



6 WEEK COMPLETION

SITUATION

Occupying a busy retail position adjacent to a **Blockbuster** and being close to the junction with Chequer Street and High Street, two of the town's other principal shopping thoroughfares.

St Albans is an attractive and historic city located some 25 miles north west of Central London, 7 miles north of Watford and benefiting from excellent communications being within easy reach of the A1(M), M25, M1 and M10 motorways, as well as having regular rail services to both north and south.

PROPERTY

A terraced building comprising **2 Ground Floor Shops** with No. 46 benefiting from internal access to **Ancillary Office/Storage** on the first and second floors. In addition, No. 44 benefits from a cellar.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 44 (Ground Floor Shop & Cellar)	Ground Floor Shop Gross Frontage 17'8" Internal Width 14'3" Shop Depth 27'7" Built Depth 58'1" Area Approx 740 sq ft Kitchenette, WC Cellar Area Approx 110 sq ft	Ginger Natural Health Ltd (Health and Beauty Treatments)	4th June 2007 to 28th September 2015	£20,000	Effectively FRI Rent Deposit of £10,000 held. 2011 Break Clause not exercised.
No. 46 (Ground Floor Shop & Ancillary Office/Storage on First & Second Floors)	Ground Floor Shop Gross Frontage 11'3" Internal Width 11'9" Shop Depth 23'8" Area Approx 255 sq ft First Floor Office Area Approx 500 sq ft Kitchenette, 2 WCs Second Floor Storage Area Approx 140 sq ft	The Insurance Store Ltd (Insurance Brokers)	10 years from 20th August 2010	£15,000 (rising to £16,000 p.a. in 2013 and £17,000 p.a. in 2014)	Effectively FRI Rent Review 2015 Rent deposit of £6,000 held.
TOTAL				£35,000	

£35,000 p.a. rising to £37,000 in 2014

The Surveyors dealing with this property are **JONATHAN ROSS** and **SOPHIE TAYLOR**

JOINT AUCTIONEERS
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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