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Freehold Shop with Residential Upper Part For Sale

Bradmore Green, Brookmans Park AL9 7QW



Description

First time on the market for over thirty years. Comprising a freehold shop with self-contained residential flat arranged over two upper floors. The property has a large garden to the rear plus a detached garage. There is potential to extend the premises further to the rear, if required. The shop has been sub-divided with light weight partitions to create five separate treatment rooms plus a kitchen. These can be removed and an open plan shop created. The shop is offered with full vacant possession and suitable for a variety of uses subject to the necessary consents. The demise includes a forecourt to the front of the property. The shop has gas central heating and air conditioning (not tested). Interested parties should make their own enquiries.

The flat is arranged over first and second floor with first floor comprising kitchen, living/dining room, toilet and bathroom and the second floor comprises two good sized bedrooms. The flat is currently let on an Assured Shorthold Tenancy (AST) at £13,800 pa and can be purchased with the tenant in situ or vacant.



Location

Bradmore Green runs between Bradmore Way and Brookmans Avenue in the centre of Brookmans Park. The surrounding area comprises a number of retailers, restaurants, hairdressers, boutiques etc. The nearest station is Brookmans Park network rail station which is within walking distance. Brookmans Park is a village in Hertfordshire situated close to Potters Bar and Welham Green and within easy access to the A1(M) and M25. Brookmans Park is an affluent area with good quality residential property

Areas

Shop	12.66 m (deep) x 5.54 m (wide)
Total area	755 sq ft (70.1 sq m)

Detached garage in rear garden
2 bedroom self-contained flat arranged over ground & 1st floor (unmeasured)

Tenure

Freehold

Residential Tenancy

The current tenants are holding over on a residential tenancy (AST) from 26th January 2017 at £1,150.00 pcm (£13,800 pa). *We believe this to be under-rented.

Terms

Offers based on £699,000 is sought for the freehold interest.

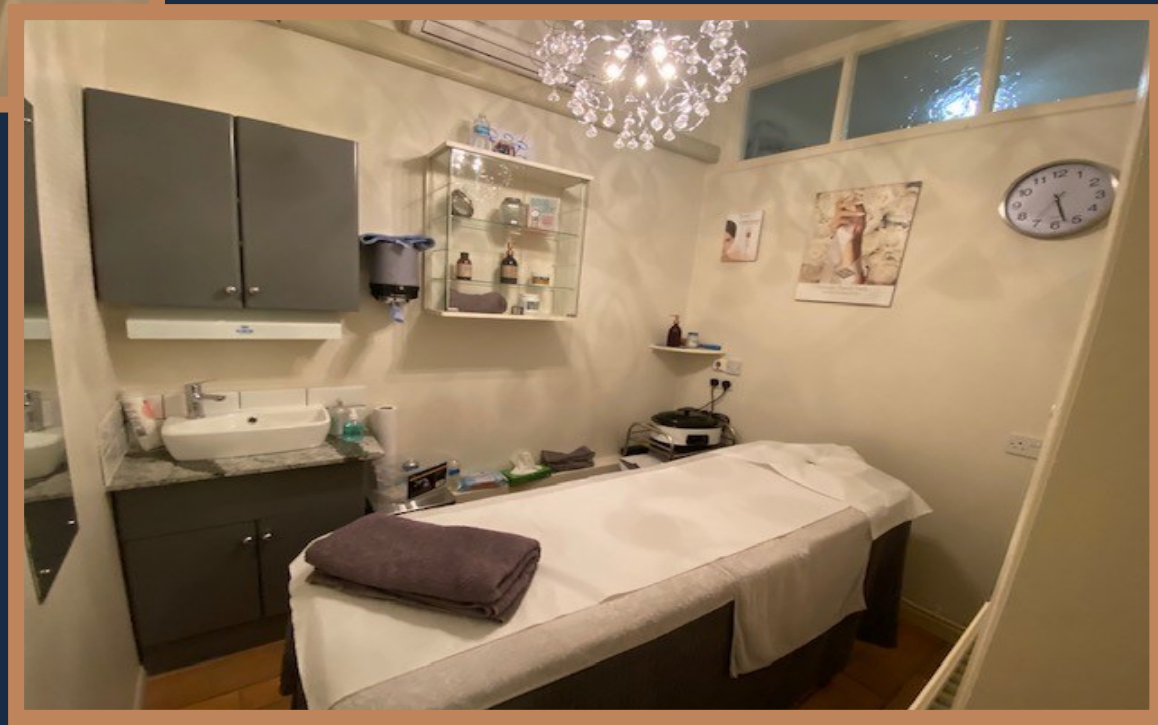
Business Rates

Borough of Welwyn Hatfield - Rateable value £48,000. We understand that the current tenant is paying zero business rates with small business relief. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

