



SITUATION

Located in the town centre near Howardsgate and the Howard Centre, the principal retailing area of the town, adjacent to **KFC** and amongst such other nearby multiples as **Johnson Dry Cleaners, Argos, Iceland, Holland & Barrett, Bon Marche, Pizza Express, Halifax Bank, Co-Op Travel** and **Costa Coffee**. 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 terraced 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	18'6"
Internal Width	17'0"
Shop Depth	29'1"
Built Depth	36'3"

First Floor

Beauty Salon, Kitchen WC	Area Approx 500 sq ft
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VAT is payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Kelly Prime t/a NV Hair and Beauty (having 2 branches)** for a term of 15 years from 2nd June 2005 at a current rent of **£26,500 per annum** exclusive.

Rent Review 2015



£26,500 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **JONATHAN ROSS**

LEWIS & PARTNERS

JOINT AUCTIONEERS

Lewis & Partners, 15/19 Cavendish Place,
London W1G 0QE. Tel: 020 7580 4333

Ref: S. Raingold Esq – Email: stephenraingold@lewisandpartners.com

VENDOR'S SOLICITORS

Katten Muchin Rosenman LLP - Tel: 020 7776 7645

Ref: G. Vollans Esq - Email: gavin.vollans@kattenlaw.co.uk

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 £275 (including VAT) upon exchange of contracts