



SITUATION

Located in a prime position in this popular shopping centre serving the surrounding affluent and sought after residential area and amongst such multiple retailers as **Pizza Express, Wenzels, Coral, HOB** and **Costa Coffee**.

Radlett Station (Main Line Thameslink) is within a few hundred yards of the property and central London is approx. 15 miles to the south.

PROPERTY

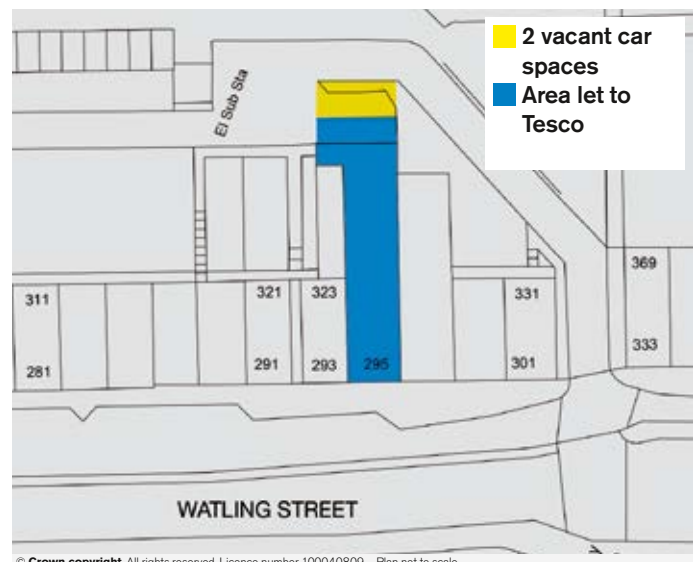
Part of a Post World War II development comprising a **Deep Ground Floor Shop** with separate rear entrance to a **Self-Contained Former Office/Kitchen** on the first floor and a **Self-Contained Flat** on the second floor.

In addition, the property includes **4 Car Spaces** at the rear.

Note: The property used to be the larger part of a Woolworths which included the adjoining property (No. 297) which is not included in the sale.

VAT is NOT applicable to this Lot

FREEHOLD



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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement & 2 Car Spaces	Ground Floor Shop Gross Frontage 20'9" Internal Width 19'10" Shop Depth 48'0" Built Depth 90'9" Area Approx. 1,571 sq ft Basement Area Approx. 1,633 sq ft Total Area Approx 3,204 sq ft Plus 2 car spaces	Tesco Stores Limited (T/O for Y/E 23/02/19 £42.2bn, Pre-Tax Profit £737m and Shareholders' Funds £5.6bn)	From 7th June 2019 to 4th December 2031 (Renewal of a previous lease)	£35,000 (see Note)	FRI Rent Reviews 2021 (see Note) and 2026. Tenant's Break 2024.
First Floor Former Office/ Kitchen	GIA Approx. 460 sq ft incl. WC	VACANT (Ideal to convert to a Self-Contained Flat comprising 2 Rooms, Kitchen, Bathroom/WC as per the second floor, subject to obtaining the necessary consents)			
Second Floor Flat	2 Rooms, Kitchen, Bathroom/WC GIA Approx. 485 sq ft	Individual	1 year from 10th August 2018	£9,600	AST. Holding over. £900 Rent Deposit held.
2 Car Spaces	32'8" Deep	VACANT			
Note: The lease of the adjoining unit (No.297) was renewed at £50 ZA therefore the Vendor believes the current rent on No.295 is reversionary – Refer to Auctioneers.				Total: £44,600 plus Vacant First Floor & 2 Vacant Car Spaces	

£44,600 p.a. Plus Vacant first floor & 2 Vacant Car Spaces

The Surveyors dealing with this property are
John Barnett and Steven Grossman

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 £850 (including VAT) upon exchange of contracts
 *Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors

Macrory Ward

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