EPC - Shop — Band B & Flat — Band E

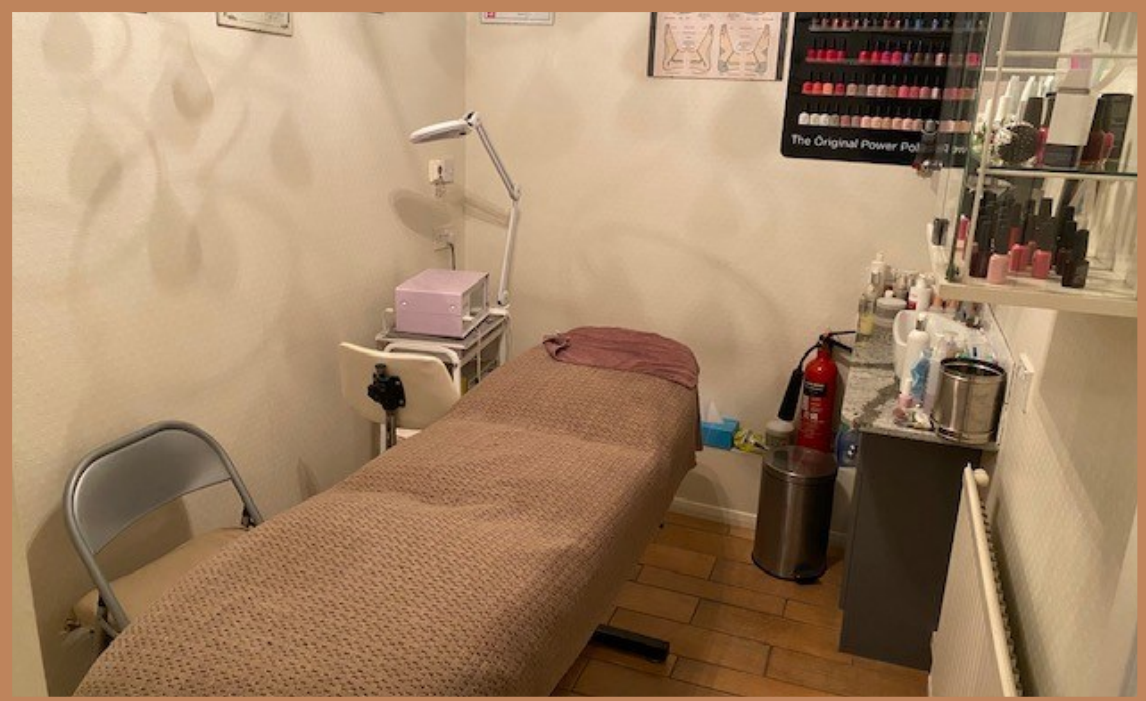
Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.












