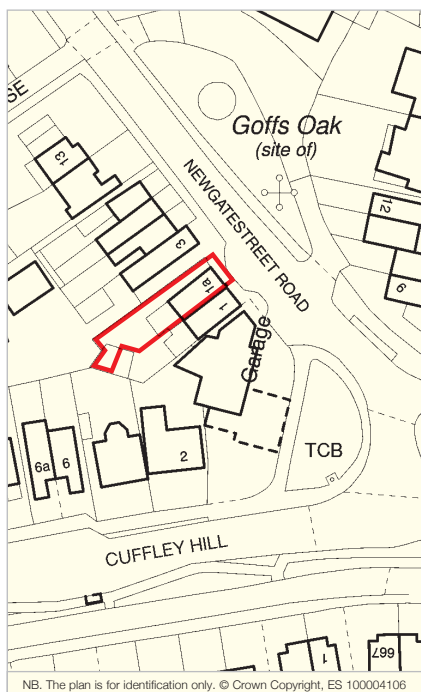


Goffs Oak

1A Newgatestreet Road Hertfordshire EN7 5SS

- **Freehold Shop and Residential Investment**
- Comprises shop and self-contained maisonette
- Affluent Hertfordshire village
- No VAT applicable
- Rent deposit held
- Reversion 2019
- Current Rent Reserved
£14,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

The affluent village of Goffs Oak is located in Hertfordshire, some three miles west of Cheshunt. The village is well connected by road, with the M25 Motorway (Junction 25) easily accessible to the south-east. Regular rail services to central London are available from Cuffley, Cheshunt and Theobold's Grove Rail Stations. The property is situated on the west side of Newgatestreet Road, close to its junction with Cuffley Hill and Goffs Lane. Occupiers close by include Boots the Chemist, Co-operative Food and a number of local traders.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with a self-contained first and second floor maisonette above, access to which is via the rear. The property benefits from a lock-up garage to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	4.50 m	(14' 9")
Net Frontage	3.65 m	(11' 11")
Shop and Built Depth	16.10 m	(52' 10")

Ground Floor 62.10 sq m (668 sq ft)

First Floor – Room, Kitchen

Second Floor – 2 Rooms, Bathroom, WC

Garage

Tenancy

The entire property is at present let to GHOLAN RAZA ASKARI (t/a Washing Well) for a term of ten years from 7th April 2009 at a current rent of £14,000 per annum. The lease provides for a rent review in the fifth year of the term and contains full insuring covenants and is to be kept clean, tidy and in good repair and condition. A rent deposit of £7,000 is held.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

Shop EPC Rating 47 Band B (Copy available on website).

Flat EPC Rating 46 Band E (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

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