



SITUATION

Located within this established parade which includes such multiple retailers as **Betfred, Boots Pharmacy, Ladbrokes, Papa John's** and **Martins** and being approx. 1 mile south-east of the town centre.

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) (Junction 4).

PROPERTY

Forming part of a mid terraced building comprising a **Ground Floor Supermarket** with internal access to **Ancillary Accommodation** at rear first floor level. In addition, the property benefits from rear access to a service road for unloading together with ample customer parking at the front.

ACCOMMODATION

Ground Floor Supermarket

Gross Frontage	88'4"
Internal Width	86'8"
widening at rear to	121'0"
Shop Depth	56'3"
Built Depth	81'2"
GIA	Approx. 7,335 sq ft

First Floor

Staff Canteen/Office/WCs	
GIA	Approx. 870 sq ft

Total GIA

Approx. 8,205 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 25th March 1996 at a Peppercorn.

£67,500 per annum

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

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



TENANCY

The property is let on a full repairing and insuring lease to **Co-operative Foodstores Limited (Guaranteed by Co-Operative Group Food Limited) (see Tenant Profile)** for a term of 10 years from 18th May 2014 at a current rent of **£67,500 per annum** exclusive

Rent Review & Tenant's Break May 2019

TENANT PROFILE

Co-operative Foodstores Ltd trade from over **2,800** stores across the UK. They are a fully owned subsidiary of **Co-operative Group Ltd** who for the year ended 2nd Jan 2016 reported a turnover of **£9.3bn**, Pre-Tax Profit of **£23m** and Shareholders' Funds of **£2.95bn**.

Note: The Co-op also trade from No. 17, but this is not included in the sale.



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 £500 (including VAT) upon exchange of contracts