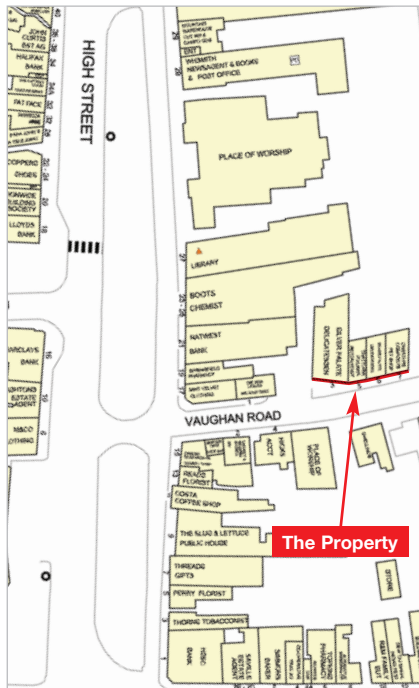


Harpenden **Clayton House** **3-7 Vaughan Road** **Hertfordshire** **AL5 4EF**

- **Freehold Shop and Office Investment**
- Comprising 4 lock-up shops, with offices above together with 10 flats (sold off)
- Located close to the rail station in the popular and affluent town of Harpenden
- Development opportunity with planning permission for the creation of a further 5 flats (1)
- Rent Reviews from 2018
- Total Current Rents Reserved

£88,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Harpenden is an affluent and popular town serving a population of some 30,000, situated some 23 miles north of Central London. Communications are excellent being 3 miles from the M1 Motorway (Junction 9) and with regular rail services to London King's Cross (30 minutes). The property is situated on the west side of Vaughan Road, in between its junctions with High Street and Bower's Way and approximately 1,000ft west of Harpenden Rail Station. Occupiers close by include Boots, NatWest, Barclays, Costa Coffee, Cancer Research UK, HSBC, Caffè Nero, Sainsbury's and The Vine Leaves, amongst many others.

Description

The property is arranged on ground and two upper floors to provide four self-contained lock-up shops on the ground floor with part of the two upper floors providing 10 flats, all of which have been sold off on long leases, while the remainder of the upper parts comprises self-contained office accommodation. The property benefits from service access and car parking to the rear.

Planning (1)

Two separate planning consents have been approved for the creation of an additional five residential units.

Planning Permission (Ref: 5/16/0147) has been approved for "Raising the ridge height to accommodate two flats on the third floor" (2 x one bedroom flats).

Planning Permission (Ref: 5/17/1134) has been approved for "Change of use of first floor office to create 1 x two bedroom flat and second floor office to create 1 x one bedroom flat; extension to roof and insertion of dormer windows to front and rear to create studio apartment in roof space" (1 x two bedroom flat, 1 x one bedroom flat, 1 x studio flat).

There may be potential for alternative schemes, subject to obtaining all necessary consents.

All enquiries should be referred to St Albans District Council.

Website Address: www.stalbans.gov.uk

Tel: 01727 866100.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see 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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Joint Auctioneer D Newton Esq, David Newton Chartered Surveyors. Tel: 01579 384889 e-mail: david@david-newton.co.uk



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/Reversion
3 Vaughan Road	Chasevale Limited	Gross Frontage 6.95 m (22' 9") Net Frontage 6.40 m (21' 0") Shop Depth 13.15 m (43' 2") Built Depth 20.90 m (68' 7")	Held on two leases, both expiring 10.10.2028 Rent Reviews 2018 and 2023 FR & I by way of a service charge	£31,000 p.a.	Rent Review 2018
Shop 1	Mysiam Limited (2)	Gross Frontage 5.40 m (17' 8") Net Frontage 4.30 m (14' 2") Shop and Built Depth 11.30 m (37' 1")	15 years from 15.11.2013 Rent review every 5th year FR & I by way of a service charge	£11,500 p.a.	Rent Review 2018
Shop 2	Chasevale Limited	Gross Frontage 5.05 m (16' 7") Net Frontage 4.30 m (14' 2") Shop and Built Depth 11.30 m (37' 1")	A term of years expiring 10.10.2031 Rent review every 5th year FR & I by way of a service charge	£17,500 p.a.	Rent Review 2021
Shop 3	DG Wiltsher	Gross Frontage 4.70 m (15' 1") Net Frontage 4.30 m (14' 2") Shop and Built Depth 11.30 m (37' 1")	17 years from 08.06.2016 Rent review every 5th year FR & I by way of a service charge	£14,000 p.a.	Rent Review 2021
1st and 2nd Floor Offices	P Bert and D J Taylor	First Floor (4) 30 sq m (323 sq ft) Second Floor (4) 30 sq m (323 sq ft) Total (4) 60 sq m (646 sq ft)	8 years from 01.02.2010 (3) FR & I by way of a service charge	£11,500 p.a.	Reversion 2018
Upper Floors	Various Individuals	Residential (No 10 Flats – Not Inspected)	999 years from 20.02.2014 Subject to doubling or rising by £100 every 25 years	£2,500 p.a.	Reversions 3013

(2) Granted by way of an assignment from F & ME Merlini.

(3) We understand that the tenant has now vacated. We are not aware of notices being served and there is no deed of surrender.

(4) Measured in accordance with IMPS3.

NB. Notices under the Housing Act 1996 have been served. No responses have been received to date.

Total £88,000 p.a.