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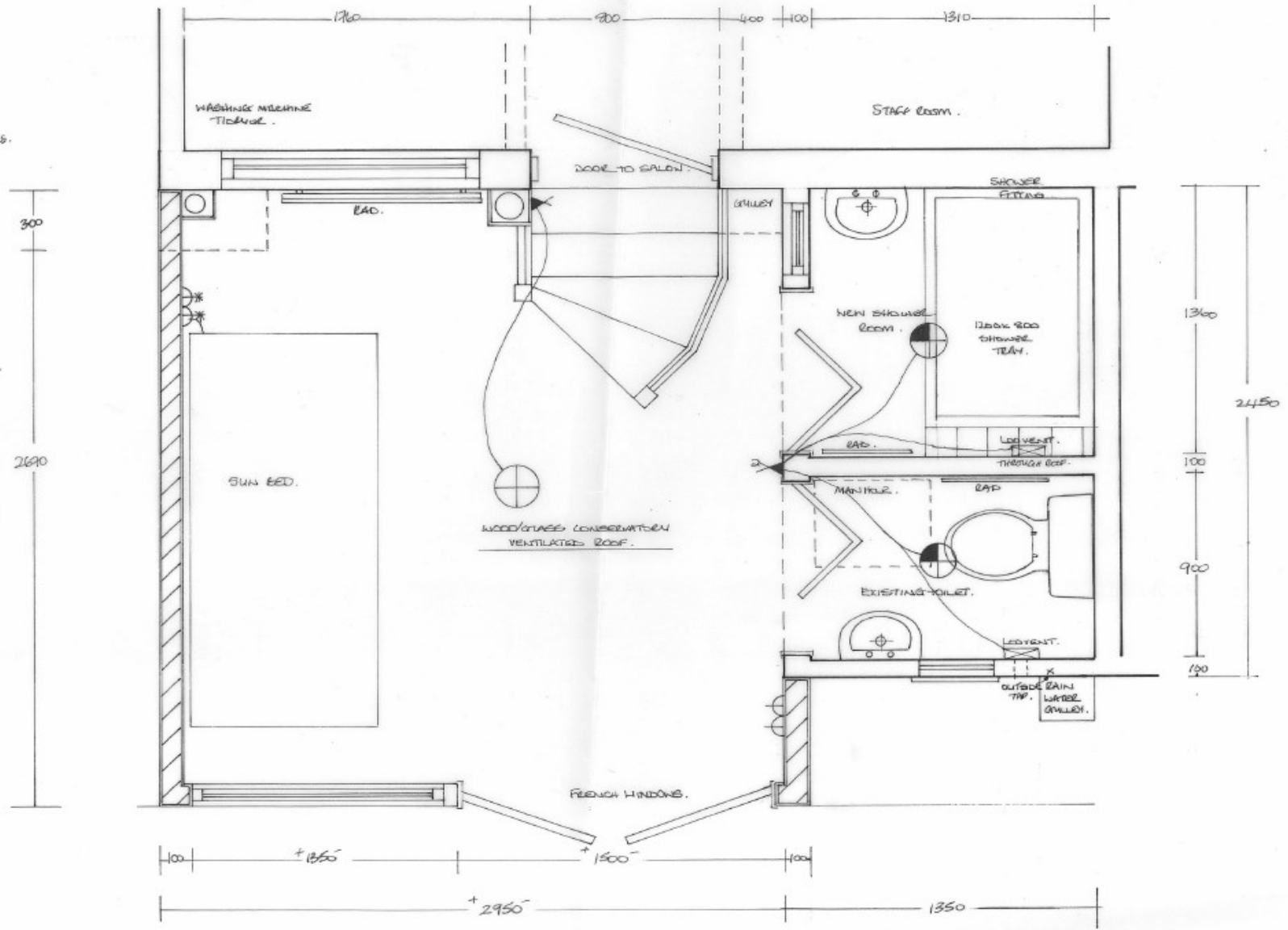


