

4 WEEK COMPLETION



**SOLD PRIOR**

**SITUATION**

Local... and... from central... conveniently situated

**PROPERTY**

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**

**PROVISION**

Description	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Shop Frontage Shop Depth Built Depth WC	<b>H. Husseyin (Laundrette)</b>	10 years from 24th June 2007	£5,750	FRI <b>Rent Review 2012 (Outstanding)</b>
No. 27 (First & Second Floor Flat)	<b>Individual</b>	125 years from 3rd October 2006	£125	FRI <b>Rent Rising to £250 2039 and £500 in 2072</b>
Garage S	Garage	<b>VACANT</b>		

**TOTAL**      **£5,875 plus Vacant Garage**

**£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

**JOINT AUCTIONEERS**  
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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