

- **Freehold Shop, Office and Residential Investment**
- Prosperous Hertfordshire town
- Attractive period buildings
- Situated in the town centre
- Potential residential conversion subject to any necessary consents
- Rent Review 2015

**SIX WEEK COMPLETION
AVAILABLE**



Freehold.

The city of St Albans, with a catchment population of some 120,000, is located approximately 25 miles north-west of Central London and 7 miles north of Watford. The city benefits from excellent communications, being within easy reach of the A1(M), M25, M1 and M10 Motorways, as well as having regular rail services to north and south.

The property is situated on George Street close to its junction with Verulam Road and the High Street in a popular retail and restaurant location in this popular town centre.

Occupiers close by include Thai Square Restaurant, Zizzi, Loch Fyne, Brasserie Blanc, Wagamama and Carluccios.

The property is arranged on basement, ground and one upper floor to provide two ground floor shops, benefitting from ancillary accommodation in the basement. The basement for No. 6 is accessed via a trap door. There is also a ground floor office suite with further offices and two flats on the first floor, which are all approached from an entrance on George Street between the shops.

VAT is applicable to this lot.

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

Range from EPC Rating 37-98 Bands D-F (Copies available on website).

| No. | Present Lessee | Accommodation | | | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|--------------------------|---|--|--|---|--|------------------------|--|
| No 5 Ground Floor Shop | Temple Ventures Limited (t/a Marc Cain Ladies Wear) (www.marc-cain.com) (with gaurantor) | Gross Frontage Net Frontage Shop Depth Built Depth Basement | 5.49 m 4.83 m 10.1 m 12.35 m 46.2 sq m | (18' 0") (15' 10") (33' 2") (40' 6") (497.31 sq ft) | 10 years from 19.05.2010 Rent review in the fifth year Effectively FR & I (1) Tenant option to break in May 2015 on 12 months' notice (2) | £25,000 p.a. | Rent Review May 2015 |
| No 6 Ground Floor Shop | Atelier Ferrari & Monti Limited (http://atelierferrarimonti.com) | Gross Frontage Net Frontage Shop Depth Built Depth Basement (not measured) | 4.96 m 4.5 m 7.0 m 9.9 m | (16' 3") (14' 9") (22' 11") (32' 6") | 4 years from 26.04.2013 Effectively FR & I (1) Tenant option to break in April 2015 on 6 months' notice Rent Deposit Deed of £4,125 | £16,500 p.a. | Reversion 2017 |
| No 5 Ground Floor Office | R A Warren (t/a Warren Clare Accountants) | Ground Floor Office | 69.6 sq m | (749 sq ft) | Holding over on a lease for 3 years from 15.09.2003. Effectively FR & I (1) | £9,000 p.a. | Holding Over |
| No 5 First Floor Flat | Vacant | First Floor – One Bedroom Flat | | | – | – | – |
| No 6 First Floor Office | Vacant | First Floor Office | 60.0 sq m | (646 sq ft) | – | – | – |
| No 6 First Floor Flat | Individuals | First Floor Flat | | | 125 years from 25.12.2002 | £100 p.a. | A fixed increase to £250 pa in 2035 and to £500 pa in 2068 |

(1) Service charge contribution towards common parts.
(2) Tenant break penalty equal to 3 months rent.

Total £50,600 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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