



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885.

SITUATION

Located at the junction of Shenley Road and Whitehouse Avenue in the heart of the town centre, amongst multiples such as **Lloyds Bank, Boots, Barnardo's, KFC, a Large Tesco Extra, McDonald's, Domino's, Betfred** and **Halifax** as well as the famous **Elstree Studios**. The property is within ½ mile of Elstree & Borehamwood Station (22 minutes to King's Cross).

Borehamwood is a popular commercial and residential area only 11 miles north-west of central London and within easy reach of the M1 (Junction 4). and the M25.

VAT is NOT applicable to this Lot

FREEHOLD

Note: Following conversion and new build, the 8 Flats have the benefit of a buildings defects insurance policy for £1,100,000 which expires on 23/8/2021.

£91,912 p.a. Plus Vacant Flat & Double Garage

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

PROPERTY

A prominent corner building comprising a **Ground Floor Shop** with separate side access to **4 Self-Contained Flats** on the first and second floors.

In addition, there is a rear 3 storey building fronting Whitehouse Avenue known as **Jasmine Court** (built circa 2008) comprising **4 Self-Contained Flats** accessed via a side courtyard and a **Double Garage**.

The Title includes a **Strip of Land** approx. 11'6" wide to the right side of Jasmine Court.

There are 2 Store Areas currently undemised.

All flats benefit from:

- Central heating
- uPVC double glazed windows
- Intercom system
- Fitted kitchens with hob/oven, washing machine (except Flat No. 140D) & fridge
- Communal courtyard with bin store



JOINT AUCTIONEERS
3H Property Consultants – Tel: 020 7286 8363
Ref: R. Hayim – Email: roy@threeh.co.uk

VENDOR'S SOLICITORS
Royds Withy King – Tel: 020 7583 2222
Ref: R. Lake – Email: richard.lake@roydswithyking.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



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 26'6" Internal Width 23'7" Shop Depth 24'1" Built Depth 40'0" WC	H.O. Tran (Nail Bar)	10 years from 14th January 2011	£25,000	FRI £4,750 Rent Deposit held.
Flat 140A (First Floor)	Studio plus open plan Kitchen, Bathroom/WC	Individual	6 months from 22nd May 2017	£7,980	AST £649 Rent Deposit held. Note: Tenant vacating on 21/10/17
Flat 140B (First Floor)	1 Bedroom, Living Room with open plan Kitchen, Bathroom/WC	Individuals	6 months from 7th April 2017	£9,948	AST Holding Over £809 Rent Deposit held.
Flat 140C (Second Floor)	Studio plus open plan Kitchen, Bathroom/WC	Individual	6 months from 15th April 2017	£8,040	AST Holding Over £645 Rent Deposit held.
Flat 140D (Second Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC	Individuals	1 year from 12th April 2017	£9,948	AST £819 Rent Deposit held.
Flat 1 Jasmine Court (Ground Floor)	1 Bedroom, Living Room plus open plan Kitchen, Bathroom/WC	Individuals	6 months from 30th September 2017	£10,020	AST £835 Rent Deposit held.
Flat 2 Jasmine Court (First Floor)	1 Bedroom, Living Room plus open plan Kitchen, Bathroom/WC and Juliette Balcony	Individual	6 months from 14th November 2016	£10,428	AST Holding Over £869 Rent Deposit held.
Flat 3 Jasmine Court (First Floor)	1 Bedroom, Living Room plus open plan Kitchen, Bathroom/WC and Juliette Balcony	Individuals	6 months from 3rd July 2017	£10,548	AST £879 Rent Deposit held.
Flat 4 Jasmine Court (Second Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC	VACANT			Previously let at £10,260 p.a.
Double Garage (Jasmine Court)	19'8" x 16'2"	VACANT (Lettable Ancillary to Flat Tenants)			Up & over roller shutter door.

TOTAL	£91,912 plus Vacant Flat & Double Garage
--------------	---