

**Lot 1, 283 Watling Street, Radlett,
Hertfordshire WD7 7LA**

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Investment4

- Comprises shop on ground and basement t/a ViMi Eco Store
- Self-contained 3 bed maisonette on first and second floors
- Shop let on a new lease expiring April 2031 (subject to options)
- Busy retail parade location on Watling Street (A5183) close to Radlett Railway Station
- Affluent and popular London commuter village
- VAT Free investment

Lot

1

Auction

21st September 2023

Rent

£30,984 per Annum Exclusive

Status

Available

Sector

High Street Retail/Residential

Auction Venue

Live Streamed Auction

Location

Miles

2 miles north east of Watford, 12 miles north west of Central London

Roads

M1, A1, M25

Rail

Radlett Railway Station (Thameslink)

Air

London Luton Airport, London Heathrow Airport, London Gatwick Airport

Situation

Radlett is an affluent and historic Hertfordshire village, a popular commuter location with Radlett Railway Station providing a Thameslink service to London St. Pancras in 26 minutes. The property is located some 100 metres from Radlett Station on the eastern side of Watling Street (A5183), a busy arterial route between St. Albans and London. Nearby occupiers include Tesco Express, Wenzel's, Pizza Express and a mix of local retailers and restaurants.

Tenure

Freehold.

Description

The property comprises a shop on the ground and basement floors together with a self-contained three bedroom maisonette on the upper two floors. The residential accommodation is accessed from the rear.

VAT

VAT is not applicable to this lot.

Completion Period

Six week completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement	Retail Ancillary	72.00 58.60	(775) (630)	GOLDEN BUZZER LIMITED t/a ViMi Eco Store (1) (2)	10 years from 14/04/2021 (3)	£21,000	14/04/2026
First Second	3 bedroom maisonette	-	-	INDIVIDUAL	Regulated Tenancy	£9,984	
Total Approximate Commercial Floor Area		130.60	(1,405) (4)			£30,984	

(1) ViMi Eco Store is a sustainable organic shop providing plastic free re-fills for food, body care and household goods (www.vimi.london).

(2) A rent deposit of £5,269.35 is held by the Seller.

(3) The lease provides for a tenant option to determine the lease on 21/04/2025 and 21/04/2029 upon serving 6 months written notice.

(4) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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September 2020