

Abbots Langley 19 School Mead Hertfordshire WD5 0LA

- **Modern Virtual Freehold Ground Floor Takeaway Investment**
- Well located South Hertfordshire village
- Located inside M25 close to Watford
- Forming part of a modern retail parade
- Rent Review 2022
- Current Gross Rent Reserved
£25,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Leasehold. Held for a term of 999 years from 1st January 2008 (thus having some 989 years unexpired) at a fixed ground rent of a peppercorn.

Location

Abbots Langley is a busy South Hertfordshire village which enjoys excellent road communications, being situated inside the M25 and M1 motorways (Junctions 21 and 6A respectively) and the A41. Rail services are available at Kings Langley approximately 1½ miles to the west providing direct services into London (Euston) in approximately 25 minutes.

Other occupiers in the parade include Spar and Domino's.

Description

The property is arranged on ground floor only to provide a ground floor lock-up shop unit.

The property provides the following accommodation and dimensions:

Gross Frontage	5.25 m	(17' 3")
Net Frontage	4.85 m	(15' 11")
Shop and Built Depth	17.45 m	(57' 3")

Tenancy

The entire property is at present let to Y YING NG (t/a New Beijing Chinese Takeaway) for a term of 20 years from 11th December 2007 at a current rent of £25,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

The Vendor holds a 6 month rent deposit.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

EPC Rating 95 Band D (Copy available on website).

