



SITUATION

Located on the south side of this busy retail thoroughfare close to the junction with Drayton Road, within 250 yards of Elstree and Borehamwood Mainline Station and amongst such multiples as **Pizza Hut Delivery**, **Nandos**, **Starbucks** and a **Post Office**.

Borehamwood links in with Elstree and has excellent road communications being only 2 miles from the A1 with Central London 12 miles to the south.

PROPERTY

A mid terrace property comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first and second floor levels. The property benefits from a rear yard.



VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 34 (Ground Floor Shop)	Gross Frontage 17'6" Internal Width 16'8" Shop Depth 42'1" Built Depth 50'4" WC	Macius Ltd (Polish Delicatessen)	10 years from 31st October 2013	£18,000 (rising to £19,000 in 2015 and £20,000 in 2016)	FRI Rent Review 2018
No. 34a (First and Second Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from June 2014	£12,600	AST
TOTAL				£30,600	

£30,600 per annum

The Surveyors dealing with this property are
MATTHEW BERGER and **NICHOLAS LEIGH**

VENDOR'S SOLICITORS

Hancock Quins - Tel: 01923 650 884

Ref: Ms Linzi van Geene - Email: lvangeene@hancockquins.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 £500 (including VAT) upon exchange of contracts