

6 WEEK COMPLETION



SITUATION

Located at the junction with Station Road serving the surrounding residential area of Batford just 1 ½ miles east of Harpenden town centre and close to branches of **Tesco Express** and **The Co-operative Food**.

Harpenden is an affluent residential community located on the A1081 midway between St Albans and Welwyn Garden City with good road links to the M1 (Junction 9).

PROPERTY

A semi-detached building comprising a **Ground Floor Double Fronted Shop** (See Note 1)

ACCOMMODATION

Ground Floor Shop

Gross Frontage	29'1"
Internal Width	25'9"
Shop Depth	15'1"
WC	

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from completion at a fixed ground rent of £200 p.a.

TENANCY

The property is let on a repairing and insuring lease to **Noorani Williamson as a Hair and Beauty Salon** for a term of 12 years from 5th October 2008 at a current rent of **£8,000 per annum** exclusive, **rising to £8,250 in October 2014, £8,500 in October 2015, £8,750 in October 2016 and £9,000 in October 2017** (See Note 2).

Tenant's Break October 2016 (The 2012 break clause was not exercised)

Note 1: The adjoining property was previously a shop but has now been converted to residential.

Note 2: The Landlord will make up the rent shortfall at completion so that the buyer will effectively be receiving a rent of £9,000 p.a.

£9,000 p.a. (See Note 2)

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**

VENDOR'S SOLICITORS

J J Goldstein & Co. - Tel: 020 8202 1899
Ref: J. Goldstein Esq - Email: jjgsol@aol.com

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 £500 (including VAT) upon exchange of contracts