



SITUATION

In a prominent position in this village location being approx. 1¼ miles from the town centre of Hoddesdon and approx. ¾ mile from the A10 and benefitting from easy access to central London which is approx. 23 miles to the south.

PROPERTY

Occupying a mainly rectangular site of close to ¾ of an Acre with road frontage of approx. 179 ft comprising:

- A detached block of 4 Ground Floor Shops each with a Self-Contained Flat on the first floor and rear parking.
- A lofty semi-detached motor workshop with 2 small outbuildings and car parking area.
- A detached lofty garage workshop with wide front gates providing vehicular access with built-in shop/office, front forecourt for petrol sales with 6 pumps and rear car wash.

VAT is NOT applicable to this Lot

FREEHOLD

£112,500 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **ROY TAMARI**

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





TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 371 (Shop & Flat plus 6 Parking Spaces)	Ground Floor Shop Gross Frontage 21'4" Internal Width 15'9" Shop Depth 42'8" WC Shop/Store Area Approx. 725 sq ft First Floor Flat (371a) 2 Rooms, Kitchen, Bathroom/WC	Ms J Harmer t/a Eze Tan (Tanning)	12 years from 24th June 2013	£13,500	FRI Rent Reviews June 2016 (No action taken) and 3 yearly. Tenant's Break June 2019. The flat is sublet.
No. 373 (Shop & Flat plus 4 Parking Spaces)	Ground Floor Shop Gross Frontage 16'9" Internal Width 15'9" Shop Depth 24'4" Built Depth 43'5" WC First Floor Flat (373a) 2 Rooms, Kitchen, Bathroom/WC	Hadi Davari Yasseen Zadeh & Hassan Mehri-Dehno t/a Rose Mae (Grocer)	10 years from 2nd August 2013	£12,000	FRI (subject to a schedule of condition). Rent Reviews August 2016 (No action taken) and 3 yearly. There is a £3,000 Rent Deposit held.
Nos. 375 & 377 (Double Shop & 2 Flats plus 8 Parking Spaces)	Ground Floor Double Shop Gross Frontage 35'0" Internal Width 29'5" reducing to 26'0" Shop Depth 29'0" Area Approx. 795 sq ft First Floor Flat (No. 375a) 3 Rooms, Kitchen, Bathroom/WC with gas c/h First Floor Flat (No. 377a) 2 Rooms, Kitchen, Bathroom/WC	Roseann Lorraine Sutherland t/a All About The Sausage (Café)	From 1st October 2013 to 25th March 2028	£23,000	FRI (subject to a schedule of condition re roof only). Rent Reviews 2018 and 5 yearly. Tenant's Break March 2018 Flat 375a is sublet on an AST at £8,400 p.a. Flat 377a is sublet on an AST at £6,000 p.a.
No. 377 (Rear Workshop)	Main Workshop Approx. 2,397 sq ft WC Prefab Office Approx. 96 sq ft Brick Store Approx. 209 sq ft Total Area Approx. 2,702 sq ft	M. J. Harper (t/a Hailey Garage)	9 years from 25th March 2015	£18,000	FRI Rent Reviews 2019 and 4 yearly.
Nos. 379-385	Main Car Wash Approx. 2,909 sq ft Workshop Approx. 510 sq ft Convenience Store Approx. 831 sq ft Store Room Approx. 105 sq ft Plus Petrol Pump Forecourt, WC & ext WC Total Area Approx. 4,355 sq ft	Luigi Car Wash Limited (Car Wash & Petrol Shop Sales)	20 years from 25th December 1999	£46,000	FRI
TOTAL				£112,500	

Note: The owners of the adjoining rear land benefit from a delineated right of way over the Freehold Title – refer to legal pack.

VENDOR'S SOLICITORS
W T Jones- Tel: 020 7405 4631
Ref: P. Hambleton - Email: pch71@aol.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