



SITUATION

Occupying a prime location on High Street, Berkhamsted, this modern building is situated in a quiet residential area.

...ace building comprising a **Ground Floor Double** ... with a separate front access to a **Self-Contained Flat** ... at first floor level.

FREEHOLD

Note: There may be potential to build at first floor level above No. 37, subject to obtaining the necessary consents and agreement with the current leaseholder of the flat.

ACCOMMODATION

| | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|--------------------------|--|---|-----------------------------------|-------------------|---|
| Ground Floor Double Shop | Gross Frontage 38'0" Internal Width 34'9" Shop & Built Depth 40'0" Area Approx. 1,275 sq ft WC | Keech Hospice Care (Charity Shop having 33 branches) (T/O for Y/E 31/3/2016 £9.914m, Pre-Tax Profit £327,000 and Shareholders' Funds £11.946m) | 10 years from 14th October 2013 | £36,000 | FRI (service charge contribution maximum 10% of yearly rent in any 1 year period). Rent Review & Tenant's Break 2018. |
| First Floor Flat | Not inspected – Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC | Weald Estates Limited | 125 years from 27th November 2009 | £100 | FRI Doubling every 25 years. |
| TOTAL | | | | £36,100 | |

£36,100 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **ROY TAMARI**

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

VENDOR'S SOLICITORS
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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