

# 11A & 7A Hempstead Road Kings Langley, Hertfordshire WD4 8BJ

lot 1

## Freehold Retail and Residential Investment

- Retail let to Ladbrokes Betting & Gaming Limited until 2026 (subject to option)
- Valuable reversion of 2 bed residential flat with 68 years unexpired

- Affluent London commuter location
- Nearby occupiers include Boots Pharmacy and Post Office

Rent  
£12,530 per annum  
exclusive



### Location

Miles: 3 miles south of Hemel Hempstead  
18 miles south-west of St Albans  
26 miles north-west of Central London

Roads: M1, M25, A41

Rail: Kings Langley Railway Station (27 mins to London Euston)

Air: London Heathrow Airport, London Luton Airport

### Situation

Kings Langley is an affluent and historic London commuter village situated some 3 miles south of Hemel Hempstead. The property is situated on the west side of Hempstead Road close to Vicarage Lane, in the heart of Kings Langley. Nearby occupiers include Boots Pharmacy and Post Office.

### Description

The property comprises ground floor retail accommodation with a self-contained two bedroom residential flat on the first floor accessed to the rear of the property.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

| Floor                        | Use         | Floor Areas (Approx)          | Tenant  | Term  | Rent p.a.x.    | Review/(Reversion)      |
|------------------------------|-------------|-------------------------------|---|---|----------------|-------------------------|
| Ground                       | Retail      | 81.50 sq m (877 sq ft)        | <b>LADBROKES BETTING &amp; GAMING LIMITED (1)</b> | 15 years from 24/06/2011 on a full repairing and insuring lease (2) | £12,500 (3)    | 24/06/2021 (23/06/2026) |
| First                        | Residential | 2 bed flat                    |   | 99 years from 04/01/1985  | £30            | (03/01/2084)            |
| <b>Total Commercial Area</b> |             | <b>81.50 sq m (877 sq ft)</b> |   |   | <b>£12,530</b> |                         |

(1) For the year ending 31st December 2014, Ladbrokes Betting & Gaming Limited reported a turnover of £824,322,000, pre-tax profits of £57,141,000 and a total net worth of £1,096,567,000. (Source: www.riskdisk.com 17/10/2016).

(2) The lease provides for a tenant option to determine the lease on 23/06/2021.

(3) The tenant is currently paying the rent monthly.

### For further details please contact:

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

### Seller's Solicitors:

**Giffen Couch & Archer**  
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