



## SITUATION

Located in the town centre near Howardsgate and the Howard Centre, the principal retailing area of the town, adjacent to **KFC** and nearby branches of **Sainsburys, Argos, Iceland, Holland & Barrett, Pizza Express, Halifax Bank, Waterstones, Bills** and **Costa**. In addition one of the main town centre car parks is situated only a few doors away in Church Road.

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 terrace building comprising a **Ground Floor Shop** with internal access to a **Beauty Salon** on the first floor. In addition the property benefits from use of a rear service road.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	17'8"
Internal Width	16'10"
Shop Depth	29'1"
Built Depth	36'5"

### First Floor

Tanning, Beauty & Nail Salon, Kitchen Area Approx. 500 sq ft  
WC

VAT is applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **L. Weller and H. Pearce trading as Spectrum Hair Tanning & Beauty Salon** for a term from 6th July 2017 to 31st May 2030 at a current rent of **£30,150 per annum** exclusive **rising to £33,165 per annum on 1st May 2025**.

There is a **£7,982.37 Rent Deposit held**.

**£30,150 p.a.**  
**rising to £33,165 p.a. in 2025**

The Surveyors dealing with this property are  
**Jonathan Ross** and **Elliott Greene**

## Vendor's Solicitors

J. S. Lane & Co.  
Tel: 020 8950 1782 Ref: Jon Lane  
Email: jon@jslane.co.uk

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



The Property



Interior of Shop