Lot 2

253 & 255 Watling Street and 11–13 Station Approach, Radlett, Hertfordshire WD7 7AL

***Guide: £1,200,000+**
Asset Management Opportunity comprising 6 income producing Units with Parking for up to 8 cars



SITUATION

Occupying a prominent position at the junction with Shenley Hill in the heart of this popular shopping centre serving this surrounding affluent and sought after residential area.

Watling Street hosts multiple retailers as **Gail's**, **Pizza Express**, **Wenzel's**, **Tesco Express**, **Hob Salons**, **Harpenden Building Society** and a wide variety of independent retailers.

The property is adjacent to Radlett Station (Thameslink) with central London approx. 15 miles to the south.

PROPERTY

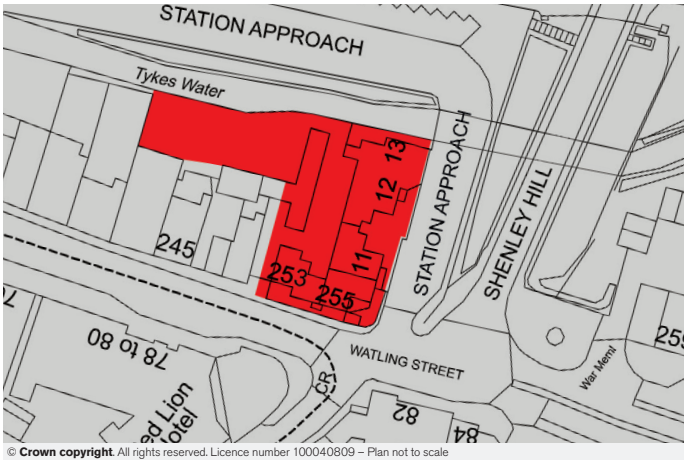
An attractive Grade II Listed corner building on a **Site Area of approx. 10,200 sq ft** comprising **6 Self-Contained Commercial Units** (4 on ground and first floors and 2 on ground floor only).

The property includes areas for **parking up to 8 cars** together with **Land** to the rear of Nos. 243–251 Watling Street.

Refer to the Auctioneers for the external video tour.

VAT is NOT applicable to this Lot

FREEHOLD



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£57,000 p.a.
Plus Vacant Land

Vendor's Solicitors
Solomon Taylor & Shaw
Tel: 020 7431 1912 Ref: Gary Phillips
Email: gary@solts.co.uk

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
253 Watling Street	**Ground Floor Office/Studio** 2 Rooms & Kitchen Area Approx. 355 sq ft WC **First Floor Office** 3 Rooms Area Approx. 406 sq ft	**Colour Booth Limited and Ian Jones (t/a Colour Nails (Beautician)** (See Note 1)	3 years from 17th June 2016 (excl. s.24–28 of L&T Act 1954)	£12,500	FRI **Holding Over.** **Note 1: The tenant sublets the first floor to Frank & Co. Solicitors at £9,500 p.a.**
Rear of 253 Watling Street	**Ground Floor Studio** Print Studio, Office & Kitchen Area Approx. 516 sq ft WC	**Colour Booth Limited and Ian Jones (Printers)**	3 years from 17th June 2016 (excl. s.24–28 of L&T Act 1954)	£8,500	FRI **Holding Over.**
255 Watling Street	**Ground Floor Studio** 2 Rooms & Kitchen Area Approx. 356 sq ft **First Floor Studio** 3 Rooms Area Approx. 271 sq ft WC	**The Click Studios (London) Limited with 2 Guarantors (Photographic Studio)**	3 years from 4th April 2008	£12,000	FRI **Holding Over.**
11 Station Approach	**Ground Floor Office** 2 Rooms & Kitchen Area Approx. 299 sq ft WC **First Floor Office** 3 Rooms Area Approx. 306 sq ft	**P. H. Coward (t/a Peter Coward & Co – Property Consultants)**	6 years from 29th April 2008	£8,500	FRI **Holding Over.** **Note 2: The tenant has served a S.26 Notice dated 11/08/2026 requesting a new 3 year tenancy from 15/02/2027 at £8,500 p.a., which the Landlord has opposed with a Counter-Notice – see Legal Pack.**
12 Station Approach	**Ground Floor Office** 4 Rooms & Kitchen Area Approx. 726 sq ft WC **First Floor Ancillary** 2 Rooms Area Approx. 238 sq ft	**Purely Personalised Limited (t/a Blinds & Waves – Interior Design)**	20th April 2018 to 16th December 2020	£10,000	FRI **Holding Over.** **Note 3: The Tenant of No. 13 Station Approach is currently using part of this unit by private arrangement.**
13 Station Approach	**Ground Floor Shop** 2 Rooms with double height ceiling Area Approx. 364 sq ft WC	**Luv It (2010) Limited with 2 Guarantors (t/a Luv It – Jewellery & Gift Shop)**	3 years from 17th December 2017	£5,500	FRI **Holding Over.**
Land rear of 243–251 Watling Street	Area Approx. 3,000 sq ft			**VACANT**	
Note 4: There is an 8 week completion.				**Total: £57,000 plus Approx. 3,000 sq ft Vacant Land**	


