

Lot 16

45 High Street, Abbots Langley,
Hertfordshire WD5 0AA

***Guide: £150,000**

Gross Yield 10%
In the same ownership since 1979
6 week completion



SITUATION

Located close to the junction with The Crescent in this busy local shopping centre, amongst such multiples as **Budgens, Martins, Barclays, Post Office, Boots, Haart Estate Agents**, and a host of local traders.

Abbots Langley is a popular Hertfordshire village lying just off the main A41 some 4½ miles north of Watford, within the M25 (between Junctions 20 & 21) where it joins the M1 (Junction 6 & 6a) approx. 23 miles from Central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with **rear Storage extension** plus internal access to **Ancillary Office/Storage** on the first floor.

The property benefits from use of a rear service road accessed via The Crescent.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'8"
Internal Width	17'6"
Shop Depth	29'1"
Built Depth	64'2"
Sales Area	Approx. 465 sq ft
Consulting Room Area	Approx. 115 sq ft
Rear Store Area	Approx. 140 sq ft
WC	

First Floor Office/Storage

3 Rooms Area	Approx. 405 sq ft
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View along High Street



VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Chemilab Limited (with 2 guarantors) t/a Abbey Pharmacy (having 5 branches)** for a term of 15 years from 3rd October 2018 at a current rent of **£15,000 per annum** exclusive.

Rent Reviews October 2023 (Notice has not yet been served) and 2028

Note 1: There is a £7,500 Rent Deposit held.

Note 2: The property has been used as a Pharmacy since 2008.

£15,000

per annum

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

Vendor's Solicitors

Thackray Williams LLP

Tel: 020 8290 0440 Ref: Penny Hall

Email: penny.hall@thackraywilliams.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**