



SITUATION

Occupying a prominent trading position within the main retail thoroughfare of this busy shopping location close to the junction with Theobald Street and Station Road and amongst such multiple retailers as **Cancer Research, Halifax, Lloyds Bank, Age UK, Coral, Papa Johns, Betfred** and many others.

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 terraced building comprising a **Ground Floor Shop** with internal access to a rear extension with **Ancillary Accommodation** at first floor level and separate rear access to a **Self-Contained Flat** arranged over part rear ground, first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & First Floor Ancillary	Ground Floor Shop Gross Frontage 20'2" Internal Width 19'8" Built Depth 73'2" WC First Floor Not inspected – believed to be circa 490 sq ft	A. Gondas (Grocery)	15 years from 17th May 2005	£28,250 (see Note)	FRI Rent Reviews May 2014 (Outstanding) and 2019 Note: The rent increased from £25,000 at the 2010 Rent Review.
Part Rear Ground, First and Second Floor Flat	Not Inspected	Individual	125 years from 29th September 1987	Peppercorn	FRI
TOTAL				£28,250	

£28,250 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

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