



**AITCHISON
RAFFETY**



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- Virtual freehold fully let income producing GF retail investment.
- **Income £26,000 pa**
- Let from 20 September 2024 on a new 15 year lease
- 6 month rent deposit held
- Yield 7.73% gross initial

GUIDE PRICE £330,000

Virtual Freehold Commercial Retail Investment

Approx 945 sq ft (87.8 m²)

FOR SALE

**Unit 3, 19 School Mead,
Abbots Langley WD5 0LA**

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Location

The premises are located in a mainly residential neighbourhood to the south east side of Abbots Langley, being part of a development of 6 shops and 24 flats developed in around 2007. The High Street is approximately 0.8 miles away.

Abbots Langley is a village just 5 miles to the north-west of Watford, just inside the M25 adjacent to Junction 20, with a population of approximately 22,000 (2021 census) which has increased from the previous census figure of 19,700, and is a popular commuter village. The Harry Potter studios are based at Leavesden, on the eastern edge of Abbots Langley, within a 2 mile drive

The local authority, Three Rivers District Council has recently constructed additional parking on the opposite side of the access road, increasing parking available for visitors.

Description

The property comprises the ground floor retail unit within a purpose built block of 6 shops that includes a Spar convenience store, a fish and chip shop, a Domino’s pizza, a cafe and a Funeral parlour

Planning

The property has the benefit of planning consent for use as a takeaway

Accommodation

Measured on GIA. Floor plans available on request.

FLOOR	DESCRIPTION	AREA	
		SQ. M	SQ. FT
Ground Floor	Takeaway / retail	87.5	942

Lease Terms

The shop is let out on an occupational lease for a term of 15 years from 20 September 2024 expiring on 19 September 2039 subject to 5 yearly rent reviews and a tenant only break clause at the end of the fifth year subject to 6 months prior notice on an effectively full repairing and insuring basis. There is a 6 month Rent Deposit Deed (RDD) held of £15,600

A copy of the lease and RDD are available on request.

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Ownership

The ground floor shop only is owned by way of a 999 year ground lease from 1 January 2008 at a peppercorn rent on effectively full repairing and insuring terms. There is no residential accommodation included in this sale. There is a strict non-compete clause such that the property cannot be used as a betting shop, convenience store or cooked pizza shop. A copy of the Title document and long lease is available upon request.

Planning

The shop has planning consent for a hot food takeaway granted in 2007

EPC

Ground Floor Shop- D- 95

Services

All main services are connected

VAT

VAT is payable in addition

Guide Price

Offers invited in the region of **£330,000** (Three hundred and thirty thousand pounds) for the 999 year virtual freehold interest plus VAT

FOR MORE INFORMATION OR TO VIEW PLEASE CONTACT THE SOLE AGENT:-

Ian Archer

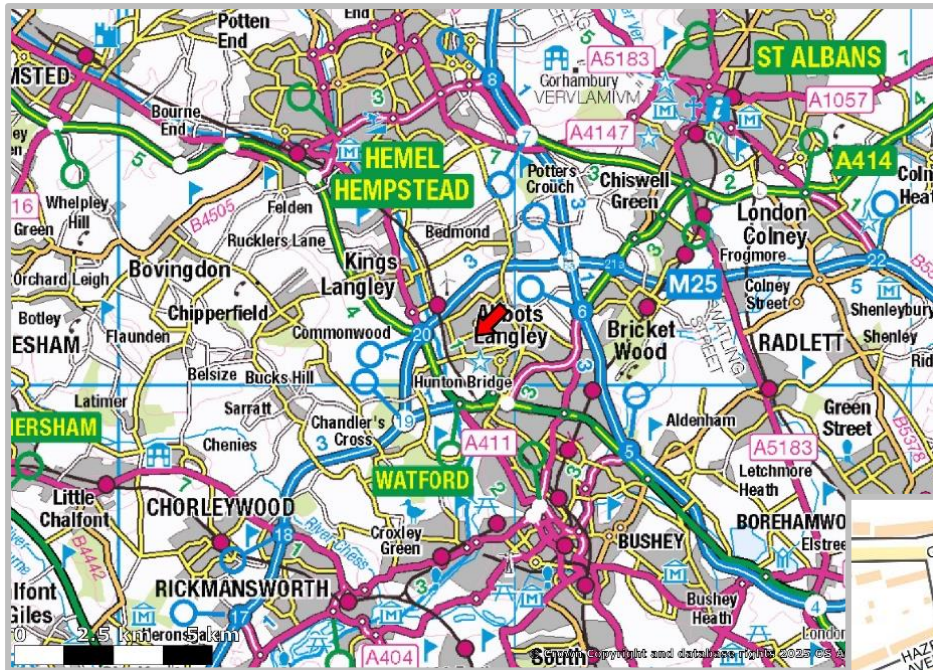
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TITLE PLAN

