

4 WEEK COMPLETION



SITUATION

Located in this densely populated residential area, lying to the east of Ware Road (A1170), approx. 1 mile from Rye House Railway Station and 1 ½ miles north of the Town Centre.

Hoddesdon is located approximately 18 miles from central London, 8 miles north of Enfield and conveniently situated for the M25 and M11.

PROPERTY

Comprising **13 Lock-Up Garages** located in 2 adjacent courtyards.

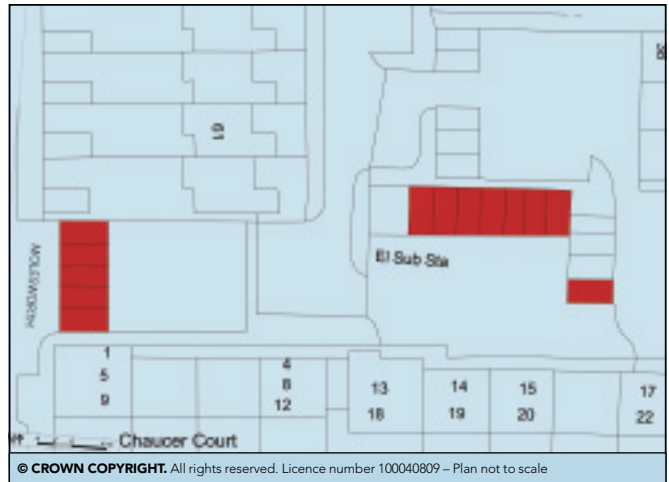
VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Lessee	Term	Ann. Excl. Rental	Remarks
12 Garages	Various	Monthly Licences	£4,500	Each garage is let at either £360 p.a or £420 p.a
1 Garage	VACANT			

TOTAL	£4,500 plus 1 Vacant Garage
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**£4,500 p.a. Plus
1 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
 Brasier Freeth LLP, Wentworth Lodge, Great North Road,
 Welwyn Garden City, Hertfordshire AL8 7SR
 Tel: 01707 392 080 Ref: S. Scarisbrick Esq
VENDOR'S SOLICITORS
 Birketts LLP - Tel: 01245 211 211
 Ref: T. Ford Esq - Email: terry-ford@birketts.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