



SITUATION

Occupying a busy trading position in the main pedestrianised centre of the town, opposite the White Lion Square which hosts the town market and amongst such multiples such as **Asda, Iceland, Savers, Boots, Peacocks, Halifax, NatWest, Santander, HSBC, New Look, Poundland** and many others. In addition, there is a large public car park nearby. Hatfield lies some 18 miles north of central London and 11 miles south-east of Luton with easy access to the A1(M) (Junction 3) and the M25 (Junction 23).

PROPERTY

Forming part of a modern detached building comprising a **Ground Floor Corner Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	30'1"
Return Frontage	27'8"
Internal Width	27'1"
Shop & Built Depth	26'1"
WC	

VAT is applicable to this Lot

TENURE

Leasehold from 31st March 2017 to 9th August 2164 (thus having approx. 147 years unexpired) at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Rofooduk Ltd as an Eastern European Convenience Store/Deli** for a term of 15 years from 7th September 2016 at a current rent of **£20,000 per annum exclusive (see Note 1)**.

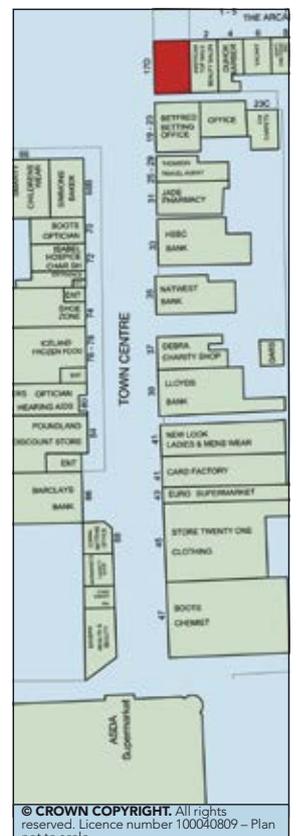
Rent Reviews 2021 and 2026

Note 1: The initial rent is £10,000 p.a. rising to £20,000 on 7th September 2017 and the Vendor will make up the rent shortfall on completion.

Note 2: £12,010.25 Rent Deposit held.

The Surveyors dealing with this property are **STEVEN GROSSMAN and ROY TAMARI**

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



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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