LOT **41**

27 & 35 Chaucer Way, Hoddesdon, Hertfordshire EN11 9QP



4 WEEK COMPLETION

SITUATIC Locat

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comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floor. In addition, the property benefits from use of a rear service road with vehicular access for unloading as well as a **Garage**.

VAT is NOT payable in respect of this Lot

FREEHOLD

			Lessee & Trade	Term	Ann. Excl. Rental	Remarks
	ontage onal Width shop Depth Built Depth WC	17'4" 16'10" 38'8" 59'0"	H. Husseyin (Laundrette)	10 years from 24th June 2007	£5,750	FRI Rent Review 2012 (Outstanding)
.0. 27 (First & Second Floor Flat)	3 Rooms, Kitchen, Bathroom/WC (Not Inspected)		Individual	125 years from 3rd October 2006	£125	FRI Rent Rising to £250 2039 and £500 in 2072
Garage S	Garage		VACANT			
				TOTAL	£5,875 plus Vacant Garage	

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£5,875 _{p.a.} Plus Vacant Garage

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

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

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