



**SITUATION**

Occupying a prominent position on the town’s main high street at the junction with Shenley Hill, adjacent to a **Prezzo** and close to such other multiples as **Pizza Express, Costa Coffee, Caffe Nero, Barclays, Tesco Express, Hob Salons, Boots, Coral** and **Budgens**.

Radlett is a popular affluent Hertfordshire town located approximately 16 miles north-west of Central London, within easy reach of the M25 (Junctions 22 and 23) and the M1 (Junction 5). In addition, Radlett Rail Station (Thameslink), which provides direct services to London Kings Cross, is within a few hundred yards of the property.

VAT is NOT applicable to this Lot

FREEHOLD

**£38,850 p.a. plus Vacant Land with Planning for a 2 Bed House**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **ELLIOTT GREENE**

**PROPERTY**

Located within a Conservation Area comprising:

- An attractive corner building comprising a **Ground Floor Bank** with rear raised ground floor section together with separate side access to **3 Self-Contained Flats** at first and second floor level.
- Side access to **Land at the rear with Planning for a 2 Bed House (see PLANNING)**.

**PLANNING**

**Planning Permission was granted on the Rear Land on 2nd November 2015 by Hertsmere Borough Council for the “Erection of 2 storey attached 2 bedroom dwelling” (Planning ref No.15/1503/FUL).**

**Planning documentation and floor plans available from Auctioneers.**





**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Bank (Ground & Part Raised Ground Floors)	<p><b>Ground Floor Bank</b></p> <p>Gross Frontage (incl. splay) 34'1"</p> <p>Return Window Frontage 28'1"</p> <p>Internal Width 28'11"</p> <p>Bank Depth 33'11"</p> <p>Built Depth 101'4"</p> <p>Banking Hall Approx. 850 sq ft</p> <p>Strong Room &amp; Stock Room Approx. 255 sq ft</p> <p><b>Raised Ground Floor</b></p> <p>Rear Store Room Approx. 380 sq ft</p> <p>Kitchen Approx. 120 sq ft</p> <p>Male &amp; Female WCs</p>	<p><b>National Westminster Bank Plc</b> (T/O for Y/E 31/12/15 £8.44bn, Pre-Tax Loss £914m and Shareholders' Funds £14.82bn)</p>	15 years from 25th March 2010	<p>£38,250 (Agreed at 2015 Rent Review)</p>	<p>FRI by way of service charge. <b>Rent Review &amp; Tenant's Break 2020.</b></p> <p><b>Note 1: Tenant has option to renew for a term of up to 25 years – refer to Lease.</b></p>
Flats 1, 2 & 3 (First & Second Floors)	3 Flats – Not Inspected	Various	Each 125 years from 25th December 2010	<p>£600 (£200 per flat)</p>	Each FRI by way of service charge. <b>Rents double every 25 years.</b>
Rear Land	Area Approx. 725 sq ft	<b>VACANT</b>			

**TOTAL** £38,850 plus Vacant Land with Planning

**Note 2: There will be an opportunity to view the Bank at 11am on Thursday, 8th December and 11am on Monday, 12th December. If you wish to attend, please telephone us on 020 8492 9449 at least 72 hours before the relevant viewing date.**

**Note 3: In accordance with section 5A and 5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal.**

**VENDOR'S SOLICITORS**  
Debenhams Ottaway – Tel: 01923 857171  
Ref: Ms Ruth Bolton – Email: rlb@debenhamsottaway.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