

# Lot 5

31/31a Howardsgate, Welwyn Garden City,  
Hertfordshire AL8 6AP

**\*Guide £725,000+**  
In same ownership for 24 years  
6 week completion



## SITUATION

Located in a prominent position in the heart of the town centre with nearby multiples such as **McDonald's, Waterstones, John Lewis, Marks & Spencer, H&M** and **Boots**.

Declared a 'New Town' in 1946 (after being founded by Sir Ebenezer Howard in 1920), Welwyn Garden City was established as the UK's second Garden City, after Letchworth.

Welwyn Garden City is an affluent town approximately 26 miles north of London with King's Cross less than 30 minutes away by Mainline Rail.

## PROPERTY

An attractive corner building erected in the 1950s comprising a **Deep Ground Floor Shop** together with a front portico entrance to a **Self-Contained Office Suite** on the first floor that also extends above the adjoining shop (No. 32).

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£70,000** per annum

The Surveyors dealing with this property are  
**John Barnett** and **Steven Grossman**

## Joint Auctioneers

Brasier Freeth LLP  
Tel: 01707 392 080 Ref: James Oliver  
Email: james.oliver@brasierfreeth.com

## Vendor's Solicitors

Longmores Solicitors LLP  
Tel: 01992 300 333 Ref: Victoria Sandberg  
Email: victoria.sandberg@longmores.law

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks	
No. 31 (Ground Floor Shop)	Gross Frontage Internal Width Shop Depth Built Depth WC ITZA 792 Units	25'0" 23'6" 53'0" 55'0"	<b>Nero Holdings Ltd (t/a Caffé Nero) (having 1,017 branches) (T/O for Y/E 31.05.19 £292.6m, Pre-Tax Profit £23.1m and Shareholders' Funds £264.4m)</b>	10 years from 19th December 2017	£42,500	FRI <b>Rent Review December 2022 (Upwards or downwards). Tenants Break 2023</b>
First Floor Office Suite	6 Rooms, Reception & Male & Female WC's  Area Approx. 1,703 sq ft (area taken from VOA)	<b>Reed Specialist Recruitment Ltd (with 350 offices across the UK) (T/O for Y/E 03.06.19 £920.3m, Pre-Tax Profit £6.4m and Shareholders' Funds £34.7m)</b>	5 years from 9th March 2017 (excl. s24-28 of L & T Act 1954)	£27,500	<b>FRI</b> <b>Note 1: Plans have been drawn up for conversion to 3 Self-Contained Flats (1 x 2 Bed &amp; 2 x 1 Bed) – which are subject to obtaining the necessary consents. Plans available from Auctioneers.</b>  <b>Note 2: There may be potential to add a second floor, subject to obtaining the necessary consents.</b>	
				<b>Total: £70,000</b>		