

4 WEEK COMPLETION

View of the Parade



SITUATION

Located close to the junction with White Horse Lane and amongst such multiples as **The Co-operative Food, Tesco Express, Ladbroke's**, being within a mile of the **Colney Fields Shopping Park** where a number of other Shopping facilities can be found.

London Colney lies approx. 15 miles north of central London enjoying easy access to the M25 (Junction 22) via the A1081, the M1 (Junction 6) and the A1M (Junction 1).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors. In addition, the property benefits from rear access to a service road.

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 125 years from 25th December 1993 at a fixed ground rent of £150 p.a. (thus having approx. 102½ years unexpired).

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 162 (Ground Floor Shop)	Gross Frontage 18'0" Internal Width 17'0" Shop Depth 23'0" Built Depth 45'1" WC	Woodbar Properties Ltd t/a Winkworth Estate Agents (Having 3 branches)	10 years from 17th January 2014	£12,000	FRI Rent Review & Tenant's Break 2019
No. 162a (First & Second Floor Flat)	Not inspected	Individual	125 years (less 3 days) from 25th December 1993	£50	FRI
TOTAL				£12,050	

£12,050 per annum

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

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

VENDOR'S SOLICITORS
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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