

**GROSS YIELD 11.76%**



**SITUATION**

Occupying a prominent trading position in this pedestrianised town centre, amongst such multiple retailers as **Natwest, Nationwide Building Society, Superdrug, Boots, PDSA, Thomson Travel Agents, Primark** and many others. Stevenage is a prosperous town which lies some 15 miles east of Luton and 31 miles north of central London via the A1 (M).

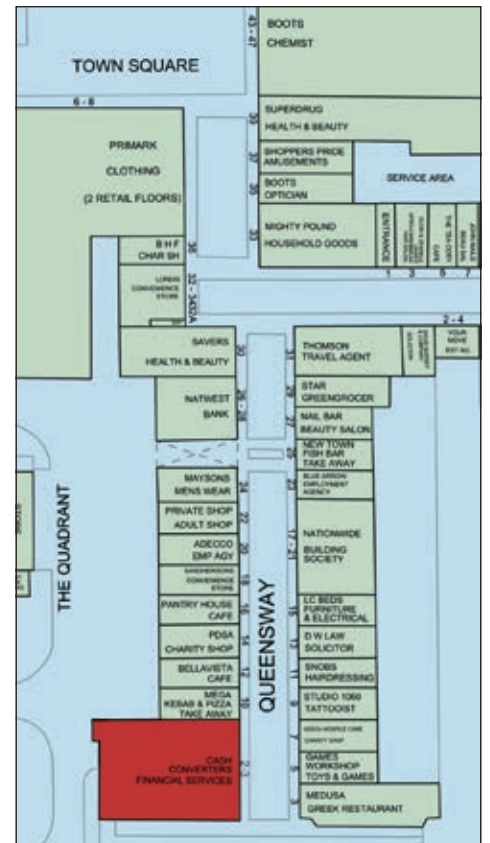
**PROPERTY**

Comprising a **Substantial Ground Floor Corner Retail Unit** with excellent window frontage plus separate rear access to **6 Self-Contained Flats** on the first and second floors.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**Note: In accordance with Section 5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to auction.**



**£50,000 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

\* Refer to Point 9 in the 'Notice to all Bidders' page





6 WEEK COMPLETION

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Retail Unit	Gross Frontage 63'2" Return Window Frontage 80'1" Internal Width 62'8" (max) narrowing to 42'7" Shop Depth 77'5" (max) Built Depth 91'8" (max) <b>Sales/Store Area Approx 4,000 sq ft</b> Ladies & Gents WCs	<b>Capital Cash Ltd (with 2 personal guarantors until October 2017) (t/a Cash Convertors with 24 branches)</b>	From 13th October 2007 to expire on 12th October 2023 (by way of a Reversionary Lease)	£50,000	FRI <b>Rent Review October 2017</b>
First and Second Floor Flats	6 Flats – Not inspected	Various	Each for 125 years from between 1985-1987	Peppercorn	Each FRI <b>Reversions 2110-2112</b>
<b>TOTAL</b>				<b>£50,000</b>	



Brasier  
Freeth  
01707 392080  
www.brasierfreeth.co.uk

**JOINT AUCTIONEERS**

Brasier Freeth LLP, Wentworth Lodge, Great North Road,  
Welwyn Garden City, Hertfordshire AL8 7SR  
Tel: 01707 392 080 Ref: J. Oliver Esq

**VENDOR'S SOLICITORS**

Nabarro LLP - Tel: 0114 270 4000  
Ref: D. Glowacz Esq - Email: d.glowacz@nabarro.com