

Lot 6

£25,100 Per Annum
Exclusive

149 Shenley Road, Borehamwood, Hertfordshire WD6 1AH Freehold Retail and Residential Investment



Key Details

- Retail Unit let to Greggs Plc until 2026 (no breaks)
- 2021 Tenant Option to Break NOT exercised
- Rear access and Car parking
- Affluent and Popular London commuter Town
- Neighbouring Occupiers include Savers, Iceland Food, Subway, TUI and Halifax

Location

Miles: 3.5 miles north of Edgware
12 miles north-west of Central London

Roads: M25, M1, A1

Rail: Elstree & Borehamwood ThamesLink station

Air: London Luton, London Heathrow

Situation

The property is prominently located in a strong trading position on the north side of the busy Shenley Road, approximately 500 metres from Elstree & Borehamwood Station. Neighbouring Occupiers include Savers, Iceland Food, Subway, TUI and Halifax.

Description

The property comprises a ground floor shop and a self contained maisonette on the first and second floors. The property benefits from access and parking at the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

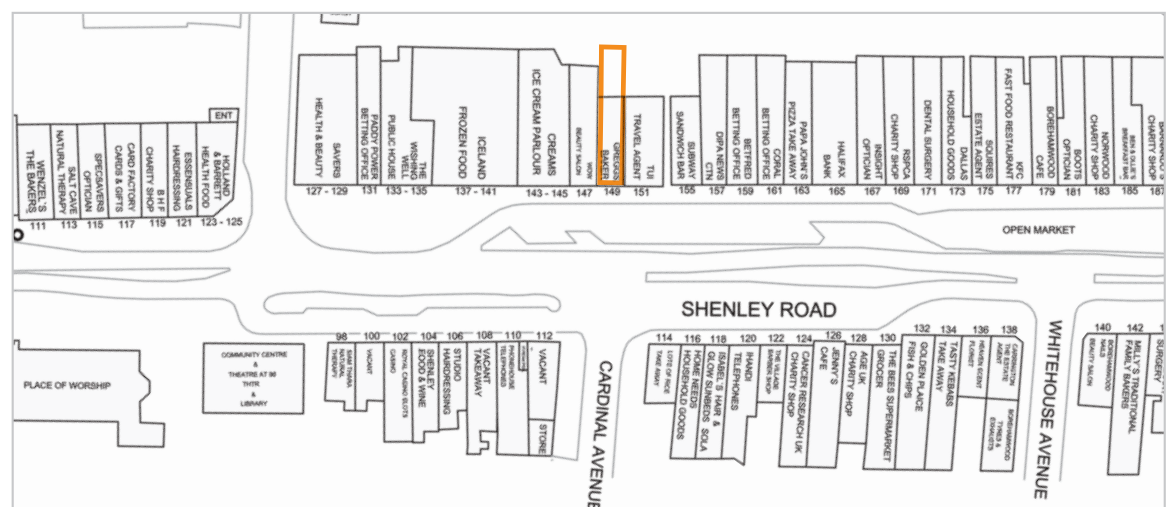
Energy Performance Certificate

See legal pack.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	96.99 sq m (1,044 sq ft)	GREGGS PLC (2) (1)	10 years from 14/07/2016 (3)	£25,000	14/07/2021 (13/07/2026)
First and Second	Residential	Maisonette	INDIVIDUAL	125 years from 25/12/1998	£100	(24/12/2123)
Total Commercial Floor Area		96.99 sq m (1,044 sq ft)			£25,100	

- (1) The above floor areas include a small extension built over the rear yard, which was constructed by the tenant.
- (2) For the year ending 31st December 2020, Greggs Plc reported a turnover of £811,300,000, pre-tax profits of negative £13,700,000 and shareholder funds of £321,600,000 (Source: NorthRow 20/05/2021).
- (3) The lease provides for a tenant option to determine the lease on 14/07/2021 on serving not less than 6 months written notice. The Seller has NOT received a notice from the tenant to exercise the tenant option to determine the lease.



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