



SITUATION

Located at the junction with Salisbury Road in this densely populated residential area on this well-known main road (A412) amongst such multiples as **Tesco**, **Boots**, **Post Office** and **William Hill** and approx. 1 mile from Watford town centre and the Intu shopping centre and approx. ½ mile from Watford Junction Station. Watford lies approx. 15 miles from central London benefitting from good road links to the nearby M1 and M25.

PROPERTY

A late Victorian corner block of **5 Ground Floor Shops** with rear access to **5 Self-Contained Flats** on the first floor each with gas central heating and uPVC windows in all flats except two in rear of No. 178a. In addition, there is rear vehicular access via a communal service road plus **3 single Garages** fronting Salisbury Road.

VAT is NOT applicable to this Lot

FREEHOLD

Note: In the Auctioneer's opinion, there is future potential for a complete redevelopment for a block of new residential and commercial uses, or the flats could be extended into the roof space and the garages could be redeveloped, subject to obtaining possession and the necessary consents.



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TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|---------------|---|---|---|-------------------------------------|---|
| Nos. 178/178A | Ground Floor Shop Gross Frontage 16'10" Internal Width 16'3" Shop Depth 39'9" Built Depth 46'9" WC No. 178A – First Floor Flat 1 Bedroom, Living Room, Kitchen/Diner Bathroom/WC Plus Garage 12' x 24' | D. Aston (Electricals) | 5 years from 1st September 2017 (excl. s.24–28 L & T Act 1954) | £18,000 | FRI Mutual Break 2020 £2,000 Rent Deposit held. |
| Nos. 180/182 | Ground Floor Double Shop Gross Frontage 33'11" Internal Width 33'8" Shop Depth 27'6" Built Depth 50'0" WC No. 180A – First Floor Flat 2 Bedrooms, Living Room, Kitchen, Bathroom/WC No. 182A – First Floor Flat 2 Bedrooms, Living Room, Kitchen, Bathroom/WC | Naturalbroad Ltd (with 2 guarantors) (Carpets) Individual Individual | 6 years from 1st August 2017 (excl. s.24–28 L & T Act 1954) 1 year from 30th July 2018 1 year from 24th November 2017 | £22,000 £9,600 £9,600 | FRI AST £800 Rent Deposit held. AST £800 Rent Deposit held. |
| No. 184 | Ground Floor Shop Gross Frontage 17'1" Internal Width 15'6" Shop Depth 44'0" Built Depth 50'0" WC Plus Garage 7'9" x 12'9" No. 184A – First Floor Flat 1 Bedroom, Living Room, Kitchen/Diner, Bathroom/WC | Cakenation Ltd (Bakery) Individual | 15 years from 31st March 2016 1 year from 29th August 2018 | £13,000 £9,600 | FRI Rent Reviews 2021 and 2026. Tenant's Break 2021. £6,500 Rent Deposit held. AST £775 Rent Deposit held. |
| Nos. 186 | Ground Floor Shop Gross Frontage 17'3" Internal Width 16'8" Shop Depth 31'6" Built Depth 50'0" WC Plus Garage 7'9" x 12'9" No. 186A – First Floor Flat 2 Bedrooms, Living Room Kitchen, Bathroom/WC | T. Khawja (with guarantor) t/a Mail Boxes Etc Individual | 10 years from 7th February 2012 (excl. s.24–28 L & T Act 1954) 1 year from 15th June 2018 | £10,750 £9,300 | FRI Rent Review 2017 (Not yet actioned). £3,583 Rent Deposit held. AST £725 Rent Deposit held. |
| | | | | Total: £101,850 | |

£101,850 per annum

The Surveyors dealing with this property are
John Barnett and Joshua Platt

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors

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