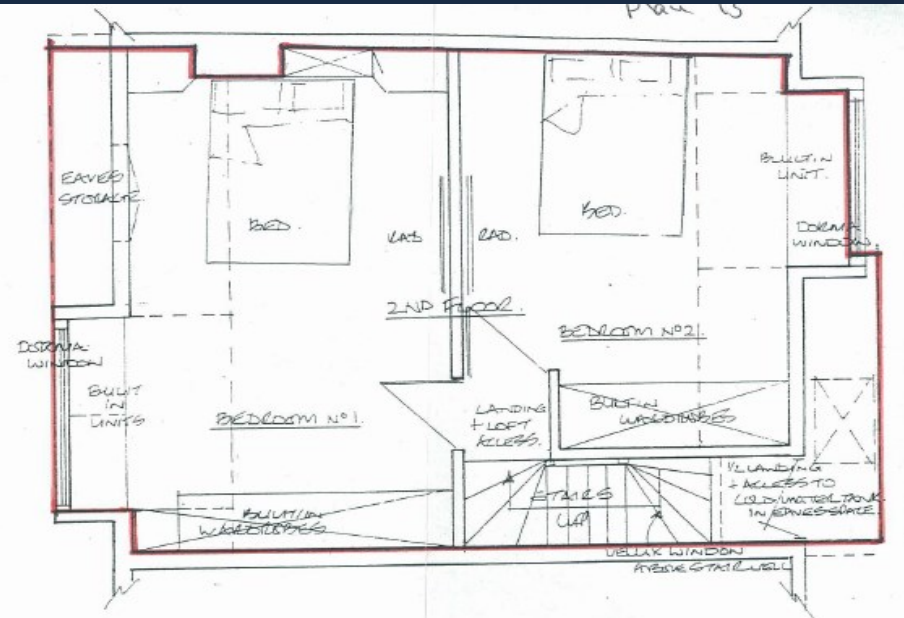
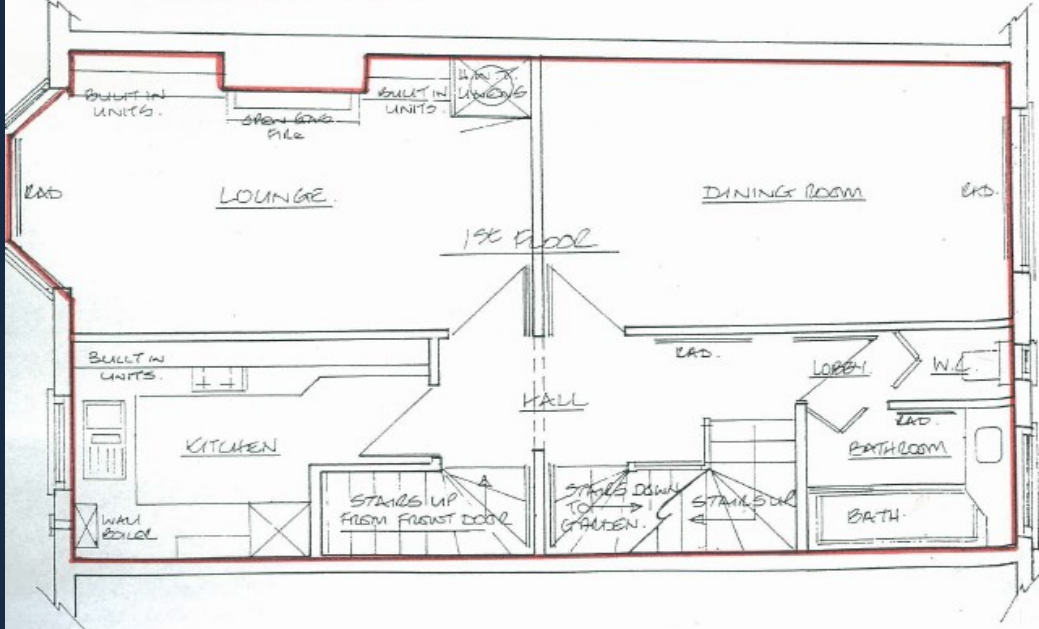
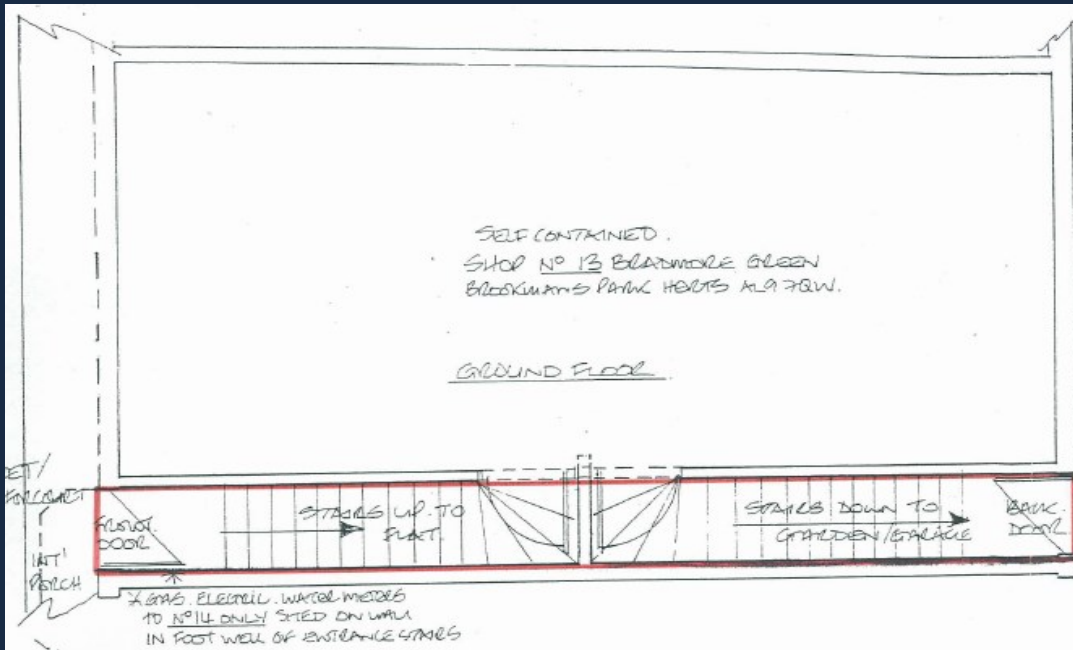




KEY:

-  SPECIAL SOCKET FOR SUN BED / OR MANUAL TABLES. (1000 WATT). BLANKING.
-  13 AMP DOUBLE SOCKET.
-  LIGHT SWITCH
-  2 GANG SWITCH TO LIGHTS + LOO VENTS.
-  CEILING RECESSED LIGHT / OR POSSIBLY A BULKHEAD DEPENDING ON CEILING HEIGHT.
-  FLUSH FITTING CEILING LIGHT.
-  LOO VENT EXTRACTOR FAN SWITCHED WITH LIGHT - DEEMED TIMER.