NO ENTRY




Watling Street Frontage
CLICK STUDIOS

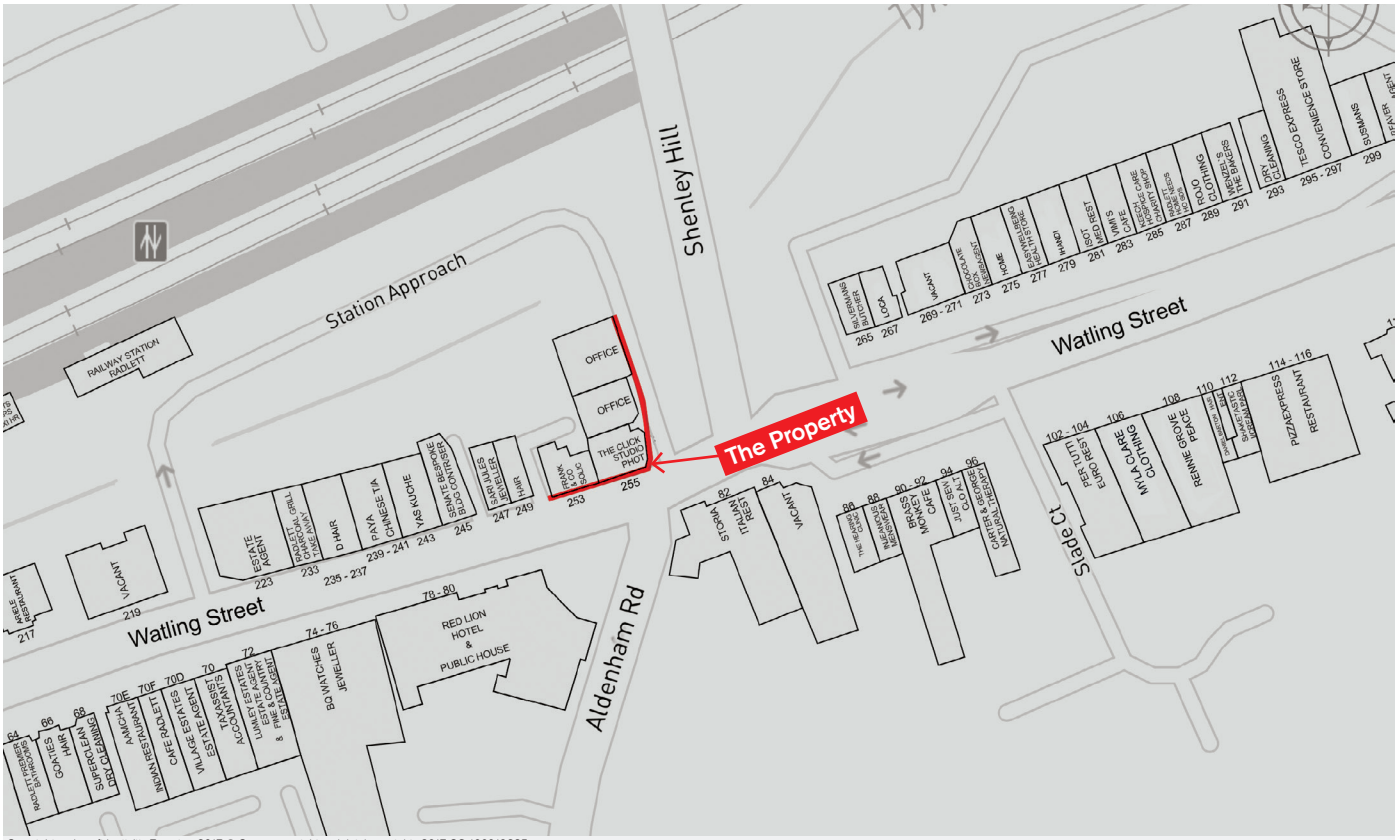

Station Approach Frontage


Station Approach Frontage


Rear of Property


Rear of No. 253
Biffa
Biffa


Rear of No. 253
Biffa
Biffa



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