



6 WEEK COMPLETION

SITUATION

Located in the town centre near Howardsgate and the Howard Centre, the principal retailing area of the town, and amongst such 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 an **Office** on the first floor. In addition, the property benefits from use of a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'2"
Internal Width	17'0"
Shop Depth	23'6"
Built Depth	36'3"

First Floor

Office, Kitchen Area Approx 500 sq ft
2 WCs

VAT is payable in respect of this Lot

FREEHOLD

£26,500 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 to **United Co-Operative Retail Travel Ltd (having over 400 branches) (guaranteed by Co-Operative Group Ltd – See Tenant Profile)** for a term of 15 years from 9th March 2005 at a current rent of **£26,500 per annum** exclusive.

Rent Review and Tenant's Break 2015

TENANT PROFILE

The Co-Operative Group is the UK's largest mutual business. The Group operates from 4,800 retail trading outlets, employs more than 106,000 people and has an annual turnover of more than £13bn (source: www.co-operative.coop).



View opposite the Property

LEWIS & PARTNERS

JOINT AUCTIONEERS

Lewis & Partners, 15/19 Cavendish Place,
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Ref: S. Raingold Esq – Email: stephenraingold@lewisandpartners.com

VENDOR'S SOLICITORS

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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