



SITUATION

Located in the town centre near Howardsgate and the Howard Centre, the principal retailing area of the town, adjacent to **Co-Op Travel** and amongst such other nearby multiples as **Johnson Dry Cleaners, Argos, Iceland, Holland & Barrett, Bon Marche, Pizza Express, Halifax Bank** and **Costa Coffee**. In addition, one of the main town centre car parks is situated only a few doors away in Church Road. Welwyn Garden City is a popular Hertfordshire town located approximately 25 miles north of London and benefits from good road access via the A1(M) (Junctions 4, 5 & 6).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Storage** on the first floor. In addition, the property benefits from use of a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'4"
Internal Width	17'0"
Shop Depth	32'9"
Built Depth	36'3"

First Floor

4 Rooms with Kitchen/Bath WC	Area Approx	490 sq ft
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VAT is payable in respect of this Lot

FREEHOLD

£21,000 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **JONATHAN ROSS**

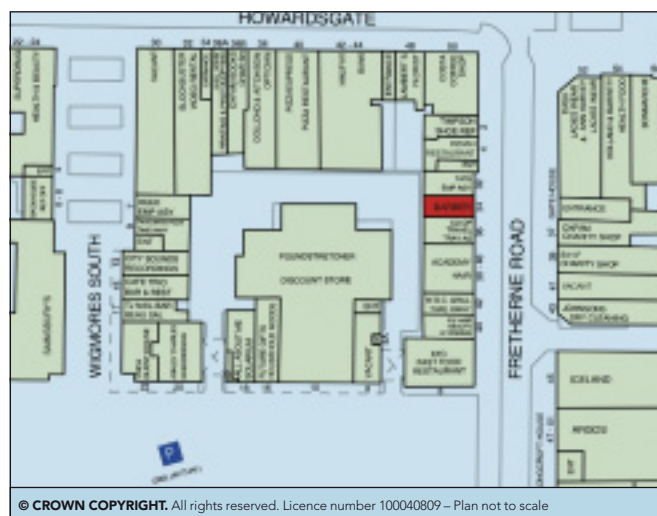
TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **A. Tuga as a Barbers (See Note)** for a term of 20 years from 22nd October 2012 at a current rent of **£21,000 per annum** exclusive.

Rent Reviews 2017 and 5 yearly

Tenant's Break 2017

Note: The tenant has just completed his fit out and commenced trading on the 23rd November 2012.



LEWIS & PARTNERS

JOINT AUCTIONEERS

Lewis & Partners, 15/19 Cavendish Place,
London W1G 0QE. Tel: 020 7580 4333
Ref: S. Raingold Esq – Email: stephenraingold@lewisandpartners.com

VENDOR'S SOLICITORS

Katten Muchin Rosenman LLP - Tel: 020 7776 7645
Ref: G. Vollans Esq - Email: gavin.vollans@kattenlaw.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts