

Tring

54 Western Road Hertfordshire HP23 4BB

- **Freehold Shop Investment**
- Affluent Hertfordshire market town
- Future redevelopment potential (subject to consents) (1)
- No VAT applicable
- Reversion 2019
- Current Rent Reserved

£13,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

The Hertfordshire town of Tring lies 30 miles north-west of London, 6.5 miles south-east of Aylesbury and 10 miles north-west of Hemel Hempstead. The town is located immediately north of the A41, which links with the M1 and M25 to the south-east. Tring Rail Station provides regular services to London Euston, whilst Luton Airport is 14 miles to the north-east.

The property is situated within a parade of shops on the north side of Western Road, between its junctions with Stanley Gardens and Henry Street, a short distance to the west of Tring High Street.

Occupiers in the parade include a range of local services, including barbers, bakery, beauty salon, convenience store and takeaway.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with ancillary accommodation to the rear. The upper floors are accessed internally and provide two rooms, kitchen and WC/shower room to the first floor, together with a further room to the second floor. To the front of the property is parking for 2 cars.

The property provides the following accommodation and dimensions:

Gross Frontage	5.00 m	(16' 5")
Net Frontage	4.55 m	(14' 11")
Shop Depth	8.55 m	(28' 1")
Built Depth	15.10 m	(49' 6")
Ground Floor	56.25 sq m	(605 sq ft)
First Floor	30.55 sq m	(329 sq ft)
Second Floor	18.75 sq m	(202 sq ft)
Total	105.55 sq m	(1,136 sq ft)

Tenancy

The entire property is at present let to PHONTHACAI SRICHAIRVEAN for a term of 9 years from 18th September 2010 at a current rent of £13,000 per annum. The lease provides for rent reviews every third year of the term and contains full repairing and insuring covenants. There was a tenant option to break in 2016 which was not exercised. The lease is excluded from the provisions of the Landlord & Tenant Act 1954.

VAT

VAT is not applicable to this lot.

Planning (1)

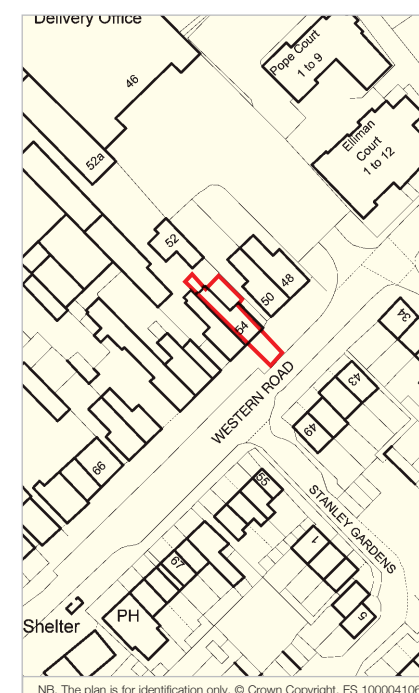
The property may be suitable for future redevelopment subject to the existing lease and all necessary consents. All enquiries should be made via Dacorum Borough Council. www.dacorum.gov.uk

Documents

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

Energy Performance Certificate

EPC Rating 64 Band C (Copy available on website).



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

Seller's Solicitor S Kettle Esq, Bridgeman Kettle Solicitors. Tel: 01908 376321 e-mail: shaunkettle@bridgemankettle.com
Joint Auctioneer S Magorrian Esq, Brown & Lee Chartered Surveyors. Tel: 01908 508100 e-mail: stevenm@brownandlee.com



NB. The plan is for identification only. © Crown Copyright, ES 100004106