



**SITUATION**

Located behind **Taylor's Estate Agents**, in this town centre position, within this established parade, close to the junction with Queensway (B487) and amongst such multiples as **Pizza Hut Delivery, Your Move, Bargain Booze** and being just a short walk away from The Marlowes Shopping Centre. Hemel Hempstead serves a large residential catchment area approximately 3 miles from St Albans and close to the M1 (Junction 8) only 24 miles north of London.

**PROPERTY**

Forming part of a semi-detached building accessed via an enclosed walkway between two shops, comprising a **B1 Building** previously used as offices. The property includes a newly fitted alarm system.

**ACCOMMODATION**

**Ground Floor B1 Building**

Gross Frontage	20'1"
Internal Width	17'1"
Built Depth	21'5"
GIA	Approx. 365 sq ft including 3 Rooms (2 carpeted & 1 laminate flooring), & WC with basin

**Note: There may be potential to convert the property into a flat subject to planning.**

**Vacant B1 Building**

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **STEVEN GROSSMAN**

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

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION



**Entrance to No. 19A**

**VENDOR'S SOLICITORS**  
Stilwell & Singleton – Tel: 01304 206 850  
Ref: J. Garner Esq – Email: jrg@stilwellsingleton.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