



**SITUATION**

Located close to the junction with Hatfield Road, amongst a variety of well established traders serving the surrounding residential area.

St. Albans is an attractive and historic city located some 25 miles north-west of central London, 7 miles north of Watford and benefiting from excellent communications being within easy reach of the A1(M), M25, M1 & M10 motorways, as well as having regular rail services to both the North and South.

**PROPERTY**

A terraced building comprising a **Ground Floor Café** with separate rear access to a **Self-Contained Flat** at first and second floor levels.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD (see Note)**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Café	Gross Frontage 19'6" Internal Width 18'2" Shop Depth 36'10" Built Depth 63'2" Sales Area Approx. 530 sq.ft Kitchen/Rear Store Area Approx. 470 sq.ft <b>Total Area Approx. 1,000 sq.ft</b> Basement – 2 WC's	<b>The Breakfast Club (St Albans) Limited (with personal guarantors)</b>	15 years from 28th February 2015	£22,000 <b>(Fixed increase to £24,000 in 2020)</b>	FRI <b>Rent Review 2025</b>
First & Second Floor Flat (3 Ninedells Place)	3 Rooms, Kitchen/Diner, Bathroom/WC	Individual	6 months from 1st March 2015	£15,000	AST <b>£1,150 Rent Deposit held</b>
<b>TOTAL</b>				<b>£37,000</b>	

**Note: The Rear Store of the Café is held in a separate Title and is to be offered on a new 999 year lease from completion at a peppercorn ground rent.**

**£37,000 per annum**

The Surveyors dealing with this property are **NICHOLAS BORD** and **JONATHAN ROSS**

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

**VENDOR'S SOLICITORS**  
Sherrards Solicitors – Tel: 01727 832 830  
Ref: G. Lunnon Esq – Email: gpl@sherrards.com

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