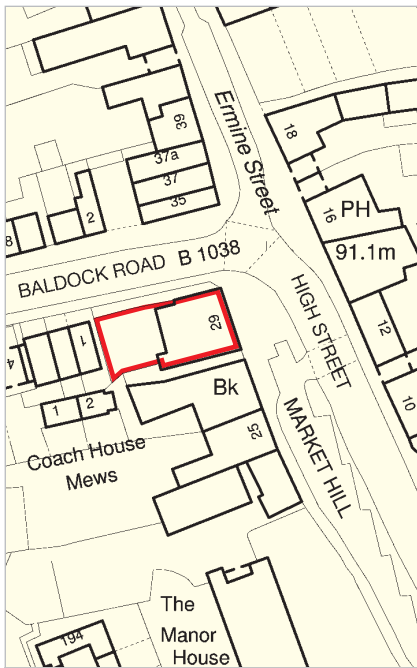


Buntingford

29 High Street
Hertfordshire
SG9 9AB

- Freehold Shop and Residential Investment
- Grade II Listed
- Let to Lloyds Pharmacy Limited
- Lease expiring 2022
- Adjacent to Barclays Bank
- VAT not applicable
- Rent Review 2017
- Current Rent Reserved

£30,000 pa



Tenure

Freehold.

Location

Buntingford is an attractive Hertfordshire town, located 10 miles north of Ware, 7 miles east of Stevenage and 8 miles west of Bishop's Stortford. The A10 to the west of Buntingford provides access to the M11 (Junction 11) and the A507 leads to Junction 10 of the A1(M).

This Grade II Listed property occupies a prominent corner location at the junction of High Street with Baldock Road and is situated in the Buntingford Conservation Area. The property is within easy reach of the nearby Orchard Surgery and Buntingford Medical Centre. Occupiers close by include Barclays Bank (adjacent) and a number of local traders.

Description

This attractive property is arranged on ground and one upper floor to provide a ground floor shop with first floor storage. The remainder of the first floor provides a flat with self-contained access via Baldock Road.

The property provides the following accommodation and dimensions:

Gross Frontage	12.00 m	(39' 4")
Net Frontage	9.00 m	(29' 6")
Return Net Frontage	2.40 m	(7' 10")
Shop Depth	11.30 m	(37' 1")
Built Depth	15.50 m	(50' 10")
Part First Floor	12 sq m	(129 sq ft)
Part First Floor Flat – (not inspected by Allsop)		

Tenancy

The property is let to LLOYDS PHARMACY LIMITED for a term of 15 years from 9th November 2007 at a current rent of £30,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants (to be tenant insuring as long as Lloyds Pharmacy Limited remain tenants). We understand the flat has been sub-let.

Tenant Information

No. of Branches: 1,650+

Website: www.lloydspharmacy.com

For the year ended 31st December 2011, Lloyds Pharmacy Limited reported a turnover of £1.76bn, a pre-tax profit of £57.18m, shareholders' funds of £221.95m and a net worth of £58.5m. (Source: riskdisk.com 19.02.2013).

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.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

Seller's Solicitor C Jayasinghe Esq, Colvin and Partners. Tel: 0208 952 7666 Fax: 0208 952 6777 e-mail: colvin@colvinandpartners.co.uk