



SITUATION

Located next to the junction with Mill Green Road at the end of this established parade which includes such multiple retailers as a **Large Co-op Supermarket, Barclays Bank, Coral, Keech Hospice Care** and **Boots Pharmacy**. 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

Forming part of an end of terrace building comprising a **Ground Floor Shop** benefiting from use of a rear service road for unloading.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	11'3"
Internal Width	8'5"
widening at rear to	14'5" (max)
Shop & Built Depth	38'0"
WC	

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 14th March 1996 at a peppercorn.

TENANCY

The property is let on a full repairing and insuring lease to **L. Parish as a Hairdressers** for a term of 10 years from 25th March 2014 (**Renewal of a previous lease – in occupation since 2008**) at a current rent of **£10,000 per annum** exclusive.

Rent Review 2019

Note: We understand the tenant has spent £30,000 refurbishing the shop.

£10,000 per annum

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **NICHOLAS BORD**

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

VENDOR'S SOLICITORS

Cleggs – Tel: 0115 977 5877
Ref: Ms Leah McSherry – Email: leahm@cleggssolicitors.com

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 £500 (including VAT) upon exchange of contracts