



SITUATION

Located close to the junction with Mill Green Road in this residential area, adjacent to both Peartree Primary School and Peartree Lane Doctors' Surgery and being approx. ¾ mile from the town centre and Railway Station.

Welwyn Garden City is a popular Hertfordshire town located approx. 25 miles north of London and benefits from good road access via the A1(M) (Junctions 4, 5 & 6).

PROPERTY

A semi-detached building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'1"
Internal Width	18'11"
Shop Depth	54'9"
Built Depth	58'9"
Area	Approx. 1,000 sq ft

First Floor Ancillary

Area	Approx. 600 sq ft incl. WC
Total Area	Approx. 1,600 sq ft

VAT is applicable to this Lot

TENURE

Leasehold for a term of 125 years (less 6 days) from 9th September 1992 (thus having approx. 91 years unexpired) at a fixed ground rent of £100 p.a.

TENANCY

The entire property is let on a full repairing and insuring lease (refer to lease) to **One Stop Stores Limited** (a subsidiary of Tesco and having over 1,000 branches) (T/O for Y/E 22.02.25 £1.29bn, Pre-Tax Loss £2.6m and Shareholders' Funds £145.3m) for a term from 21st February 2025 to 31st July 2037 at a current rent of **£17,000 per annum** exclusive.

Rent Reviews 2027 and 2032

Tenant's Breaks 2032 and 2037

Note: The adjacent semi-detached unit, which has been trading as 'One Stop' for at least approx. 20 years, interconnects with Unit 1 at ground floor level, but it is not included in the sale.

£17,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

Vendor's Solicitors

Legal Studio Solicitors
Tel: 07764 436 628 Ref: Glen Salt
Email: glen.salt@legalstudio.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

