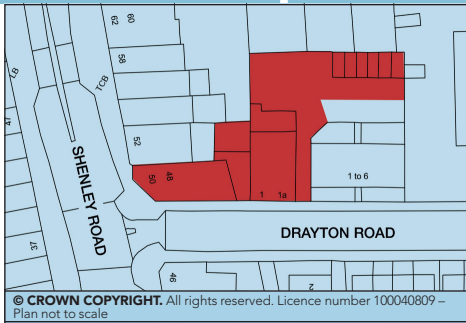


LOT 14

48 & 50 Shenley Road and  
1 Drayton Road, Borehamwood,  
Hertfordshire WD6 2DA

\*Guide  
£1,600,000  
6 WEEK COMPLETION



## REDEVELOPMENT OPPORTUNITY



### SITUATION

Located at the junction of Shenley Road and Drayton Road in the heart of the town centre with its various multiple retailers and being within 275 yards of Elstree & Borehamwood Station (22 minutes to King's Cross). Borehamwood is a popular commercial and residential area only 11 miles north-west of central London and within easy reach of the M1 (Junction 4).

### PROPERTY

A substantial building comprising:

- 2 Ground Floor Shops
- Ground Floor Office
- Ground Floor Warehouse/Store
- First Floor Poker Club
- First Floor Former Gym/Snooker Hall
- Single Storey Garage Block
- Rear Car Park

**VAT is NOT payable in respect of this Lot**

### FREEHOLD

The Surveyors dealing with this property are  
**STEVEN GROSSMAN** and **JONATHAN ROSS**

\* Refer to Point 9 in the 'Notice to all Bidders' page

### POTENTIAL DEVELOPMENT

- There may be potential to convert 1 Drayton Road (Ground Floor Offices & First Floor Former Gym/Snooker Hall) and 50 Shenley Road (First / Part Second Floor Poker Club) to include part of the roof space into approx. 15 Flats (8 x Studio, 3 x 1 Bed & 4 x 2 Bed).
- There may be further potential to create additional Flats by creating a rear extension.
- There may be potential to convert the Garages into 2 Residential Units.

The above schemes are subject to obtaining possession (where applicable) and the necessary consents.

Proposed Plans available from the Auctioneers.

Planning enquiries via Hertsmere Borough Council:  
Tel: 020 8207 2277.

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LOT 14



Potential Drayton Road Elevation

## TENANCIES & ACCOMMODATION

| Property                         | Accommodation                                                                                                                                                                              | Lessee & Trade                                                          | Term                                                                      | Ann. Excl. Rental                          | Remarks                                                                                                               |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| 48 Shenley Road<br>(Corner Shop) | Total Frontage 48'2"<br>Internal Width 25'8" (max)<br>Shop Depth 38'2"<br>Built Depth 64'1"<br>2 WCs                                                                                       | <b>Samantha Morris<br/>(Hairdresser)</b>                                | From<br>22nd November 2012<br>to 31st October 2015<br>(Outside L & T Act) | £12,500                                    | FRI (to put in no better condition)<br><b>Note: The Vendor has received an offer to rent the shop at £22,000 p.a.</b> |
| 1a Drayton Road<br>(Shop)        | Internal Width 13'10"<br>Shop Depth 20'9"                                                                                                                                                  | <b>Lloyd Chapper t/a<br/>The Smoke Shop<br/>(Electronic Cigarettes)</b> | 1 year from<br>14th October 2014<br>(Outside L & T Act)                   | £4,000                                     | IRI                                                                                                                   |
| 50 Shenley Road                  | <b>First Floor Poker Club</b><br>GIA Approx. 1,170 sq ft<br><b>Part Second Floor</b><br>Male & Female WCs                                                                                  | <b>D. Hodis &amp; J. Johnson<br/>(Poker Club)</b>                       | Tenancy at Will                                                           | £12,000                                    |                                                                                                                       |
| 1 Drayton Road                   | <b>Offices/Warehouse/Store<br/>(see Note 1)</b><br>GIA Approx. 1,910 sq ft<br><b>6 Garages</b><br>GIA Approx. 850 sq ft<br><b>Plus Rear Car Park (see Note 2)</b><br>Approx. 10 Car Spaces | <b>UK Room (London)<br/>Limited</b>                                     | 5 years from<br>Completion<br>(Outside L & T Act)                         | £25,000                                    | FRI<br><b>Landlord's Break any time on 6 months Notice.</b><br><b>Tenant's Break any time on 12 months Notice.</b>    |
|                                  | <b>First Floor Former Gym/Snooker Hall</b><br>GIA Approx. 3,230 sq ft                                                                                                                      | <b>VACANT</b>                                                           |                                                                           |                                            |                                                                                                                       |
| <b>TOTAL</b>                     |                                                                                                                                                                                            |                                                                         |                                                                           | <b>£53,500 Plus<br/>Vacant First Floor</b> |                                                                                                                       |

**Note 1: The Warehouse/Store Area benefits from front loading access over which there is a right of way in favour of No. 52/52a Shenley Road**

**Note 2: There is a vehicular right of way over the car park in favour of the adjacent block of flats in order to access its parking spaces.**

### VENDOR'S SOLICITORS

Darlingtons – Tel: 020 8951 6666  
Ref: J. Swede Esq – Email: jswede@darlingtons.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