



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, Co-Op Travel** and **Costa Coffee**. 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	18'6"
Internal Width	17'9"
Shop Depth	31'6"
Built Depth	36'3"

### First Floor

Office Area	Approx	478 sq ft
Kitchen, Store Room, 2 WCs		

**VAT is payable in respect of this Lot**

## FREEHOLD

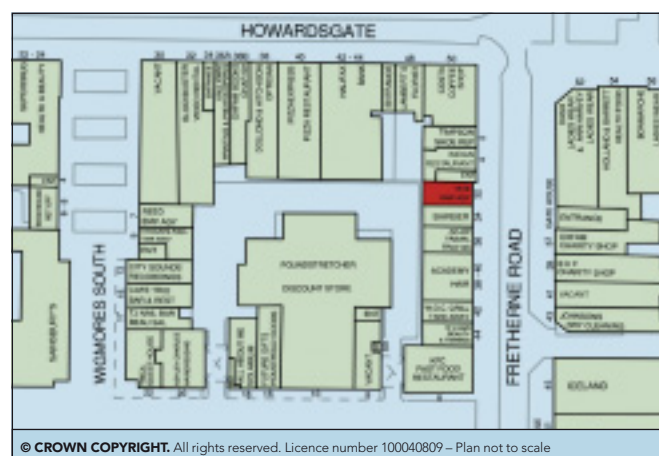
**£25,000 per annum**

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 to **Blue Arrow Limited as an employment agency (having over 100 branches)** (T/O for Y/E 30/12/11 **£358.4m, Pre-Tax Profit £11.4m and Net Worth £22.3m**) for a term of 10 years from 29th September 2007 at a current rent of **£25,000 per annum exclusive**.

**Rent Review September 2012 (Outstanding – No action yet taken).**



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LEWIS & PARTNERS

JOINT AUCTIONEERS

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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