained Flats** (Flats 8 and 9 Camden House) each on first and second floors and accessed from a separate front communal entrance.

ACCOMMODATION

Ground Floor Shop

| | |
|----------------|-----------|
| Gross Frontage | 20'0" |
| Internal Width | 19'3" |
| Shop Depth | 50'2" |
| Built Depth | 81'3" |
| Area Approx | 965 sq ft |

First Floor Mezzanine

| | |
|-------------|-----------------------------|
| Area Approx | 598 sq ft incl Kitchen & WC |
|-------------|-----------------------------|

Flat 8: First and Second Floors

| | |
|--------------------------------|-----------|
| 3 Rooms, Kitchen, Bathroom/WC* | |
| GIA Approx | 800 sq ft |

Flat 9: First and Second Floors

| | |
|--------------------------------|-----------|
| 3 Rooms, Kitchen, Bathroom/WC* | |
| GIA Approx | 800 sq ft |

*All fixtures, fittings and sanitary ware have been removed.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Vacant Shop & 2 Self-Contained Flats

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



JOINT AUCTIONEERS
Williamson and Dace, 22 Cannon Hill, Southgate,
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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