



Tenure
Freehold.

Location

Borehamwood is situated some ten miles north-west of central London, just south of the M25 (Junction 22) and between the M1 and A1. The town also enjoys regular rail services to central London. The property is situated on Shenley Road, which forms the A5378, at its junction with Grosvenor Road and forms part of a busy parade of shops. Occupiers close by include Ladbrokes (adjacent), Lloyds TSB, Wetherspoons, Halifax, Boots Opticians, KFC, Domino's and Barnardo's as well as a Tesco Extra and McDonald's.

Description

This attractive property is arranged on ground and two upper floors to provide a banking hall with strong room to the rear and ancillary accommodation on the first floor. The second floor has been sold off on a long lease. The property benefits from a surfaced car park to the rear for some 6 allocated cars accessed via Grosvenor Road.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

Please e-mail viewings@allstop.co.uk before 12 noon on Wednesday 25th June if you would like details of the single block viewing. Photo ID will be required on the day.

In the subject box of your e-mail, please ensure that you enter **Lot 111 Borehamwood.**

Borehamwood

197 Shenley Road

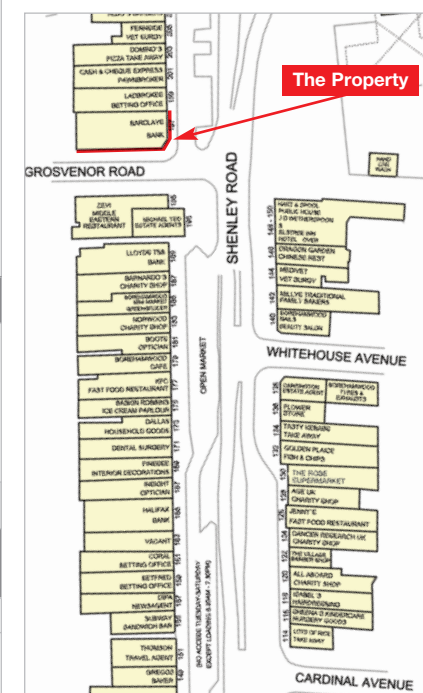
Hertfordshire

WD6 1AR

- **Freehold Bank Investment**
- Majority let to Barclays Bank plc
- Lease expiry 2026 (1)
- Town centre corner position
- Bank Rent Review 2016
- VAT is not applicable
- Current Rent Reserved

£50,000 pa

SIX WEEK COMPLETION AVAILABLE



No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
197	Barclays Bank plc (2)	Gross Frontage	10.60 m	(34' 9")	20 years from June 2006 (1)	£50,000 p.a.	Rent Review 2016
		Net Frontage	10.00 m	(32' 9")	Rent review on 24th June 2011 and every		
		Return Frontage	15.00 m	(49' 3")	fifth year thereafter		
		Shop Depth	16.15 m	(52' 11")	FR & I by way of a service charge, subject to		
		Built Depth	24.60 m	(80' 8")	a schedule of condition		
		Basement (3)	63.25 sq m	(681 sq ft)			
		First Floor	177.50 sq m	(1,911 sq ft)			
		5 car parking spaces					
2nd Floor	Adam Cox	Second Floor	114.26 sq m	(1,230 sq ft)	125 years from 25.12.2004	Peppercorn	Reversion 2129

(1) There is a tenant's break clause in the 15th year.

(2) No. of Branches: Approximately 1,700. Website Address: www.barclays.co.uk

For the year ended December 2013, Barclays Bank plc reported a nil turnover, a pre-tax profit of £2.885bn, shareholders' funds of £60.949bn and a net worth of £53.264bn. (Source: riskdisk.com 06.06.2014)

(3) Not inspected by Allsop.

Total £50,000 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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