

Berkhamsted
305, 305A & 305B
High Street
Hertfordshire
HP4 1AJ

- **Freehold Café, Bed & Breakfast and Residential Investment**
- Situated in a popular and affluent market town
- Café and Bed & Breakfast Leases expire in 2020
- Café and Bed & Breakfast Rent Reviews 2012
- Total Current Rents Reserved
£37,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
 Freehold.

Location
 Berkhamsted is a wealthy South Hertfordshire town located some 30 miles north-west of Central London. Hemel Hempstead is some 5 miles to the east and Aylesbury 13 miles to the west. The town has good communications being served by the A41, leading to the M25 motorway (Junction 19), thus having easy access to Heathrow Airport. In addition, the town benefits from a mainline rail station with journey time to London Euston of some 31 minutes.

The property is situated on the western side of the town centre on the south side of the High Street at its junction with Kitsbury Road, within walking distance of the town centre and railway station. Occupiers close by include Pizza Express, Domino's and National Tyres.

Description

The property is arranged on basement, ground and two upper floors to provide a one bedroom basement flat, a café on the ground floor with a bed and breakfast split over the ground, first and second floors.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsoop.co.uk
 In the subject box of your e-mail, please ensure that you enter **Lot 165 Berkhamstead.**

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
305	Mr K Roekasa (1) (t/a Berko's Café)	Gross Frontage (Including 305A) 6.1 m (20') Net Frontage 1.8 m (5' 11") Return Window Frontage 7.0 m (22' 11") Shop Depth 8.8 m (28' 10") Built Depth 9.9 m (32' 6")	12 years from 01.02.2008 Rent review every 4th year FR & I	£7,000 p.a.	Rent Review 2012
305A	Mr K Roekasa (1) (Bed & Breakfast)	Ground Floor – Kitchen and Bedroom First Floor – Two Bedrooms, Shower Room and Shower Room/Toilet Second Floor – One Bedroom and WC	12 years from 01.02.2008 Rent review every 4th year FR & I	£22,800 p.a.	Rent Review 2012
305B	Individual	Basement Flat comprising Two Rooms, Kitchen and Bathroom	Assured Shorthold Tenancy for a term of 5 years from 24.05.2010	£7,200 p.a.	Reversion 2015

(1) On assignment from Mr M Robinson.

Total £37,000 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

Seller's Solicitor A Rudkin Esq, Tollers. Tel: (01604) 258558 Fax: (01604) 258500 e-mail: andrew.rudkin@tollers.co.uk

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