

**lot 44**

## 28/30 The Square Hemel Hempstead, Hertfordshire HP1 1ER

Rent  
£34,275  
per annum  
exclusive

### Town Centre Retail Investment

- Entirely let to Baleday Limited until November 2020 (no breaks)
- Strategic location between town's main Shopping Centre and Civic Centre
- Next to Hemel Hempstead Bus Terminal
- Future Development Potential (subject to consents)
- Six Week Completion



### On behalf of Joint LPA Receivers



#### Location

**Miles:** 7 miles west of St Albans  
16 miles north-west of High Wycombe  
23 miles north of Central London  
**Roads:** A41, M1 (Junction 8), M25  
**Rail:** Hemel Hempstead Rail Station (26 mins to London Euston)  
**Air:** Heathrow Airport, Luton Airport

#### Situation

The property is situated on the northern side of The Square within Hemel Hempstead centre in a strategic location between the town's main shopping centre and the civic centre. The town's bus terminal is situated next to the property with other nearby occupiers including Ladbroke's, Greggs, Cancer Research and Jennings Bet. The Market Square area has been earmarked as one of Hemel Hempstead's potential development sites in Dacorum Borough Council's Hemel Hempstead Town Centre Masterplan.

#### Description

The property comprises an end of terrace ground floor double retail unit with frontage onto Market Square and a separate entrance to the side of the property providing access to a service road to the rear.

#### Tenure

Virtual Freehold. Held for a term of 999 years from 24th January 2003.

#### VAT

VAT is applicable to this lot.

#### Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

#### Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas. Tel: +44 (0)20 7034 4857.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	85.20 sq m (917.09 sq ft)	<b>BALEDAY LIMITED (1)</b>	10 years from 01/12/2010 until 30/11/2020 on a full repairing and insuring lease	£34,275 (2)	01/12/2015
<b>Totals</b>		<b>85.20 sq m (917.09 sq ft)</b>			<b>£34,275 (2)</b>	

(1) Baleday Limited is a wholly owned subsidiary of Praesepe Holdings Limited. Praesepe is the UK's largest chain of adult gaming centres operating from a total of 170 adult gaming centres, bingo clubs and family entertainment centres in 100 towns and cities throughout Great Britain (Source: [www.cashinogaming.com](http://www.cashinogaming.com) 20/02/2014)

(2) For the purposes of clarification the current rent is £30,000 p.a.x, rising to £34,274.60 p.a.x. in December 2015. The Seller has agreed to adjust the completion monies so that the property effectively produces £34,275 p.a.x. from completion of the sale.

#### For further details please contact:

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#### Asset Managed By:



#### Solicitors:

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