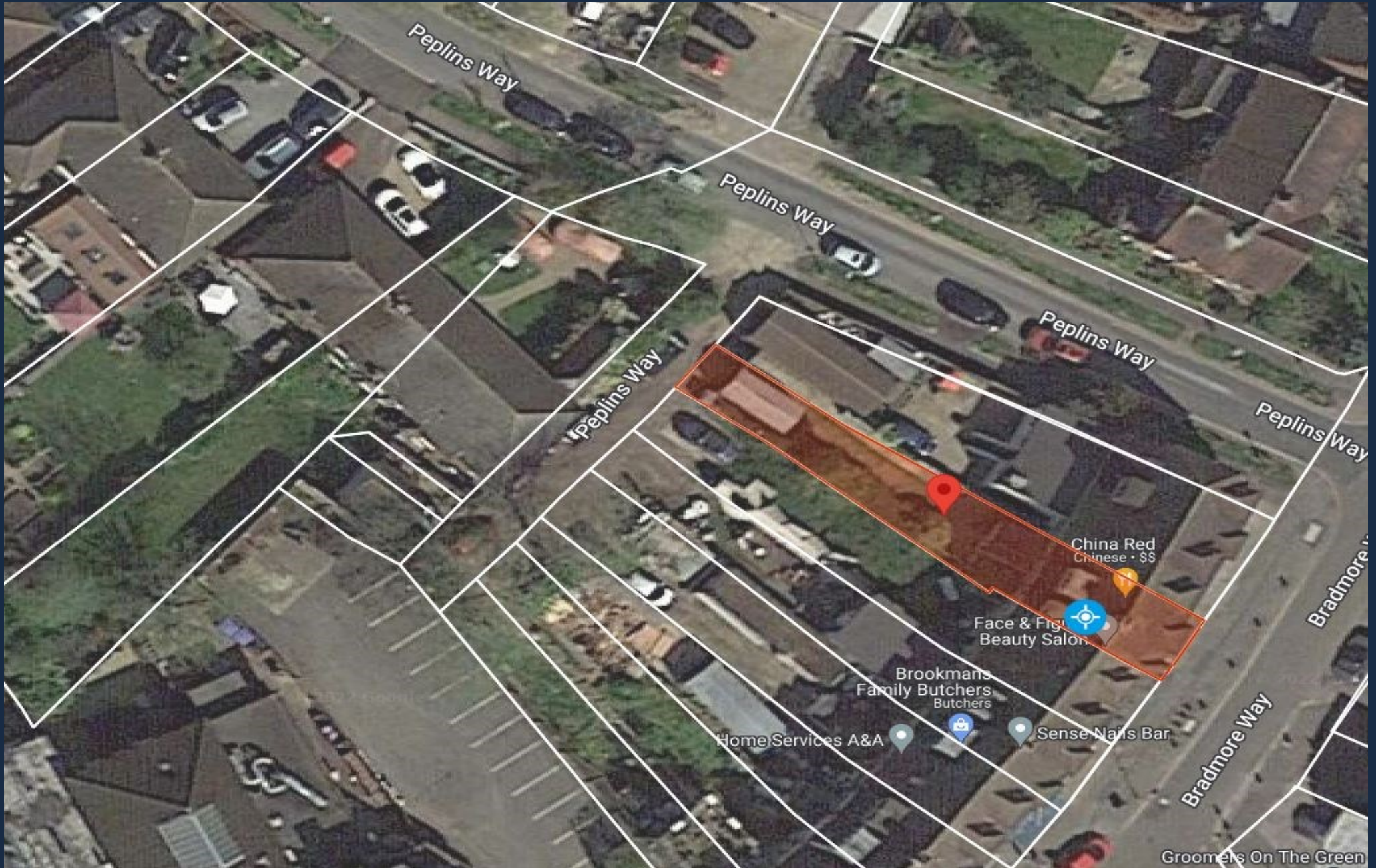


14 BARDMORE GREEN BROOKMAN'S PARK HORTS
A 19 7QW.

SELF CONTAINED.
1st FLOOR 2 BED ROOM FLAT (ON TWO LEVELS)

SCALE 1:50
PLAN A

Handwritten signature



These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

GDPR

General Regulations (GDPR) took effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

Viewing

By appointment only via Sole Agents:

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